

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT NORTH SYDNEY COUNCIL ON WEDNESDAY, 7 MARCH 2012 AT 12.00PM

PRESENT:

John Roseth	Chair
Tim Moore	Panel Member
Sue Francis	Panel Member
Veronique Marchandea	Panel Member
Michel Reymond	Panel Member

IN ATTENDANCE

Geoff Mossemene	North Sydney Council
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APOLOGY: NIL

1. The meeting commenced at 12.10pm

2. **Declarations of Interest -**

Nil

3. **Business Items**

ITEM 1 - 2011SYE119 – North Sydney - 467/11 - Demolition of existing buildings and construction of mixed use development consisting of commercial, serviced apartments, residential apartments. - 144-150 Pacific Highway North Sydney

4. **Public Submission -**

Linda Stevanov	Addressed the panel against the item
Jeff Hudson	Addressed the panel against the item
Michelle Mahrer	Addressed the panel against the item
Karen Langford	Addressed the panel against the item
Michael Harrison, Architectus	Addressed the panel on behalf of the applicant
Garry Green, Pikes Lawyers	Addressed the panel on behalf of the applicant
Jeremy Bishop, Nettleton Tribe	Addressed the panel on behalf of the applicant

5. **Business Item Recommendations**

ITEM 1 - 2011SYE119 – North Sydney - 467/11 - Demolition of existing buildings and construction of mixed use development consisting of commercial, serviced apartments, residential apartments. - 144-150 Pacific Highway North Sydney

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to refuse the application for three principal reasons: excessive height; lack of a podium and poor internal amenity.
2. As concerns the appropriate height, the Panel is aware that the only clear indication of height is in the draft North Sydney LEP 2009, which is neither certain nor imminent. Several other, more qualitative, controls have implications for appropriate height, and there are Court judgments, which have some relevance. On balance, the Panel believes that the appropriate height for this site is around RL 135. This value judgment is based partly on the context of the site, partly on the implications for this site of two judgments (*Castle Constructions v North Sydney Council* (2008) NSWLEC 1168 and (2008) NSWLEC 1456), and partly on the practical consideration that, if the proposal complied with the podium requirement, then the floor plate above RL 135 would be impractically small.
3. In the Panel's opinion, the proposal requires a podium. While a podium has not been consistently required of all buildings in North Sydney, all recent approvals along the western side of the Highway are built over a podium. The podium should be consistent with new development at 156 Pacific Highway (ie carry on the height and setback) and continue along Berry Street, although it does not need to include 18 Berry Street.
4. The amenity of the apartments on the northern side is unacceptable. On the assumption that No 154 may redevelop, the orientation of these apartments should be to the east and west.
5. The Panel also believes that the serviced apartments should have reasonable amenity. Unlike hotel rooms, they can be easily converted to long-term residential use.
6. The Panel notes that the serviced apartments are not a permissible use and need to comply with the definition of a hotel.
7. The Panel believes that there should be a through-site link, as indicated by the applicant in proposed amendments.

The meeting concluded at 2.15pm.

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
8 March 2012