



**Lane Cove
Council**

**Minutes
Lane Cove Local Planning Panel Meeting
21 January 2025**

**Lane Cove Local Planning Panel 21 January 2025
MINUTES**

PRESENT: Mr Carl Scully, Chair, Mr Brendan Randles, Planning Expert, Mr Michael Ryan, Planning Expert, Ms Melanie Naidoo, 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 REPORTS

S4.55 - 235 BURNS BAY ROAD, LANE COVE WEST

DETERMINATION

General Conditions

That pursuant to Section 4.55(1)(a) of the Environmental Planning and Assessment Act 1979, the Lane Cove Planning Panel, at its meeting of 21 January 2025 grants development consent to:

- Development Application DA161/2021
- For a Section 4.55(1A) modification application including the removal of two conditions.
- On 235 Burns Bay Road, Lane Cove

subject to the following conditions:

PART A

The removal of Condition 1 to read as follows;

~~1. PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE, amended plans shall be provided in which the front façade of the ground floor is set back 3m from the front boundary; and the nib wall to the study in Unit 5 be reviewed so as to convert the study to a study nook.~~

The amendment of Condition 49 to read as follows;

Drainage Plans Amendments: The stormwater drainage plan prepared by ING Consulting Engineers Pty Ltd, reference No: 255092020DA, revision D and dated on 02/12/21 is to be amended as detailed below by a qualified practising hydraulic engineer and certified by him/her. This amended plan shall show full details of new pipe network amended as follows and satisfying part O of the Council's stormwater DCP;

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1. *This DA requires OSD. The detailed design for this proposed system is required*
2. *Proposed drainage system should show pipe sizes and invert levels up to connection point; confirming pipe system satisfies part O of Council' storm water DCP.*
3. *The stormwater requirements shown in Basix certificate shall be included in stormwater management plan.*
4. *Sediment control fence shall be placed around the construction site and shown in plan*
5. *Subsoil agg-line drainage is required around proposed retaining wall, dwelling, or it is necessary and connected to proposed drainage system*
6. *Pit-2 shall be modified into a silt arrester pit with mesh (RH3030) and sump(300mm) as shown in section 3.4.1 of Part O of Council DCP is required within the site, at start of the discharge pipe to Council system.*
7. *In case of the overflow from Pit-2, the overflow shall be directed to street and not to basement. A suitable overflow path shall be provided into Pit-2.*
8. *A gross pollutant trap suitable for this site needs to be designed and added to the amended plans within the property boundary prior to the connection to the street system. The details of this GPT shall be shown in stormwater plan. The suitable access to the GPT for future maintenance is required.*
9. *The OSD calculation shall be based on the calculation shown in Appendix 14 in part O of Council stormwater DCP.*
10. *The detailed cross section of the OSD is required and shall show levels, sizes, depths and widths.*
11. *A plan with longitudinal section of the proposed pipe system from the site to the existing Council pit in Burns Bay Road with relevant calculations are required for further assessment and/or approval. This plan should show pipe sizes, invert levels and existing surface levels to confirm that the pipe system satisfies Council's DCP.*
12. *The applicant has to get full details of the required road reconstruction works on Burns Bay Road from RMS and submitted to Council.*
13. *The pump out system in basement shall satisfy section 5.4 of part O of Council's stormwater DCP. The full details of the hydraulic calculation for pump out system shall be included in stormwater management plan submitted to Council.*
14. ~~*The proposed basement shall be constructed with water-proof walls around it.*~~

*The amended design is to be certified that it fully complies with, AS-3500 and Part O, Council's DCP-Stormwater management; certification is to be by a suitably qualified engineer. The amended plan and certification shall be submitted to the Principal Certifying Authority **prior to the issue of the Construction Certificate.***

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The Principal Certifying Authority is to be satisfied that the amendments have been made in accordance with the conditional requirements and the amended plans are adequate for the purposes of construction. They are to determine what details, if any, are to be added to the construction certificate plans, for the issue of the Construction Certificate.

Reason: *To ensure the proposed stormwater designs meet and satisfy Part O, Council DCP.*

PART B

The retention of all conditions of development consent, being condition numbers (2) - (119), as previously approved.

The decision of the Panel was unanimous

S4.55 - 235 BURNS BAY ROAD, LANE COVE WEST

DETERMINATION

General Conditions

That pursuant to Section 4.55(1)(a) of the Environmental Planning and Assessment Act 1979, the Lane Cove Local Planning Panel, at its meeting of 21 January 2025 grants development consent to:

- Development Application DA161/2021
- For Section 4.55 modification application of a mixed-use shop-top housing development including minor internal and external amendments
- On 235 Burns Bay Road, Lane Cove West

subject to the following conditions:

PART A

2. Approved Plans and Documents: That the development be strictly in accordance with Drawing Nos:

- A101-105, A201-202 & A301 Issue C dated 14.04.2022 and A514 & A516 Issue B dated 08.12.2021, prepared by BJ Architects; and
- LP02-08 Revision F dated 14 April 2022 prepared by Affordable Design Solutions.

As amended by the following;

<i>Plan No</i>	<i>Revision</i>	<i>Plan Title</i>	<i>Drawn By</i>	<i>Dated</i>
<i>A001</i>	<i>A</i>	<i>Titlepage - Titlepage</i>	<i>BJ Architects International</i>	<i>20/11/2024</i>
<i>A101</i>	<i>A</i>	<i>General Arrangement – Basement</i>	<i>BJ Architects International</i>	<i>20/11/2024</i>
<i>A102</i>	<i>A</i>	<i>General Arrangement – Ground Floor</i>	<i>BJ Architects International</i>	<i>20/11/2024</i>
<i>A103</i>	<i>A</i>	<i>General Arrangement –</i>	<i>BJ Architects</i>	<i>20/11/2024</i>

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		<i>First Floor</i>	<i>International</i>	
A104	A	General Arrangement - Second	BJ Architects International	20/11/2024
A105	A	General Arrangement – Roof Communal Open Space	BJ Architects International	20/11/2024
A201	A	Elevations – Elevations – East & North	BJ Architects International	20/11/2024
A202	A	Elevations – Elevations – West & South	BJ Architects International	20/11/2024
A301	A	Sections – Sections – 01 & 02	BJ Architects International	20/11/2024

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

PART B

Prior to the issue of a Construction Certificate, the applicant is to revise the Architectural plan 'A103 titled General Arrangement – First Floor dated 20/11/2024' to input an operable, NCC compliant, clerestory window within the proposed study nook at Unit 05.

Reason: To ensure compliance with the Apartment Design Guide, improve solar access, and allow ventilation within the room.

PART C

The retention of all conditions of development consent, being condition numbers (3) - (119), as previously approved with the addition of Condition 120.

The decision of the Panel was unanimous

The meeting closed at 5.20pm.

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