



**Lane Cove
Council**

**Minutes
Lane Cove Local Planning Panel Meeting
19 November 2024**

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MINUTES**

PRESENT: Mr Anthony Hudson, Chairman, Ms Lisa Bella Esposito, Planner, Mr Jason Perica, Planner, Mr David Risbey, Community Representative

ALSO PRESENT: Mr Mark Brisby, Director, Planning and Sustainability
Mr Rajiv Shankar, Manager, Development Assessment
Mr Andrew Bland, Senior Town Planner
Ms Angela Panich, Panel Secretary

DECLARATIONS OF INTEREST: Nil

APOLOGIES Nil

LANE COVE LOCAL PLANNING PANEL REPORT

2 EDWIN STREET, GREENWICH.

DETERMINATION

That the Lane Cove Local Planning Panel, at its meeting of 19 November 2024, exercising the functions of Council as the consent authority, defers determination of DA90/2024 as follows:

1. The applicant be invited to submit additional details to address the following matters, within 14 days of publication of the decision of the Panel.
 - (a) an updated BASIX certificate for the current plans the subject of the report to the Panel or written verification from the author of the current BASIX certificate that an amended BASIX certificate is not required for these plans; and
 - (b) details to verify that there will be no overrun or penetration of the roof level for the lift, including a section through the building and lift.
2. Upon receipt of the additional documentation from the applicant a short, updated Council report is to be provided to the same Panel (as practicable) for final determination of the application electronically.
3. If recommended for approval the Council staff should consider the following:
 - (a) new condition F.19 as referred to in the email dated 18 November 2024 from council's arborist;
 - (b) amended construction management plan condition to include the requirement that there be no parking in Vista Lane during hours of construction activities including by delivery vehicles following completion of deliveries;
 - (c) include a new subparagraph on condition 27 to pick up a requirement for drainage details for all plantar boxes.

REASON FOR THE DECISION

The Panel was conceptually supportive of granting development consent. The Panel viewed the site, including visits to three (3) surrounding properties claiming an adverse view impact. The Panel was satisfied that the proposal achieved reasonable view sharing, despite some view loss impacts to surrounding properties, given the highly-compliant nature of the proposal and a height which is below the maximum height limit, together with appropriate setbacks. However, the Panel wanted to ensure that the proposed lift had no lift overrun above roof level as advised by the applicant's representatives. While this may have been able to be subject to a condition, the Panel noted no updated BASIX Certificate was submitted with the amended proposal, and given Clause 37(5) of the EPA Regulation 2021, the Panel wanted to ensure such a Certificate was submitted, or written confirmation the submitted BASIX Certificate was still applicable from the BASIX author, so the Panel considered it appropriate to request/require an additional section to verify the lift will not protrude into the roof. This would provide greater certainty of view impacts and would reduce the potential for a future amendment, to avoid further view impacts. Otherwise, the Panel generally agreed with the assessment of the proposal in the assessment report to the Panel, including issues raised in submissions.

The decision of the Panel was unanimous

The meeting closed at [5.50pm](#)

******* END OF MINUTES *******