

MINUTES OF THE SYDNEY EAST REGIONAL PANEL MEETING HELD AT WILLOUGHBY CITY COUNCIL ON WEDNESDAY, 21 APRIL 2010 AT 6:00 PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Mary-Lynne Taylor	Panel Member
Patrick Reilly	Panel Member
Steven Head	Panel Member

IN ATTENDANCE

Annie Leung	Council Assessment Officer, Willoughby City Council
Greg Woodham	Director of Planning, Willoughby City Council

APOLOGY:

1. The meeting commenced at 6.00 pm

2. Declarations of Interest -

No Declarations of Interest were made

3. Business Items

**ITEM 1 - 2010SYE023 Willoughby DA No. 2010/202- Demolition
Demolition of existing structures on site and erection of 4 storey
residential flat building; 260 Penshurst Street, North Willoughby**

4. Public Submission -

Greg Woodham	Spoke in support of submission by the elected council requesting two additional conditions to be included in the consent.
Garry Chapman (Planner)	Addressed the panel in favour of the application

5. Business Item Recommendations

**2010SYE023 Willoughby DA No. 2010/202-260 Penshurst Street, North
Willoughby**

The Sydney East Joint Regional Planning Panel has reached unanimous agreement, as follows:

1. The Panel has resolved to defer the determination of the application pending the submission of amended drawings.

2. The Panel would approve the application if it were amended along the following lines:

- **Amended Plans**

- A) Roof forms and upper levels**

The proposal be amended generally in accordance with submitted sketches numbered SK05/M (Second floor plan), SK06/M (Third floor plan), SK07/M (Roof Plan), SK08/M (Elevations) and SK09/M (Section DD), dated June 10, prepared by Mckenzie Architects, and the following amendments:

- i) Change in dwelling mix, and reduce the total number of dwellings to 40 as follows: twenty-one (21) 1-bedroom dwellings, seventeen (17) 2-bedrooms dwelling and two (2) 3-bedrooms dwellings.
- ii) The third floor of the northern wing of the building must provide the following minimum setbacks as measured from the outer face of the external walls to the respective boundary:
 - 11m from the northern boundary or the glass line of the terrace area of Units 39 and 40 (whichever is less)
 - 12.5m from the western boundary
- iii) The third floor of both the northern and southern wings of the building must be setback a minimum of 9.9m from the street boundary of the site as measured from the outer face of the external walls;
- iv) The third floor of the southern wing of the building must be setback a minimum of 7m from the outer face of the southern external walls of the level below, as measured from the outer face of the external walls on the third floor;
- v) All dormer windows shown on side and rear elevations of the third floor are limited to 1.2m wide and the head of the dormer windows must be at least 300mm below the ridge height of the associated roof plane.
- vi) All revised dwelling layouts must comply with Part 3 of SEPP65 including:
 - 1. Apartment layout:
 - a) single aspect apartment depth is maximum 8m from a window
 - b) The back of a kitchen is a maximum 8m from a window
 - c) The width of cross over or cross through apartment if over 15m in depth must be at least 4m in width
 - d) Minimum apartment sizes at:
 - 1 bedroom - 50m²
 - 2 bedroom - 70m²
 - 3 bedroom - 95m²
 - 2. Minimum Balcony width of 2m and size of 10m²;
 - 3. Minimum Ceiling height of 2.7m for all habitable rooms and 2.4m for all non-habitable rooms,

4. Minimum storage areas at:

- studio apartments 6m³
- one-bedroom apartments 6m³
- two-bedroom apartments 8m³
- 3 plus bedroom apartments 10m³

Amendments to “link” element (comprising Unit 5, Unit 17 and Unit 31)

The front fence line enclosing the private open space of ground floor Unit 5 is to be setback a further 2.5m from the general high fence line enclosing the private open space of the ground floor dwellings fronting Penshurst Street. The resulting increased setback area is to be occupied by a feature landscaped area complying with Deferred Commencement Condition B.

B. Feature Landscaped Area

Submission of a revised landscaped plan showing a feature landscaped area garden required by deferred commencement condition A subclause b) that includes but not limited to the following features:

- i. Provide visual break in the uniform landscaped strip along the frontage of the site with differentiable landscaped feature that will attract greater visual interest.
- ii. A feature tree of a suitable flowering species with mature height not less than 8m, and a minimum of 200L pot size
- iii. Dense but low height and low maintenance species be provide near the street boundary that would prevent pedestrian access.

C. Driveway gradient

Submission of a revised driveway design and associated changes to the ground floor units (Unit 1 & Unit 2) and basement floor plans to comply with the followings. The revised design must be documented with driveway longitudinal sections at 1:20 scale, driveway plan at 1:50 scale, and revised architectural drawings.

The gradient for the driveway is limited to a maximum of 1:6.5 to allow access for a small rigid vehicle to access the loading area on Basement Level 1. The design of this driveway, including any change in gradient, and headroom clearance must comply with the relevant provisions of AS2890.1 and AS2890.2. All vehicles must be permitted to enter and exit the site in a forward direction. Consequential Reduction of building footprint/floor area on the Ground floor of the development is required to comply with this Deferred Commencement Condition.

Reduction of dwelling size and revision of apartment layout on the Ground floor (Unit 1 and Unit 2) to cater for the required driveway access must comply with subclause vi) of Deferred Commencement Condition A)a), and a minimum open space of 35m² with minimum 4m width with direct access from living area must be maintained for any Ground floor dwellings.

D. Revised Schedule of external finishes

Submission of a revised schedule of external finishes complying with the following requirements:

- i. The roofing and cladding of the proposed building are to be of minimal reflectance (maximum of 20%) so as to avoid nuisance in the form of glare or reflections to the occupants of nearby buildings, pedestrians and/or motorists.
 - ii. External finishes on all elevations form a cohesive scheme. In this regard, the use of facebrick be deleted from the material schedule, and replaced with either the use of splitface block work or banded render; and the use of metal cladding is to be limited to the uppermost level only.
 - iii. The side elevation of street facing terraces/balconies on the southern and northern elevations of the development are to be provided with matching privacy screens comprises of aluminium frames and opaque fixed glazing (matching to windows shown on the northern elevation of Unit 13 and 25.) to provide suitable fenestration to the side elevations of the building as viewed from the street.
 - iv. The colours of the revised external finishes are to be generally consistent with the submitted colour schedule, using neutral and recessive colours.
 - v. All glass balustrades to balconies are to be provided with obscured glass.
3. The Panel will include one of the two conditions suggested by the elected Council:

Replace Condition 63 with:

“Construct a 2m wide concrete footpath for the full frontage of the development site in Penshurst Street. A grass verge is to be planted between the footpath and the kerb/gutter. The turf shall be maintained and kept watered until established and thereafter maintained by the owner’s corporation of the development. All works shall be carried out in accordance with Council’s standard specifications and drawings.”
4. The panel will not include the second condition suggested by the elected Council regarding a shared car scheme space. The Panel accepts the benefits of shared car scheme space but considers it impractical in this case.
5. Following the receipt of amended drawings, the Panel will make a final decision by means of electronic communication, unless events indicate that a second public meeting is necessary
6. David Furlong would not require the additional setbacks required by the majority of the Panel because he considers that there is no planning benefit in increased setbacks to the top story.

MOTION CARRIED.

The meeting concluded at 7:54 pm.

Endorsed by

John Roseth
Chair, Sydney East Joint Regional Planning Panel
29 July 2010