

JRPP cover sheet - 2016SYE036

11.1.2017

Panel Reference	2016SYE036
DA Number	DA2015/212
LGA	Lane Cove Council
Proposed Development	Demolition of existing site improvements. Construction of a mixed use development comprising non-residential podium, 458 apartments and associated car parking and upgrade works to Friedlander Place
Street Address	496-498 and 500-520 Pacific Highway, St Leonards
Applicant/owner	Applicant: Urbis Owner: New Hope Ving Project Pty Ltd & Lane Cove Council (Friedlander Place)
Date of DA lodgement	22/12/2015
Number of submissions	Twenty one (21) submissions and one late submission
Recommendation	Approval subject to conditions
Regional Development Criteria (Schedule 4A of the EP&A Act 1979)	General development over \$20 million Development that has a capital investment value of more than \$20 million.
List of all relevant S79C(1)(a) matters	Lane Cove Local Environmental Plan 2009 Lane Cove Development Control Plan 2010 State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development State Environmental Planning Policy (Building Sustainability Index) 2004 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy 55 Remediation of Land Airports Act 1996 and Airports (Protection of Airspace) Regulations 1996 Draft planning agreement that the developer has offered to enter into under section 93F Regulations – Clause 92 Additional matters that consent authority must consider – Demolition
List of all documents submitted with this report	Architectural Plans and landscape plans Pedestrian Wind Environment Study & Review of Wind

for the Panel's consideration	Report Expert opinion overshadowing Noise Impact Assessment Safer by Design advice Construction Noise Management Plan (CNMP) RMS comments Airport Approval Draft VPA View Impact Study Applicant's response to submission from Atlas Urban
Report prepared by	Lane Cove Council
Report date	25 January 2017
Summary of S79C matters	The heads of consideration are addressed in the assessment report
Legislative clauses requiring consent authority satisfaction	Yes all relevant legislative clauses are included and addressed in the following report
Clause 4.6 Exceptions to development standards	Not applicable
Special Infrastructure Contributions	Not applicable
Conditions	Draft conditions have been sent to the applicant and comments incorporated.