

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 25 February 2016 at 2:00pm

Panel Members: John Roseth (chair), David Furlong, Julie Savet Ward, Scott Bennison and Eugene Sarich

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE120 – Lane Cove - DA125/2015 - Construction of 4 residential flat building comprising 237 dwellings - 2-22 Birdwood Avenue & 11-15 Finlayson Street, Lane Cove as described in Schedule 1.

Date of determination: 25 February 2016

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 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 listed at item 8 in Schedule 1. The panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Reasons for the panel decision:



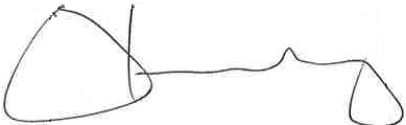
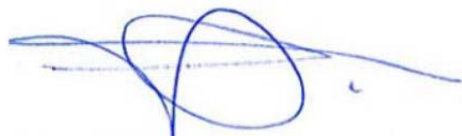
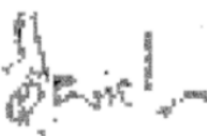
The Panel formed the view that the DA remained consistent with the originally approved “Staged” consent, when viewed as a whole.

Conditions:

The Panel resolves to approve the Development Application (DA) as recommended in the Planning Assessment report, subject to the following alterations:

- (a) The deferred commencement conditions are to be amended to be “operational” with the redesigned car park plan (providing an additional 71 spaces) to be submitted with the relevant Construction Certificate (CC) and the design plan for the DDA compliant public pathways being submitted to Council for approval, prior to the lodgement of a CC for above ground works.
- (b) All requirements for provision of information in association with the previously recommendation deferred commencement proposition, shall be amended to be required with the relevant CC.
- (c) The conditions requested by the applicant to be amended as discussed during the panel meeting are to be amended / deleted as agreed by the parties. Specifically:
 - Condition 8 – Remains as proposed by Council in the Assessment report.
 - Condition 76 – To be changed as proposed by the applicant.
 - Condition 89 – To be deleted
 - Condition 151 – to be changed as proposed by the applicant

Panel members:

 John Roseth (chair)	 David Furlong	 Julie Savet Ward
 Scott Bennison	 Eugene Sarich	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE120 – Lane Cove - DA125/2015
2	Proposed development: Construction of 4 residential flat building comprising 237 dwellings
3	Street address: 2-22 Birdwood Avenue & 11-15 Finlayson Street, Lane Cove
4	Applicant/Owner: Robinson Urban Planning Pty Ltd
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of land • State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • Lane Cove DCP 2010 • Lane Cove LEP 2009 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated: 12 February 2016 Written submissions during public exhibition: 11 Verbal submissions at the panel meeting: Against- Doug Stuart; On behalf of the applicant- Sandra Robinson and Peter Tomasetti
8	Meetings and site inspections by the panel: Briefing Meeting on 10 November 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report