

JRPP No:	2011SYE003
DA No:	DA524/10
PROPOSED DEVELOPMENT	Demolition of existing buildings and erection of new 8 storey mixed use development with basement car parking
PROPERTY	83-89 Chandos Street, St Leonards
APPLICANT:	Architects + Partners
REPORT BY:	Ian Pickles, Executive Planner, North Sydney Council

Amendment required to Conditions to take account of Amended Location of Garbage Bin Holding Area.

EXECUTIVE SUMMARY

The applicant has provided amended sketch plans in an endeavour to address the issue identified in the assessment report concerning the need for a suitable holding bin area for residential garbage and recycling within the 2m of the laneway frontage of this proposed mixed use building.

Condition C1 was recommended to the JRPP in the event of approval of the application. This condition required the following:

“Residential Garbage Holding Area

- C1. The plans shall be amended to provide for a holding area for residential garbage bins for pick up by Council's residential garbage collection service contractor. This bin holding area shall be within 2m of the laneway frontage of the building. The plans submitted with the Construction Certificate shall show how this requirement has been met.

(Reason: To ensure that adequate provision is made for collection of residential garbage/waste from the building by Council's contractor)”

Sketch plans numbered SK.118, 119 and 120 drawn by Architects + Partners, dated 31.3.11 and received by Council on 27 April 2011 show the provision of a suitable garbage bin holding area and associated relocation of the electricity sub-station, stairs, retail hoist, retail garbage storage area, stairs and access corridor to the lift lobby at the ground and lower ground levels. The applicant has also provided a statement from consulting engineers in regard to the feasibility of the sub-station design.

It is concluded that the design amendments adequately address the issue identified in recommended condition C1. It is therefore appropriate that, should the application be approved, condition C1 be amended to read as follows:

“Residential Garbage Holding Area

C1. The plans shall be amended to provide for a holding area for residential garbage bins for pick up by Council's residential garbage collection service contractor, generally in accordance with sketch plans SK.118, 119 and 120, drawn by Architects + Partners, dated 31.3.11 and received by Council on 27 April 2011. This bin holding area shall be within 2m of the laneway frontage of the building. The plans submitted with the Construction Certificate shall show how this requirement has been met.

(Reason: To ensure that adequate provision is made for collection of residential garbage/waste from the building by Council's contractor)”

This amendment to the location of the residential garbage bin holding bin area and sub-station does not overcome the reasons for the recommendation in the assessment report that the application should be refused.



Ian Pickles
Executive Planner