

RECORD OF DECISION THE SYDNEY EAST REGION PLANNING PANEL

Members:

John Roseth	Chair
Mary-Lynne Taylor	Member
Timothy Moore	Member
Veronique Marchandaeu	Member
Michel Reymond	Member

Apology: Nil

The Panel considered the following application via emails and this is a record of the process and decision.

Business Item

2011SYE036 – North Sydney - 114/2011 - Demolish existing dwellings and construct multi level dwelling - 16-20 Lodge Road, Cremorne

The original application was approved by the Panel at its meeting on 6 July 2011.

On 2 August 2011, the Panel Secretariat circulated the Council's supplementary report, minutes of panel meeting on 6 July 2011, to panel members and requested confirmation of the panel member's decision on the application.

Panel members confirmed their decision via email between 2 August 2011 and 5 August 2011.

The Panel resolves unanimously to approve the application with a pitched roof subject to one additional condition (C31) recommended by the planning assessment officer and one additional condition (I2, foreshadowed by the previous resolution) regarding privacy screens. The reason for the decision is that the Panel is now satisfied that the view impact on the pool terrace of No 22 is negligible.

Modification to plans

C31. The plans shall be modified to incorporate the following amendments:

- The northern eave of the roof to be lowered by 400mm to RL 12.3
- The ridge of the roof to be lowered by 1.167m to RL 14.288
- The vergola roof over the northern balcony on level 3 being setback in line with the rest of the balcony and the height of the roof not to exceed RL 12.3 – The column detail to remain to provide some articulation to northern façade
- The lift overrun/plant room/entrance foyer roof not exceeding the ridge height of RL 14.288

Details of the modifications shall be shown on plans submitted and approved with the Construction Certificate.

(Reason: To modify the proposal to reduce view impacts at 22 Lodge Road)

Privacy Screens

12. No privacy screens (whether materials or plants) shall be provided on the western side of the terraces and balconies. Any landscaping along the western boundary adjacent to the level 1 terrace shall not exceed the floor level of the level 1 terrace.

(Reason: To ensure that views across the site from No.14 Lodge Road are not blocked by screening – view sharing)

Endorsed by

Dr John Roseth
Chair, Sydney East
Joint Region Planning Panel
5 August 2011