

MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT NORTH SYDNEY COUNCIL ON WEDNESDAY, 2 MARCH 2011 AT 5.00PM

PRESENT:

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

IN ATTENDANCE

George Youhanna North Sydney Council

APOLOGY: NIL

1. The meeting commenced at 5.05pm

2. **Declarations of Interest -**

Nil

3. **Business Items**

ITEM 1 - 2010SYE088 - North Sydney - 404/10 - mixed use development containing 202 apartments, 7 serviced apartments, ground floor retail and 150 car parking spaces - 200-220 Pacific Highway, Crows Nest

5. **Public Submission -**

Dr Petra Schmidt	Addressed the panel against the item
Philip Sarbutt	Addressed the panel against the item
Stephen Arnold – neighbour	Addressed the panel against the item
Paul Cheung	Addressed the panel against the item
Ian Ibbett (29 Sinclair St)	Addressed the panel against the item
Mark Ashworth	Addressed the panel against the item
Philippa Perry	Addressed the panel against the item
Denise Shaw	Addressed the panel against the item
John Hargreaves	Addressed the panel against the item
Brian Hones – lawyer representing more than 40 residents from adjoining properties	Addressed the panel against the item
Cindy Pollard	Addressed the panel against the item
Dennis Robinowitz – JPR Architects	Addressed the panel on behalf of the applicant
Sandra Robinson – Robinson Urban Planning	Addressed the panel on behalf of the applicant
Bruce Massen – Traffic and	Addressed the panel on behalf of the applicant

6. Business Item Recommendations

2010SYE088 - North Sydney - 404/10 - mixed use development containing 202 apartments, 7 serviced apartments, ground floor retail and 150 car parking spaces - 200-220 Pacific Highway, Crows Nest

- 1) The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, subject to
 - a) the conditions recommended in the report;
 - b) the conditions recommended by the RTA in its letter dated 2 March 2011;
 - c) provisions being made for three, rather than two car share spaces;
 - d) the floor on the roof of Building 3 being acoustically treated;
 - e) 1.6m high obscure glass screens being provided to the western edges of balconies on ground level in Building 3;
 - f) screens or louvres being provided to the northern edge of north-facing balconies to prevent overlooking of the terraces of 236 Pacific Highway; and
 - g) opaque balustrades being provided to the west-facing balconies at levels 1-4 of Buildings 2 and 3.
- 2) The Panel has considered the submissions of all objectors, the elected council and Councillor Baker. Those objections relate to traffic, overlooking, overshadowing and view obstruction.
- 3) As concerns the traffic impact, the Panel notes that both the council's traffic engineer and the RTA have found that impact acceptable.
- 4) As concerns overlooking, the Panel is satisfied that, with the conditions additionally imposed by this Resolution, the overlooking impact will be minor. In the case of the backyards of the Sinclair Street properties, the existing impact will be improved.
- 5) As concerns overshadowing, the Panel is satisfied that, while there will be some additional overshadowing, the council's requirement for dense urban areas of a minimum of two hours of sunlight at mid-winter will be met for all nearby properties.
- 6) As concerns view obstruction, the Panel is satisfied that the extent of obstruction to the properties at 236 Pacific Highway, when taken in the context of the whole view now enjoyed, will be minor.
- 7) The Panel has considered the planning report's assessment of the SEPP 1 Objections submitted by the applicant in relation to height, building height plane and non-residential FSR as well as the Objections themselves. The Panel is satisfied that the Objections are well-founded and that strict compliance is unreasonable and unnecessary.

The meeting concluded at 7.44pm

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
3 March 2011