



11 October 2012

**CONCEPT PLAN FOR RESIDENTIAL DEVELOPMENT
AT ALLENGROVE CRESCENT, EPPING ROAD, LANE COVE ROAD, NORTH RYDE**

On 3 May 2012, the Planning Assessment Commission (Commission), as delegate of the Minister, refused a transitional Part 3A Concept Plan application for residential flat development at the above site.

On 23 May 2012, the proponent EGC Custodian Services (EGC) filed Class 1 proceedings with the Land and Environment Court of NSW (Court) appealing against the refusal (LEC 10468 of 2012).

A conciliation conference under Section 34 of the *Land and Environment Court Act 1979* (section 34 conference) was held. As part of the conciliation process, EGC submitted amended plans and supporting documentation reflecting a significantly reduced development.

The Commission considered the amended plans, assisted by independent planning and traffic experts. The Commission found the amended plans:

- reduced the maximum height of the development from eight-storeys to five-storeys (at the corner of Epping Road and Lane Cove Road), and two to three-storeys fronting Allengrove Crescent. In the Commission's view the reduced heights substantially and sufficiently improved the proposal's relationship to the surrounding development, while minimising amenity impacts on neighbours to an acceptable level;
- reduced the number of units (density) and the required number of car parking spaces; and
- will secure reasonable amenity for future residents of the development, noting any future development application(s) must demonstrate compliance with *SEPP 65 – Design Quality of Residential Flat Development* and the *Residential Flat Design Code 2002*.

In the Commission's view the amended development is reasonable considering the site's location, surrounds, and proximity to public transport. The reduction in height, density and traffic generation would minimise the development's impacts on its neighbours and the road network. As such, the Commission agreed that the amended concept plan could be approved and that it was not necessary to proceed to a hearing.

The Court entered Orders to allow appeal in accordance with the parties' agreement, without the need for a hearing. The Commission approved the amended Concept Plan on 28 September 2012.

The s34 agreement and the Concept Plan approval notice is available on the Commission's website here:

<http://www.pac.nsw.gov.au/Projects/tabid/77/ctl/viewreview/mid/462/pac/197/view/readonly/myctl/rev/Default.aspx>

Enquiry: Ms Sera Taschner (Commission Secretariat) on 9383 2117.