

John Brunton (9710 0474)
File Ref: DA10/0720

21 October 2010

Dr John Roseth
Chairman
Sydney East Region Joint Regional Planning Panel
GPO Box 3415
SYDNEY NSW 2001

Dear Sir

**Council Submission: JRPP Reference Number 2010SYE057
(DA10/0720) 531-533 The Kingsway, Miranda;
Five Storey Commercial Building**

[In response, please quote File Ref: DA10/0720]

At its meeting of 11 October, 2010 Council considered a report in relation to this application for commercial development in the eastern section of the Miranda commercial centre. After considerable discussion Council resolved that the Panel be informed that Council considers that the proposal represents an overdevelopment of the site. In particular, Council concluded that the two objections under State Environmental Planning Policy No. 1 do not warrant support.

While the councillors agreed that the proposal represents an overdevelopment, there was some debate about what action could be taken by Council to facilitate appropriate commercial development on this and nearby sites. It is appreciated that there is market demand for better quality office accommodation. Disappointment was expressed that, despite the actions of Council officers to promote discussion with the applicant, there had been minimal response from the applicant which may have facilitated an alternative proposal.

There was an appreciation that a review of the development standard related to height may be warranted, but this should proceed as part of a strategic review. However, Council believes the current floor space ratio is appropriate. With the current proposal, the combination of increased height and increased floor space produces an inferior solution. Such a bulky building represents overdevelopment.

Council submits that the requested variations to the development standards for building height and floor space ratio should not be granted. Consequently, the development application should be refused.

Yours faithfully

John Brunton
Director - Environmental Services
for J W Rayner
General Manager