

# MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT PLANNING ASSESSMENT COMMISSION ON FRIDAY, 29 APRIL 2011 AT 12.30PM

## PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Tim Moore	Panel Member
Veronique Marchendeau	Panel Member
Michel Reymond	Panel Member

## IN ATTENDANCE

Geoff	North Sydney Council
Mossemeneer	
Ian Pickles	North Sydney Council

## APOLOGY: NIL

1. The meeting commenced at 12.40am

2. **Declarations of Interest -**

Nil

3. **Business Items**

***ITEM 1 - 2010SYE112 - North Sydney - 503/10 - Demolition of existing buildings and construction of 18 storey mixed use building consisting of 144 apartments with basement parking for 136 vehicles - 211-223 Pacific Highway North Sydney***

5. **Public Submission -**

Nil

6. **Business Item Recommendations**

***2010SYE112 - North Sydney - 503/10 - Demolition of existing buildings and construction of 18 storey mixed use building consisting of 144 apartments with basement parking for 136 vehicles - 211-223 Pacific Highway North Sydney***

The Panel resolves unanimously to adopt the recommendation of the planning assessment report to approve the application, for the reasons set out in the report, and subject to the conditions attached to the report.

7. **Business Items**

***ITEM 2 - 2011SYE003 - North Sydney - 524/10 - Mixed Use Development - 83-89 Chandos Street, St Leonards***

## 8. Public Submission -

Tony Leung

Addressed the panel on behalf of the applicant

## 9. Business Item Recommendations

### ***2011SYE003 - North Sydney - 524/10 - Mixed Use Development - 83-89 Chandos Street, St Leonards***

- 1) The Panel accepts unanimously the opinion expressed in the planning assessment report that the proposal breaches the height control and setback requirement to an unacceptable extent.
- 2) The Panel would accept an amended proposal, provided the applicant submits it on or before 13 May 2011, and provided the proposal complies with the following:
  - a) Delete level 5, in order that the maximum height of the development is reduced by 3m, and the extent of non-compliance with the height control is reduced to approximately 22%.
  - b) Alter the design of levels 1, 2 and 3 to relocate the 2m wide balconies 2m back from the Chandos Street alignment, and redesign the apartments in the north-western part of levels 1, 2 and 3, in order that all living rooms have a minimum width of 4m and to accommodate the recessed balconies. This may involve a reduction in the number and/or size of these dwellings.
  - c) Reduce the size of the north-facing terraces on level 4, so that these terraces are set back 2m from the Chandos Street alignment.
  - d) Relocate the fire stairs serving the basement at the north-west corner of the development, to ensure that the stairs do not protrude into the 3m setback area for the Chandos Street alignment at ground level, and ensure permanent public access to this space.
- 3) The Panel requests the planning assessment officer to report on the amended proposal, if one is submitted, on or before 20 May 2011.
- 4) Following receipt of the revised planning assessment report, the Panel will determine the application by electronic means of communication, unless it considers that another public meeting is required.
- 5) If the applicant fails to submit an amended proposal by the required date, the Panel will refuse the application by communication through electronic means.

## 10. Business Items

### ***ITEM 3 - 2011SYE008 - North Sydney - 519/10 - Demolition of existing bldg construction of 13 storey mixed use bldg, including 48 apartments and 3 levels of basement parking - 156-158 Pacific Highway, North Sydney***

## 11. Public Submission -

Jeff Hudson

Addressed the panel **against** the item

Soon Lim

Addressed the panel **against** the item

Phil Raskall

Addressed the panel **against** the item

Joseph Vitalis

Addressed the panel **against** the item

Larissa Brennan, Director

Addressed the panel on behalf of the applicant

LJB Urban Planning

## 12. Business Item Recommendations

### ***2011SYE008 - North Sydney - 519/10 - Demolition of existing bldg construction of 13 storey mixed use bldg, including 48 apartments and 3 levels of basement parking - 156-158 Pacific Highway, North Sydney***

- 1) The Panel resolves unanimously to accept the recommendation of the planning assessment report to refuse the application for the following reasons:
  - a) It does not comply with the Building Height Plane or, alternatively if the Building Height Plane does not apply, it does not provide an appropriate transition to the low-scale residential area.
  - b) It does not comply with the height control of draft LEP 2009.
  - c) It does not comply with the FSR requirement for non-residential components; nor with the amended FSR requested in the applicant's planning proposal.
- 2) The Panel has considered the applicant's request to defer the application; however, the power to accept amended proposals rests with the council and the council has previously refused to accept the amendments.
- 3) The Panel believes that a new proposal should
  - a) respond to the comments of the Design Excellence Panel on the current proposal;
  - b) meet the height control in draft LEP 2009;
  - c) achieve at least 0.5:1 FSR for non-residential component, as indicated in the applicant's planning proposal;
  - d) include a loading dock; and
  - e) provide for appropriate transition to the adjoining low-scale residential area, which includes a heritage item at 1 Doohat Avenue.
- 4) David Furlong does not agree with the requirement that the new proposal should meet the height control of draft LEP 2009, provided that control is still a draft at the time the new application is lodged.

Note – David Furlong noted he previously worked for Strand Estates but has had no dealings regarding this development application.

### **13. Business Items**

**ITEM 4 - 2011SYE017 - North Sydney - 356/09/2 - Medical Centre - 286-288 Pacific Highway, Crows Nest**

### **14. Public Submission -**

Nil

### **15. Business Item Recommendations**

**2011SYE017 - North Sydney - 356/09/2 - Medical Centre - 286-288 Pacific Highway, Crows Nest**

The Panel resolves unanimously to adopt the recommendation of the planning assessment report to approve the application, for the reasons set out in the report, and subject to the conditions attached to the report.

The meeting concluded at 3.45pm.

Endorsed by

John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
29 April 2011