

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT LEICHHARDT COUNCIL ON THURSDAY 15 MAY 2014 AT 4.00PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Brian McDonald	Panel Member
Jacinta Reid	Panel Member

IN ATTENDANCE

Anna Walker	Leichhardt Council
Elizabeth Richardson	Leichhardt Council
Rachel Josey	Leichhardt Council
Linda Rodriguez	Leichhardt Council

APOLOGY: NIL

1. The meeting commenced at 4.00pm.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2013SYE089 – Leichhardt - D/2013/406 – Mixed use development - 100-102 Elliott Street Balmain

4. Public Submission -

Dave Saxelby	Addressed the panel against the item
Andrew Burns	Addressed the panel against the item
Peter Jollie	Addressed the panel against the item
Mary Caporal	Addressed the panel against the item
David Anderson	Addressed the panel against the item
Jenny Mortimer	Addressed the panel against the item
Wayne Mortimer	Addressed the panel against the item
Geoff Sturday	Addressed the panel against the item
Linley Power	Addressed the panel against the item
Rian Aldridge	Addressed the panel against the item
Kim Smyth	Addressed the panel against the item
Jacqui Freeman	Addressed the panel against the item
Julie Tuhetoka	Addressed the panel against the item
Cr Craig Channels spoke on behalf of Jamie Parker	Addressed the panel against the item
Debbie Ross	Addressed the panel against the item
Wes Gardner	Addressed the panel on behalf of the applicant

Guy Lake
Tim Rogers

Addressed the panel on behalf of the applicant
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5. Business Item Recommendations

ITEM 1 - 2013SYE089 – Leichhardt - D/2013/406 – Mixed use development - 100-102 Elliott Street Balmain

1. The Panel resolves unanimously that it will accept the recommendation of the planning assessment report to approve the application subject to a revised set of conditions.
2. The conditions recommended in the report are to be amended as follows:
 - a. All deferred commencement conditions that have not been deleted become operational conditions.
 - b. Deferred commencement conditions 1(a), 1(b), 1(c), 1(e), 1(f) and 1(m) are deleted.
 - c. Deferred commencement conditions 1(j) and 1(l) are replaced by conditions drafted by agreement between the council's and the applicant's traffic engineer.
 - d. The timing of the above operational conditions that had been deferred commencement conditions are either prior to the relevant Construction Certificate or prior to the relevant Occupation Certificate, as is appropriate.
 - e. Deferred commencement condition 2 is replaced by a condition drafted by agreement between the council's and the applicant's traffic engineer.
 - f. Deferred commencement condition 3 is to be replaced by the requirement for a single plan that shows all the information that the council seeks, with council giving special attention to minimising the required information to that absolutely essential.
 - g. Condition 38(a) is deleted.
 - h. Condition 49, which refers to s94 contributions, shall be recalculated having regard to the method shown in the planning assessment officer's memo to the Panel of 15 May 2014.
 - i. Condition 114 is deleted.
 - j. A new condition is inserted deleting the top floor of Building C4.
3. In requiring the above changes in the conditions, the Panel decided not to delete the top levels of buildings C1 and C2. The justification for the deletion of those floors recommended in the planning assessment report was to reduce the scale of the proposal as seen from the Harbour. The Panel considers that this is not justified in view of the heavy vegetation and generous landscaped area dedicated to the public between the buildings and the Harbour. Moreover, the buildings are presented as short facades with generous spaces between, maintaining views to and from the Harbour.
4. However, the Panel has deleted the top floor of Building C4, as this deletion will reduce the solar and privacy impact on 2 Broderick Street as well as the impact on views from 3 and 5 Broderick Street. The applicant's claim that non-compliance with the height control will not impact on views was not correct with the top floor of Building C4 intact; however, it will be correct with the deletion of that floor.
5. The Panel requests the planning assessment officer to prepare the new set of conditions by 23 May 2014 and requests the applicant to comment on them by 30 May 2014. Following receipt of the above, the Panel will determine the application by communicating by electronic means unless it decides that another public meeting is necessary.

The meeting concluded at 7.21pm.

Endorsed by

A handwritten signature in blue ink, appearing to read "John Roseth". The signature is fluid and cursive, with the first name "John" and the last name "Roseth" clearly distinguishable.

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
15 May 2014