

DATE OF DEFERRAL	25 June 2020
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Eugene Sarich, Deborah Sutherland
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held via teleconference on 24 June 2020, opened at 9.30am and closed at 11.03am.

MATTER DEFERRED

PPSSNH-65 – Lane Cove – DA6/2018 at 84 Christie Street St Leonards for modifications to an approved development (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel agreed to defer the determination of the matter until Council has properly considered the latest basement plans which were made available this week.



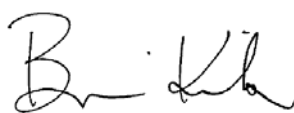


The Panel requests Council and its Traffic Engineer as soon as possible review not only the adequacy of the latest plans in terms of residential storage and bicycle parking but also changes to car parking, especially accessible parking and access thereto.

The latest basement plans should be compared with the currently approved plans.

After Council has considered the latest plans for the basements, a Supplementary Assessment Report and revised recommended conditions should be provided to the Panel as soon as possible and the matter will be determined electronically.

The decision to defer the matter was unanimous.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Brian Kirk	 Eugene Sarich
 Deborah Sutherland	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-65 – Lane Cove – DA6/2018
2	PROPOSED DEVELOPMENT	Section 4.55(2) application to modify approved demolition of remaining structures and basements, excavation to accommodate ten (10) basement levels including the provision of 316 public car parking spaces, construction of a fourteen (14) storey commercial building and two (2) mixed-use towers of twenty-six (26) storeys and forty-seven (47) storeys providing a total of 654 units and including a public library and retail space (including a supermarket), creation of a new laneway and public domain works at Christie Lane and Lithgow Street and associated works including tree removal, signage, and stratum subdivision.
3	STREET ADDRESS	71-79 Lithgow Street, 82-90 Christie Street, 84A Christie Street, 546-564 Pacific Highway, Christie Lane, and Lithgow Street, St Leonards.
4	APPLICANT/OWNER	Applicant: Christie Street Development Pty Ltd Owner: JQZ Fifteen Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy Building Sustainability Index) 2004 State Environmental Planning Policy No.65 65 (Design Quality of Residential Apartment Development) and Apartment Design Guide State Environmental Planning Policy No.64 (Advertising and Signage) State Environmental Planning Policy (Vegetation in non-rural areas) 2017 Airport Act 1996 and Airports (Protection of Airspace) Regulations 1996 Lane Cove Local Environmental Plan 2009 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Lane Cove Development Control Plan 2010 St Leonards Public Domain Master Plan 2014 Lane Cove Section 94 Contributions Plan 1996 (as amended) Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 10 June 2020 Council memo: 18 June 2020 Written submissions during public exhibition: 2 Late submissions: 2 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Community Members – Sue Yelland on behalf of the Wollstonecraft

		<p>Precinct, Jenny Schneller, Merri Southwood on behalf of Greenwich Community Group.</p> <ul style="list-style-type: none"> ○ Council assessment officer – Philippa Frecklington (consultant planner for Council) ○ On behalf of the applicant – Ashleigh Ryan, George Chen
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> ● Final briefing to discuss council's recommendation, 24 June 2020 at 9am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Eugene Sarich, Deborah Sutherland ○ <u>Council assessment staff</u>: Philippa Frecklington (consultant planner for council), Henry Burnett, Rajiv Shankar, Michael Mason
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report