

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 31 March 2016 at 2.00pm

Panel Members: John Roseth (Chair), David Furlong, Tim Moore, Scott Bennison and Eugene Sarich

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

2015SYE172 – Lane Cove - DA 223/2014B - Residential flat building - 27-43 Little Street, Lane Cove as described in Schedule 1.

**Date of determination:** 31 March 2015

**Decision:**

The panel determined to accept the recommendation of the assessment report 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.


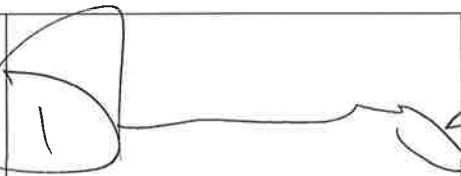



**Reasons for the panel decision:**

The Panel approved the application for the following reasons:

- The amendment application is for substantially the same development as the original application.
- The amendments are minor internal changes which do not have any external impact or impact on internal amenity.

**Conditions:** The development application was approved subject to the conditions recommended in the assessment report, except for the additional words “for above-ground works” after the words “construction certificate” in Condition 7.

**Panel members:**

 <b>John Roseth (Chair)</b>	 <b>David Furlong</b>	 <b>Tim Moore</b>
 <b>Scott Bennison</b>	 <b>Eugene Sarich</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE172 – Lane Cove - DA 223/2014B
2	<b>Proposed development:</b> Residential flat building
3	<b>Street address:</b> 27-43 Little Street, Lane Cove
4	<b>Applicant/Owner:</b> SJD Property Group Pty Ltd
5	<b>Type of Regional development:</b> General development with a Capital Investment Value of more than \$20 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• SEPP 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT</li> <li>• SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005</li> <li>• STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011</li> <li>• STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007</li> <li>• STATE ENVIRONMENTAL PLANNING POLICY NO 55 – CONTAMINATED LANDS</li> <li>• STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004</li> <li>• Lane Cove LEP 2009</li> <li>• Lane Cove Development Control Plan 2010</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: 18 March 2015 Written submissions during public exhibition: 7 Verbal submissions at the panel meeting: On behalf of the applicant Carlo Di Giulio
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting held on 4 February 2016
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report