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Panel Secretariat
Joint Regional Planning Panel
GPO Box 39
SYDNEY NSW 2001

D162/12
LH (PDS)

27 September 2012

Dear Sir/Madam

DA No: 162/12 (JRPP Reference No. 2012sy061)

Property: 11-19 Albany Street, St Leonards

Proposal: Demolition of existing building and construction of 10 storey building with basement parking.

The abovementioned application was the subject of a report considered by Council at its meeting held on 24 September 2012.

At this meeting Council resolved as follows:-

1. **THAT** Council object to the proposal in its current form and urge the JRPP to call for amended plans which:
 - a) Address the non-compliance with the LEP height controls and inadequate setbacks that result in adverse amenity impacts on adjacent residential premises particularly the northern apartments of 34 Oxley Street, including over-shadowing, loss of privacy and views and increased noise from cafes,
 - b) Provide defined public benefits in accordance with the St. Leonard's/Crows Nest Planning Study,
 - c) Include the provision of car-share spaces within the development to address the high number of studio and one-bedroom apartments,
 - d) Ensure adequate ground access from the loading bay into the residential section to ensure easy unloading and removal of furniture and large items to and from the development.

Should you have any further enquiries in this regard, please contact Council on telephone number 9936 8100, or at any time on facsimile 9936 8177.

Yours faithfully

A handwritten signature in black ink, appearing to read "Penny Holloway".

Penny Holloway
General Manager

