

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between Friday 21 August 2015 and Thursday 27 August 2015

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Scott Bennison and Eugene Sarich

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

**2015SYE076 Lane Cove DA2014/25 [at 150 Epping Road, Lane Cove West] as described in Schedule 1.**

**Date of determination:** 27 August 2015

**Decision:**

The panel determined to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

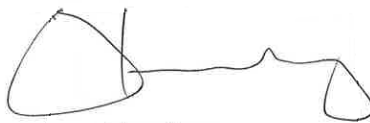
1. The amended application is substantially the same as the original application.
2. The modified proposal has no additional impact.
3. No objections have been raised by the public or by council's assessment officers.

**Conditions:** As per existing approval, with amendments recommended in Council Assessment Report, and the addition of a condition that the study can't be used as a bedroom.

**Panel members:**



**John Roseth (chair)**



**David Furlong**



**Sue Francis**



**Scott Bennison**



**Eugene Sarich**

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE076 Lane Cove DA2014/25
2	<b>Proposed development:</b> Modification to development consent to add a study room to two (2) units (Unit numbers 01 and 02) on levels 8 to 20 inclusive within approved Building A.
3	<b>Street address:</b> 150 Epping Road, Lane Cove West
4	<b>Applicant:</b> Karimbla Construction Services (NSW) Pty Ltd
5	<b>Type of Regional development:</b> Section 96(2) modification application
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Lane Cove Local Environmental Plan 2009</li> <li>• State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No 55 – Contaminated Lands</li> <li>• Clause 92 of the Environmental Planning and Assessment Regulation 2000</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: August 2015 Written submissions during public exhibition: none
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 5 August 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Amendments to conditions on current consent are attached to council assessment report