

MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT WOOLAHRA COUNCIL ON THURSDAY, 10 NOVEMBER 2011 AT 6.00PM

PRESENT:

David Furlong	Chair
Sue Francis	Panel Member
Tim Moore	Panel Member
Toni Zeltzer	Panel Member
Malcolm Young	Panel Member

IN ATTENDANCE

Eleanor Smith	Woollahra Council
Peter Kauter	Woollahra Council
Tom Jones	Woollahra Council

APOLOGY: NIL

1. The meeting commenced at 6.00pm

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2011SYE066 – Woollahra - 215/2011 - Demolition of existing buildings; New Childcare centre; New 4 storey residential flat building and associated car parking, landscaping and site works - 88-96 Newcastle Street, Rose Bay

4. Public Submission -

Maureen Clark	Addressed the panel against the item
David Studdy	Addressed the panel against the item
Maria Lotsopoulos	Addressed the panel against the item
Adrian Galasso	Addressed the panel on behalf of the applicant
Maurice Beraldo	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

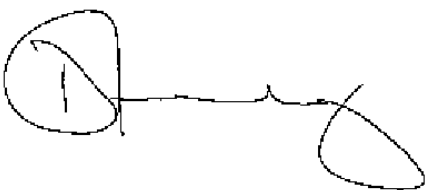
ITEM 1 - 2011SYE066 – Woollahra - 215/2011 - Demolition of existing buildings; New Childcare centre; New 4 storey residential flat building and associated car parking, landscaping and site works - 88-96 Newcastle Street, Rose Bay

The Panel resolves by a majority of 3 to 2 (For: David Furlong, Sue Francis & Tim Moore) against (Malcolm Young & Toni Zeltzer) that it would approve the application subject to the following:

1. The removal of the external metal screen proposed along the north, south and eastern elevations of the building.
2. Increasing the building setback from Newcastle Street to the balustrade of the balconies along the Newcastle Street length of units G.01, 1.01, 2.01 to 4m.
3. At the third level along the Newcastle Street length of proposed unit 3.01, the floor slab shall be set back from the Newcastle Street property boundary by 4m and the building façade set back to 8m from that boundary. The current 2m deep roof overhang shall be maintained and not increased.
4. The provision of a direct pedestrian access from Old South Head Road to the proposed ground level courtyard.
5. In making the design amendments required in points 1 – 4 above, the rules of thumb within State Environmental Planning Policy No. 65 must be maintained. Any shading devices proposed should be shown on the proposed plans.
6. Councillors Young and Zeltzer remain of the view that the non - compliances with Council's planning controls are excessive and support the recommendation for refusal contained in the Council staff assessment report.
7. The Panel requests the applicant to submit the amended plans on or before 24 November 2011. The Panel requests the Council's assessment officer to provide a supplementary report, by 9 December 2011, on the extent to which the amended plans have responded to the requirements in paragraph 1 – 5 above. The supplementary report shall also incorporate appropriate conditions of approval.
8. Following receipt of the supplementary report, the Panel will determine the application by communicating by electronic means, unless it considers that new issues require a further public meeting.
9. In arriving at the above decision the majority of the Panel was of the view that the SEPP 1 Objection was well founded and that the increased setbacks would result in a lower building bulk, height and FSR.
10. Although the Panel did not accept the planning report's recommendations to refuse the application, the Panel recognises that the report was professionally prepared and on a sound basis.

The meeting concluded at 7.43pm.

Endorsed by

A handwritten signature in black ink, appearing to read 'David Furlong', with a large circular flourish at the end.

David Furlong
Acting Chair, Sydney East
Joint Regional Planning Panel
12 November 2011