

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 28 April 2016 at 1.30pm

Panel Members - David Furlong (Acting Chair), Sue Francis, Tim Moore and Eugene Sarich

Apologies: Scott Bennison - Declarations of Interest: None

Determination and Statement of Reasons

2016SYE019 – Lane Cove - DA198/2015 - Staged Development of Rosenthal Car park - 2-20 Rosenthal Avenue, Lane Cove as described in Schedule 1.

Date of determination: 28 April 2016

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to sections 80 and 83B 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:

1. The Development Application is compliant with the provisions of the relevant Planning Framework including the Lane Cove LEP 2009
2. The proposed development will have a positive contribution to the Lane Cove Town Centre, providing additional public car parking and open space for use by the community.

NOTE: The panel notes the request by the land owner of 2-22 Birdwood Ave and 11-15 Finlayson St, Lane Cove to have further input into the design of the planned pedestrian footbridge, and that Lane Cove Council has acknowledged the request and that these negotiations are ongoing.


Conditions: The Development Application was approved subject to the conditions contained in the Council Assessment Report with the following amendments:

Condition 10: An additional paragraph is added as follows: "in this regard, the future landscape design must incorporate planting of a scale sufficient to reduce the massing and perception of the bulk of the building when viewed from Rosenthal Avenue."

New condition to be added as Condition 12: A suitable pedestrian access shall be provided along the full length of the Rosenthal Avenue frontage. The design of this facility must be included in the Stage 2 development application.

NOTE: the panel included these additional requirements following consideration of the matters put to it by the residents who addressed the panel.

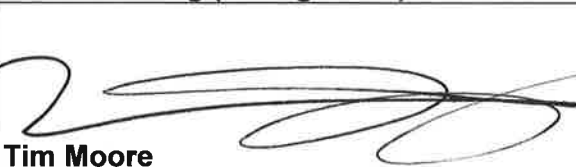
Panel members:



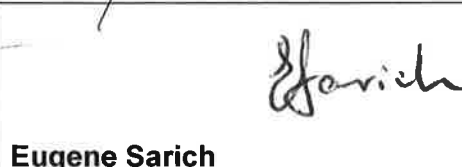
David Furlong (Acting Chair)



Sue Francis



Tim Moore



Eugene Sarich

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2016SYE019 – Lane Cove - DA198/2015
2	Proposed development: Staged Development of Rosenthal Car Park
3	Street address: 12-20 Rosenthal Avenue, Lane Cove
4	Applicant/Owner: Lane Cove Council C/- Geoff Douglas, Director Major Project
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	<ul style="list-style-type: none"> • Relevant mandatory considerations • ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979(THE ACT) • <i>ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000</i> • Lane Cove Local Environmental Plan 2009 • Lane Cove Development Control Plan (DCP) • 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: 19 April 2016 Written submissions during public exhibition: 6 Verbal submissions at the panel meeting: Against- Doug Stuart, Meron Wilson on behalf of Shauna Forrest and Sandra Robinson on behalf of Dalian Yifang; On behalf of the applicant- Geoffrey Douglas and John Lee
8	Meetings and site inspections by the panel: Briefing Meeting on 25 February 2016
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report