

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT WILLOUGHBY COUNCIL ON WEDNESDAY 9 OCTOBER 2013 AT 12.30PM

PRESENT:

David Furlong	Chair
Sue Francis	Panel Member
Julie Savet Ward	Panel Member
Pat Reilly	Panel Member
Steven Head	Panel Member

IN ATTENDANCE

Kate Drinan	Willoughby Council
Ian Arnott	Willoughby Council

APOLOGY: NIL

1. The meeting commenced at 12.30pm.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2013SYE037 – Willoughby - 2013/146 - Demolition of existing structures, construction of a 4 storey, an 8 storey & a 9 storey building, comprising residential, & commercial units, and childcare - 2-14 Northcote Street, Naremburn

4. Public Submission -

Alison McCabe	Addressed the panel on behalf of the applicant
Brian Bass	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2013SYE037 – Willoughby - 2013/146 - Demolition of existing structures, construction of a 4 storey, an 8 storey & a 9 storey building, comprising residential, & commercial units, and childcare - 2-14 Northcote Street, Naremburn

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, noting the following.
2. The approval granted is a “staged” approval in accordance with the provisions of Section 83B of the Environmental Planning & Assessment Act 1979, (as amended).

3. In order to satisfy the terms off point 2 above the following amendments to the conditions proposed in Addendum 1 to the planning assessment report:

(a) Condition 2 is amended to read as follows:

The Stage 2 development approval is limited to the proposed land uses, building envelope and general arrangement of those land uses within the Stage 2 development, being basement level car parking, commercial and child care uses on Level 03 and Level 04 and residential development, in accordance with the following plans:

(b) Condition 3 is deleted.

(c) Condition 4 is amended to read as follows:

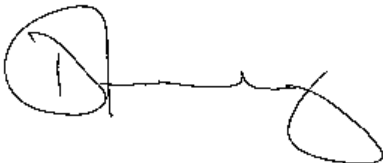
Stage 2 Development Application

The detailed design including the internal layout of the separate land uses, the basements, car parking and the location of services developed under any future Stage 2 development application shall be contained within the building footprint and envelope approved as part of this consent. The stage 2 design must meet the following requirements in any development application lodged:

4. The Panel notes the minor variation proposed to the LEP height control and is of the view that the formal assessment of this issue under clause 4.6 of the LEP within the planning assessment report, adequately justifies the variation.

The meeting concluded at 1.15pm.

Endorsed by



David Furlong
Acting Chair, Sydney East
Joint Regional Planning Panel
9 October 2013