

MINUTES OF THE SYDNEY EAST REGION PLANNING PANEL MEETING HELD AT NORTH SYDNEY COUNCIL ON WEDNESDAY 7 APRIL 2010 AT 6.00 PM

PRESENT:

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

COUNCIL STAFF IN ATTENDANCE

Stephen Beattie	Manager Development Services
Melinda Roche	Administration Manager
Lara Huckstepp	Acting Team Leader, Assessments
Geoff Mossemeneer	Executive Planner
Joseph Hill	Strategic Manager
Brad Stafford	Senior Strategic Planner

APOLOGY: Nil

The meeting commenced at 6.00 pm. The Chair welcomed everyone to the meeting of the Panel and introduced the Panel members.

1. Declarations of Interest - Nil

2. Business Items

ITEM 1 - 2010SYE014 North Sydney DA 435/09 - New Mixed Use Building, 520 Miller Street, Cammeray, To construct a four storey mixed use building with two basement levels, consisting of 655 square meters of retail space, 36 apartments, rooftop communal facilities and parking for 57 cars.

3. Public Submission –

Kerry Gordon (acting for the applicant, Platino Properties)
Steve King (acting for the applicant, Platino Properties)
George Revay (acting for the applicant, Platino Properties)
Stephen Mullins (objector)

4. Business Item Recommendations

2010SYE014 North Sydney DA 435/09 - New Mixed Use Building, 520 Miller Street, Cammeray, To construct a four storey mixed use building with two basement levels, consisting of 655 square meters of retail space, 36 apartments, rooftop communal facilities and parking for 57 cars.

The JRPP resolves unanimously that the application is appropriate for approval subject to:

1. The removal of the pergola on the top floor facing Miller Street and with the inclusion of the rooftop structures.
2. The panel requests the Council's Assessment Officer to draft suitable conditions of approval. If the applicant does not agree to these conditions the Panel will have a further public meeting to discuss the disputed conditions, otherwise the decision can be made by meeting through electronic communication.
3. The reasons for the Panel's decision are:
 - a. The Council's main reasons for refusal are the building's height, absence of podium, excessive number of dwellings and lack of enough apartments with through ventilation.
 - b. As concerns height, the Council now accepts the height as appropriate subject to the removal of the roof structures. The applicant is willing to remove them. However, the Panel thinks that the roof structures are useful community facilities and cannot be seen from street level.
 - c. As concerns the lack of podium, the Panel notes that the adjoining buildings do not have podiums.
 - d. As concerns the number of dwellings the Panel notes that this is consistent with the density of nearby buildings and recent approvals.
 - e. As concerns through ventilation, the Panel is satisfied that this meets accepted State – wide criteria.

MOTION CARRIED UNANIMOUSLY

The meeting concluded at 7.15 pm

John Roseth
Chair, Sydney East Region Planning Panel
12 April 2010