



DATE OF DEFERRAL	Wednesday 11 July 2018
PANEL MEMBERS	Peter Debnam (Chair), John Roseth, Julie Savet Ward, Eugene Sarich, Deborah Sutherland
APOLOGIES	None
DECLARATIONS OF INTEREST	Sue Francis declared a non-pecuniary conflict of interest as her firm has provided planning advise on a similar development within close proximity.

Public meeting held at Lane Cove Council Chambers 48 Longueville Road Lane Cove on Wednesday, 11 July 2018, opened at 5.05pm and closed at 10.10pm.

MATTER DEFERRED

2017SNH069 – Lane Cove - 117/2017

266 Longueville Road, Lane Cove

Construction of a seniors housing development comprising 70-bed residential aged care facility, 90 independent living units/self-contained dwellings, with basement car parking for 137 vehicles, new public park and facilities and landscaped through-site link.

REASONS FOR DEFERRAL

The Panel resolved to defer its decision to seek further information, as follows:

1. Detailed site investigation under SEPP 55 Remediation of Land to demonstrate that the site is suitable for residential development.
2. Independent peer review of the traffic assessments.
3. Assessment of the ecological impact to ensure that the development does not significantly impact flora and fauna on the site and on the adjacent land zoned E2.
4. Assessment of visual impact from the golf course, the ridge line to the east and from Richardson Street West.
5. Plans and supporting information provided to the Department supporting the application for Site Compatibility Certificate dated 6th July 2017.
6. Calculation of the GFA and FSR based upon the SEPP Housing for Seniors or People with a Disability.

The Panel requests the applicant to submit amended plans which:

1. Increase setback on the southern boundary by at least one metre without any decrease on the northern side, while creating a two-metre landscaped strip towards Timbertops to provide landscape screening.
2. Based upon the Ecological Assessment, adjust the eastern boundary setback if required.

The above information is to be submitted to council by 24th August 2018. The Panel requests the independent assessment planner to provide, by 21st September 2018, a supplementary report on whether

the amended plans and the additional submissions have met the above requirements. Following the receipt of this information, the Panel will convene a further public meeting.

The Panel requests the independent assessment planner consider the comments made during the public meeting in order to determine whether any changes or additions to the draft conditions are justified, in particular with respect to the creation of a legal easement through the site in favour of Timbertops.

The Panel has considered the views of objectors in relation to moving the driveway to the north; however, this would result in an increase in the impact on the neighbours to the north, increase the amount of paving on the site and create two access points instead of one.

When this information has been received, the panel will hold another public determination meeting.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Peter Debnam (Chair)	 John Roseth
 Julie Savet Ward	 Eugene Sarich
 Deborah Sutherland	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH069 – Lane Cove – DA117/2017
2	PROPOSED DEVELOPMENT	Construction of a seniors housing development comprising 70-bed residential aged care facility, 82 independent living units/self-contained dwellings, with basement car parking for 122 vehicles, new public park and facilities and landscaped through-site link.
3	STREET ADDRESS	266 Longueville Road Lane Cove
4	APPLICANT/OWNER	Australian Unity Limited / Lane Cove Council
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
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 (Building Sustainability Index: BASIX) ○ State Environmental Planning Policy - Infrastructure 2011 ○ State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development ○ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ○ 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 2009 • 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: 28 June 2018 • Revised Draft Conditions: 11 July 2018 • Council supplementary information from RMS: 11 July 2018 • Written submissions during public exhibition: 186 first exhibition, 97 second exhibition • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Object – Brett Brown on behalf of Strata Committee of Timbertops (adjoining residential unit block), Adam Coburn on behalf of Residents of Richardson Street West, Doug Stuart on behalf of the Lane Cove Bushland and Conservation Society, Jennifer Schneller on behalf of Northwood Action Group, Francis Vissel, Darvan Sinnetamby, Ian Pope, Katherine Morris, Paul Robertson, Wayne Pearson, Andrew Zbik, Nick Marsh, Tammy Marshman, Jennifer Schneller, Michael Guthrie, Chris Davis, David Gleeson, Ianthe Pietersz, Stuart Robertson, Kerry Brettell, Linda Eckhold, Neil Forbes ○ On behalf of the applicant – Garry Shiels, Lorriaine Calder, Brett Lafranchi, Rob Puflett, Chris Palmer

8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting: 23 May 2018 • Final briefing meeting to discuss council's recommendation, 11 July 2018 at 4.30pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), John Roseth, Julie Savet Ward, Deborah Sutherland, Eugene Sarich ○ <u>Council assessment staff</u>: Rajiv Shankar,
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report