

# **Sydney East Region Joint Regional Planning Panel Meeting**

**2011SYE050**

## **North Sydney Council Panel Meeting on 6 July 2011**

The applicant has contacted Council to advise that some of the draft conditions require a slight change. The errors occurred when the applicant lodged a set of amended plans just before the report was finalised.

The conditions relate to plan numbering and the number of carspaces provided.

Drawing numbered A151D was incorrectly referred to as the previous revision C. Condition A1 should read:

### **Development in Accordance with Plans**

A1. The development being carried out in accordance with drawings numbered A099C, A100E, A101E, A102F to A104F, A105E to A108E, A109F to A113F, A151D and A160D, dated 21 June 2011, A114D, A150B, A152C to A153C, dated 16 May 2011, A115C, dated 30 March 2011, all drawn by PD Mayoh Pty Ltd, landscape plans numbered 1806-LP-01 to 1806-LP-05, dated 14 March 2011, drawn by John Lock & Associates, and endorsed with Council's approval stamp, except where amended by the following conditions.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information)

There are 72 car spaces provided rather than the original 70 spaces. The applicant advises that 22 motor bike spaces/storage areas are provided where a minimum of 7 motor bike spaces are required under the DCP. Council would not require so many motor bike spaces and would accept that a minimum be provided. Conditions C30, C32 and H1 should read:

### **Motorcycle Parking**

C30. The parking layout shall provide a minimum of seven motorcycle parking spaces, each space being a minimum of 1.2 metres x 2.5 metres. Details demonstrating compliance are to be provided with the Construction Certificate.

(Reason: To promote and provide facilities for alternative forms of transport)

## **Line Marking**

- C32. A maximum of seventy two (72) off-street car-parking spaces, together with access driveways, shall be constructed, paved, line marked and signposted in accordance with the approved development plans, appropriate Australian Standards and industry best practice as appropriate. The plans shall also nominate the allocation of parking spaces for specific purposes as required by conditions of this consent. A certificate prepared and certified by an appropriately qualified and practising Civil Engineer for the construction of these areas in accordance with this requirement shall be submitted to the Certifying Authority for approval with the Construction Certificate.

(Reason: To ensure ongoing compliance with this development consent and Australian Standards relating to manoeuvring and access of vehicles)

## **Allocation of Spaces**

- H1. Seventy two (72) carparking spaces shall be provided and maintained at all times on the subject site. The spaces shall be allocated in the following proportions:

- 64 - Residential (including 2 disabled spaces)
- 8 - Non residential spaces

Such spaces are to be identified on-site by line-marking and numbering upon the completion of the works and prior to issue of Occupation Certificate. Carparking provided shall only be used in conjunction with the uses contained within the development and in the case of Strata subdivision, shall be individually allocated to residential units. Under no circumstances shall Strata By-Laws be created to grant exclusive use of nominated car share parking spaces to occupants/owners of units or tenancies within the building.

(Reason: To ensure that adequate parking facilities to service the development are provided on site)