

**MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL
PLANNING PANEL MEETING
HELD AT NORTH SYDNEY COUNCIL
ON WEDNESDAY, 6 JULY 2011 AT 11.00AM**

PRESENT:

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

IN ATTENDANCE

Geoff Mossemenear	North Sydney Council
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APOLOGY: NIL

1. The meeting commenced at 11.00am.

2. **Declarations of Interest -**

Nil

3. **Business Items**

ITEM 1 - 2011SYE050 North Sydney 145/11 - Demolish existing buildings construct multi storey mixed use building with 86 apartments and parking for 70 vehicles - 239-247 Pacific Highway North Sydney

4. **Public Submission -**

Roger Scott	Addressed the panel against the item
Russell Webber	Addressed the panel for the item

5. **Business Item Recommendations**

2011SYE050 North Sydney 145/11 - Demolish existing buildings construct multi storey mixed use building with 86 apartments and parking for 70 vehicles; 239-247 Pacific Highway North Sydney

The Panel resolves unanimously to accept the recommendation of the planning assessment report that, upon the gazettal of the planning proposal with regard to clause 31, the Panel assume the concurrence of the Director-General of the Department of Planning and Infrastructure and invoke the provisions of SEPP 1 with regard to clause 30 and grant consent to the application, for the reasons mentioned in the report and subject to the conditions recommended in the report.

ITEM 2 - 2011SYE019 – North Sydney - 47/11 - Demolish existing buildings and erect 22 storey mixed use development including apartments, commercial and basement parking - 136-142 Walker Street North Sydney

6. Public Submission -

Nil

7. Business Item Recommendations

2011SYE019 – North Sydney - 47/11 - Demolish existing buildings and erect 22 storey mixed use development including apartments, commercial and basement parking - 136-142 Walker Street North Sydney

The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report and subject to the conditions recommended in the report, as amended by the conditions in the supplementary report. In addition the Panel imposes an additional condition requiring legal protection of the through-site link .

ITEM 3 - 2011SYE036 – North Sydney - 114/2011 - Demolish existing dwellings and construct multi level dwelling - 16-20 Lodge Road,

8. Public Submission -

Chris Wilson, McKenzie Group Planning, on behalf of an objector	Addressed the panel against the item
Julian Sexton	Addressed the panel against the item
Wayne Holbrook	Addressed the panel on behalf of the applicant

9. Business Item Recommendations

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

1. The Panel resolves unanimously that it is in favour of accepting the recommendation of the planning assessment report to approve the application, although it is uncertain at this stage whether it should require an amendment to change the hipped roof to a flat roof.
2. The Panel therefore requests the applicant to provide a view analysis from several points on the pool terrace of 22 Lodge Road, comparing the impact of the proposed hipped roof with that of a flat roof. The view analysis is to compare the existing view to the proposed view with a hipped roof and the proposed view with a flat roof. If the hipped roof has no material impact, the Panel prefers it because it looks better from the water and guarantees that there will be no trafficable use on it. If it does have a material impact, the Panel will impose a condition requiring a flat roof.
3. The Panel will impose a condition that prohibits the use of privacy screens on the site, whether made of material or plants.
4. In relation to the objectors' comments on the variation of height controls under SEPP 1, the Panel notes that the site is very steep and strict compliance with the height control would be difficult. It also notes that existing development around the site breaches the height control.

5. The Panel requests the applicant to submit the view analysis indicated above on or before 22 July 2011. The analysis should be provided also to the owners of 22 Lodge Road, which is the property affected by the shape of the roof. The Panel requests the owners of 22 Lodge Road to comment on the view analysis on or before 29 July 2011. The Panel requests the council's planning assessment officer to report on the view analysis on or before 5 August 2011, after which the Panel will determine the application by communicating by electronic means.

ITEM 4 - 2011SYE026 - North Sydney - 67/11 - Stage 1 Concept Approval for Aged Care Development - 50-52 McLaren Street, North Sydney

10. Public Submission -

Barbara Noden	Addressed the panel against the item
Andrew Leake	Addressed the panel against the item
Richard Farrar	Addressed the panel against the item
Tony Robb, John	Addressed the panel against the item
Whitehouse – Minister	
Ellison Lawyers and	
Jonathan McKenzie - AHL	
Ivan Armstrong, Regional	Addressed the panel on behalf of the applicant
Director, Uniting Care	
James Harrison, JBA	Addressed the panel on behalf of the applicant
Planning	
Phillip Graus, Cox	Addressed the panel on behalf of the applicant
Richardson Architects	

11. Business Item Recommendations

2011SYE026 - North Sydney - 67/11 - Stage 1 Concept Approval for Aged Care Development - 50-52 McLaren Street, North

- 1) The Panel resolves to accept the conclusions of the planning assessment report. However, since the application is a staged application, the Panel resolves to approve the application subject to the following amendments being made to the proposal:
 - a) reduce the height of Tower A to no more than RL 118 (top of plant);
 - b) provide setbacks from boundaries up to level RL 101 in accordance with the application drawings, with all articulation inside the building envelope;
 - c) provide setbacks from boundaries for Tower A over RL 101 to a minimum of 6m, with all articulation within the building envelope and with all balconies off living rooms having setbacks of at least 7m;
 - d) reduce Tower B to be one floor higher than RL 101, with 3m setback from the podium edge to McLaren Street, in order to provide lift and stair access to the podium level (RL 101) with associated facilities;
 - e) the podium level is to be used for community open space; and
 - f) Parking not to exceed the maximum requirement of the DCP.
- 2) The Panel was unanimous on the above requirements. Michel Reymond voted to also increase the setback at the western end of McLaren Street; however, the other members of the Panel did not think this was necessary.
- 3) The access link from McLaren Street to Elliott Street is to be a public right-of-way.
- 4) The plant room on Tower A should be moved to the north as much as practicable in order to obstruct less of the view from the Rydges Hotel.

The meeting concluded at 2.46pm

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
7 July 2011