

**MINUTES OF THE SYDNEY EAST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT NORTH SYDNEY COUNCIL
ON WEDNESDAY, 3 OCTOBER 2012 AT 12.00PM**

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Tom Robertson	Panel Member
Michel Reymond	Panel Member

IN ATTENDANCE

Geoff Mossemeneer	North Sydney Council
George Yohanna	North Sydney Council
Lara Huckstepp	North Sydney Council

APOLOGY: NIL

1. The meeting commenced at 12.00pm.

2. **Declarations of Interest -**

Nil

3. **Business Items**

ITEM 1 - 2012SYE071 – North Sydney - 205/12 - New arts and creativity common, and associated works - 128 Miller Street, North Sydney

4. **Public Submission -**

Nil

5. **Business Item Recommendations**

ITEM 1 - 2012SYE071 – North Sydney - 205/12 - New arts and creativity common, and associated works - 128 Miller Street, North Sydney

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.

6. **Business Items**

ITEM 2 - 2012SYE087 – North Sydney - DA494/11 - Library Opening Hours - Australian Catholic University - 40 Edward Street, North Sydney

7. Public Submission -

Nil

8. Business Item Recommendations

ITEM 2- 2012SYE087 – North Sydney - DA494/11 - Library Opening Hours - Australian Catholic University - 40 Edward Street, North Sydney

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.

9. Business Items

ITEM 3 - 2012SYE061 – North Sydney - DA162/12 - New mixed use building - 11-19 Albany Street, St Leonards

10. Public Submission -

Leonie Derwent	Addressed the panel against the item
Pat Quirke-Parry	Addressed the panel against the item
Laura Tilsed	Addressed the panel against the item
Christine Wong	Addressed the panel against the item
Peter Mayoh	Addressed the panel on behalf of the applicant
Mohammed Cheilnabi	Addressed the panel on behalf of the applicant

11. Business Item Recommendations

ITEM 3 - 2012SYE061 – North Sydney - DA162/12 - New mixed use building - 11-19 Albany Street, St Leonards

- 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 generally subject to the conditions recommended in the report, except for the following:
 - a) Conditions B1 and C41 are amended to remove the requirement for approval by the North Sydney Council Traffic Committee;
 - b) An additional condition is inserted requiring 2 share car spaces in an area outside the secure residential parking (these spaces may involve the removal of one disabled parking space);
 - c) An additional condition is inserted requiring internal access from the commercial tenancies to the waste facility;
 - d) A general editing of the conditions is requested removing any duplication but without a change of content.
- 2) The Panel considered the council's submission requesting that the Panel should reject the recommendation of the planning assessment report and require amended plans. The Panel notes that two of the four grounds on which the council based its request (loading dock access and car sharing) have been met either by amended plans or the applicant's acceptance of a condition. As for the other two grounds, height and setback, the Panel notes that the minor increase over the permissible height of the proposal does not result in additional overshadowing and the proposal meets half the separation distance required by the Residential Flat Design Code, as measured from the centre line of Pole Lane. In the Panel's opinion, it would be unreasonable to require the applicant to set back a larger distance only because 34 Oxley Street does not meet its half of the required separation distance.

3) Michel Reymond did not vote for the change to Conditions B1 and C41.

The meeting concluded at 1.40pm.

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
3 October 2012