

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT WOOLLAHRA COUNCIL ON THURSDAY, 13 SEPTEMBER 2012 AT 3.00PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Paul Stein	Panel Member

IN ATTENDANCE

Peter Kauter	Woollahra Council
Dimitri Lucas	Woollahra Council
Chris Bluett	Woollahra Council

APOLOGY: NIL

1. The meeting commenced at **3.00pm for item 1** and **5.30pm for item 2**.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2012SYE050 – Woollahra - 671/2010/2 - New mixed use development consisting of new retail complex containing 5 cinemas and 74 new dwellings above - 33 Cross Street, Double Bay

4. Public Submission -

Geoff Rundle	Addressed the panel against the item
Anthony Tregoning	Addressed the panel against the item
Keri Huxley	Addressed the panel against the item
Philip Mason	Addressed the panel against the item
Malcolm Young	Addressed the panel against the item
Kay Ingleton	Addressed the panel against the item
Gary Shiels	Addressed the panel on behalf of the applicant
Grant Atchison	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - -2012SYE050 – Woollahra - 671/2010/2 - New mixed use development consisting of new retail complex containing 5 cinemas and 74 new dwellings above - 33 Cross Street, Double Bay

1. 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 with the following addition to Condition C1:

“The planters to the north of the balconies of dwellings 6W4 and 6E4 must be relocated 1.2m from their northern edge. The resultant exposed slab is to be non-trafficable.”

2. The Panel considered the written and oral submissions of objectors, which suggested that the s96 application had a great deal more bulk and consequently more impact than the proposal approved by the Panel in December 2011. The Panel does not accept that this is correct. In the Panel's opinion, the amended proposal achieves the main purpose of the December 2011 decision, which was to lower the height of the building by one floor. The impacts of the approved proposal and of the amended proposal now before the Panel are virtually the same.

6. Business Items

ITEM 2 - 2012SYE036 – Woollahra - 136/2012 - Extension to Rose Bay Marina - 594-596 New South Head Road, Rose Bay

7. Public Submission -

Michael Rolfe, SHA	Addressed the panel for the item
Ned O'Neil	Addressed the panel on behalf of the applicant
James Harrison	Addressed the panel on behalf of the applicant

8. Business Item Recommendations

ITEM 2 2012SYE036 – Woollahra - 136/2012 - Extension to Rose Bay Marina - 594-596 New South Head Road, Rose Bay

- 1) The Panel resolves unanimously to accept the recommendation of the planning assessment report to refuse the application for the reasons mentioned in the report. The Panel considered the amended application that is now before the Court.
- 2) The Panel also considered the additional conditions proposed by the Sydney Harbour Association and accepted by the applicant. The impact of these has not been assessed and therefore the Panel cannot make a decision on them. This is, however, not the reason for refusal, as a deferral would have allowed an assessment to be carried out.
- 3) The principal reason for refusal is that the additional arm would increase the cumulative view impact adversely. It may be that a restriction on the height of vessels proposed by the Sydney Harbour Association and accepted by the applicant would allow a view of Manly over the top of boats; however, the view of the foreground, just as important in the Panel's opinion, would be further obscured.
- 4) The Panel unanimously agrees with the planning assessment report that 9 extra berths on Arm A are acceptable because their visual impact is negligible.
- 5) In the opinion of two Panel members (John Roseth and Paul Stein), the appropriate balance between fixed berth boats and water in Rose Bay has been reached, if not exceeded in favour of boats. In other words, Rose Bay already has as much marina as it can visually support.

The meeting concluded at 6.45pm

Endorsed by

A handwritten signature in blue ink, appearing to read "John Roseth". The signature is written in a cursive style with a large initial "J".

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
13 September 2012