

MINUTES OF THE SYDNEY EAST REGIONAL PANEL MEETING HELD AT NORTH SYDNEY CITY COUNCIL ON WEDNESDAY, 4 AUGUST 2010 AT 4.30 PM

PRESENT:

John Roseth	Chair
David Furlong	Member
Mary-Lynne Taylor	Member
Michel Reymond	Member
Veronique Marchandean	Member

IN ATTENDANCE

Nicola Reeve	Council Assessment Officer
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APOLOGY:

The meeting commenced at 4:33 pm

1. Declarations of Interest - None

2. Business Items

ITEM 1 - 2009SYE013 North Sydney DA No. 356/09 – Day Procedure & Diagnostic Centre, 286-288 Pacific Highway, Crows Nest

3. Public Submission

Lance Doyle	Addressed the Panel.
Ross Flemming	Addressed the Panel

4. Resolution of Panel

2009SYE013 North Sydney DA No. 356/09 – Day Procedure & Diagnostic Centre, 286-288 Pacific Highway, Crows Nest

1. The Panel has considered the planning assessment report's recommendation to refuse the application mainly because of non-compliance with FSR and height controls.
2. The Panel has reached a unanimous decision that it would approve the application if the third floor of the Sinclair Street section were deleted; the second floor set back from the Sinclair Street face of the first floor by 5.5m, and the car park were proportionately reduced to the consequent reduction in floor space.

3. If the applicant wishes to avail itself of the opportunity to submit amended drawings along the above lines, it should do so within 28 days of this resolution.
4. The Panel requests the Council's planning staff to prepare suitable conditions of consent.
5. Subject to satisfactory amended drawings, the Panel would grant consent by communication by electronic means, unless events indicate that a further public meeting is necessary.
6. If the applicant fails to submit amended drawings within 28 days, the Panel will refuse the application by communication by electronic means.
7. The above amendments will not increase sunlight to No 77 Sinclair Street; however the Panel considers that the impact on that property is acceptable.

5. Business Items

ITEM - 2010SYE025 North Sydney DA No. 153/10 – Demolition and erection of mixed use development; 545-553 Pacific Highway, St Leonards

6. Public Submission -

Laura Tilsed	Addressed the Panel against the item
Paul Mitchell	Addressed the Panel against the item
Michael Storman	Addressed the panel against the item
Peter Mayoh	Addressed the Panel in favour of the item
Harvey Sanders	Addressed the Panel in favour of the item

7. Resolution of Panel

2010SYE025 North Sydney DA No. 153/10 – Demolition and erection of mixed use development; 545-553 Pacific Highway, St Leonards

1. The Panel has considered the council planner's assessment report, which recommends refusal mainly on the grounds that the building exceeds the height control by 4 floors.
2. The Panel has reached a unanimous decision that it would approve the application, subject to the without prejudice conditions suggested by the council report, if the top two floors were deleted and a consequent reduction in car parking were made.
3. The Panel would accept a building that is two storeys higher than the height control because of the building's design that leaves open much of the northern side of the site above the current proposed built form.
4. The Panel rejects a 4 storey exceedence not because it is proposed by a SEPP 1 Objection, but because of the impact on sunlight and views of such a building.
5. If the applicant wishes to avail itself of the opportunity to submit amended drawings, it should do so within 28 days of this resolution.

6. Subject to satisfactory amended drawings the Panel would grant consent by communication by electronic means, unless events indicate that a further public meeting is necessary.
7. If the applicant fails to submit amended drawings within 28 days, the Panel will refuse the application by communication by electronic means.
8. The Panel requests the council's planning staff to suggest the best way to ensure that the northern parts of the site above the current proposed built form remains unbuilt on and to include this in the conditions.

MOTION CARRIED

The meeting concluded at 6:32 pm

Endorsed by



John Roseth
Chair, Sydney East Region Planning Panel
Date 18/08/10

