

address 200 Miller Street North Sydney NSW 2060

all correspondence General Manager North Sydney Council
PO Box 12 North Sydney NSW 2059
DX10587

telephone (02) 9936 8100

facsimile (02) 9936 8177

email council@northsydney.nsw.gov.au

internet www.northsydney.nsw.gov.au

ABN 32 353 260 317

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



D179/12
GM (PDS)

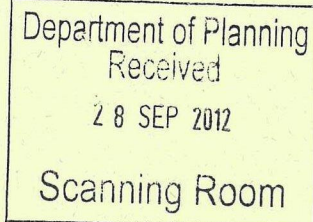
27 September 2012

Dear Sir/Madam

DA No: 179/12 (JRPP Reference No. 2012SYE062)

Property: 521 Pacific Highway, Crows Nest

Proposal: Demolition of existing structures, excavation and construction of 3.5 levels of basement parking for 113 cars, and construction of a 12 storey mixed use building (43.57m height) comprising: ground level and first floor retail; child care centre on second floor; and 88 residential apartments over Levels 2-11



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:-

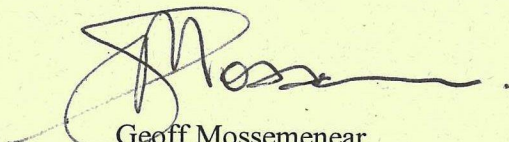
1. **THAT** a submission be made to the JRPP objecting to the development application for the reasons outlined in the officer's report.
2. **THAT** Council urges the JRPP to refuse the application on the following grounds:
 - (a) Proposal fails to comply with Council's maximum height control under clause 29 of LEP 2001 by more than 100% and results in significant adverse amenity impacts.
 - (b) Proposal does not provide any adequate public benefit to justify significant increase in height and density in accordance with Council's St Leonards/ Crows Nest Planning Study.
 - (c) Proposal will result in adverse amenity impacts on adjacent residential buildings including impacts on solar access, privacy, views, traffic and parking.
 - (d) Amenity of the proposed child care is inadequate due to insufficient solar access, excessive noise and reduced air quality.

ENGLISH	If you do not understand this information, please ring the Translating and Interpreting Service (TIS) on 13 14 50, and ask for an interpreter in your language to contact North Sydney Council on (02) 9936 8100. This is a free service.
ARABIC	إذا لم يكن بمقدورك فهم هذه المعلومات، فالرجاء الإتصال بخدمات الترجمة الخطية والفورية (Translating and Interpreting Service (TIS)) على الرقم 13 14 50. والطلب من مترجم فوري يتحدث العربية أن يتصل لك بمجلس مدينة شمال سيدني على الرقم (02) 9936 8100 -- هذه الخدمة مجانية.
GREEK	Αν δεν καταλαβαίνετε αυτές τις πληροφορίες, παρακαλώ τηλεφωνήστε στην Υπηρεσία Μετάφρασης και Διερμηνείας (Translating and Interpreting Service (TIS)) στο 13 14 50, και ζητήστε να σας διαθέσουν ένα διερμηνέα στη γλώσσα σας για να επικοινωνήσει με το Δήμο του North Sydney στο (02) 9936 8100. Αυτή είναι μια δωρεάν υπηρεσία.
HINDI	यदि आप इस जानकारी को समझ नहीं सकते हैं तो कृपया अनुवाद और दुभाषिया सेवा (Translating and Interpreting Service - TIS) को 13 14 50 पर फोन करें और अपनी भाषा के दुभाषिए द्वारा उत्तरी सिडनी काउंसिल (North Sydney Council) को (02) 9936 8100 पर फोन करने के लिए कहें। यह सेवा नि:शुल्क है।
INDONESIAN	Jika Anda kurang memahami informasi ini, silakan telepon Translating and Interpreting Service (TIS) di 13 14 50, dan mintalah seorang juru bahasa dalam bahasa Anda untuk menghubungi North Sydney Council di (02) 9936 8100. Layanan ini tidak dipungut biaya.
ITALIAN	Se non capite queste informazioni, chiamate il Servizio di Traduzione e Interpretariato (TIS - Translating and Interpreting Service) al numero 13 14 50, e chiedete ad un interprete nella vostra lingua di contattare il North Sydney Council al numero (02) 9936 8100. Il servizio è gratuito.
JAPANESE	上記の情報について何かご質問がございましたら、通訳・翻訳サービス (Translating and Interpreting Service (TIS)) 電話番号 13 14 50 までお問い合わせください。また、ご自分の国の言語で通訳の手配をご希望の方は、ノース・シドニー・カウンスル (North Sydney Council) 電話番号 (02) 9936 8100。まで電話でお問い合わせください。尚、このサービスは、無料です。
KOREAN	이 정보를 이해하지 못하실 경우 번역 통역 서비스 (Translating and Interpreting Service (TIS))에 13 14 50으로 연락하셔서 한국어 통역사를 요청하시고 노스 시드니 카운슬 (North Sydney Council) 연락처인 (02) 9936 8100로 연결하도록 요청하십시오. 이 서비스는 무료입니다.
TAGALOG	Kung hindi ninyo naiintindihan ang impormasyong ito, mangyari lamang na tumawag sa Translating and Interpreting Service (TIS) sa 13 14 50, at hilingin sa interpreter ng inyong wika na tawagan ang North Sydney Council sa (02) 9936 8100. Ito ay isang libreng serbisyo.
TRADITIONAL CHINESE	如果你不明白這份資料，請致電13 14 50聯絡Translating and Interpreting Service (TIS)，要求一名能說你的語言的傳譯員，代你致電(02) 9936 8100聯絡North Sydney Council。這是免費服務。

3. ***THAT** Council encourages the Applicant to meet with Council staff to discuss amendments to the proposal and the provision of a Voluntary Planning Agreement to provide defined public benefits including provision of public open space in return for any increased height in accordance with the provisions of Council's St Leonards/Crows Nest Planning Study for Precinct 1.*

Should you have any further enquiries in this regard, please contact the undersigned between the hours of 9.30am and 11.00am, Monday to Friday, on telephone number 9936 8100, or at any time on facsimile 9936 8177.

Yours faithfully



Geoff Mossemeneer
EXECUTIVE PLANNER