

Applicant: Arkhouse Group, C/- Urbis

Report of Lara Huckstepp, Executive Planner, 4 December 2013

This development application seeks Council's approval for Staged Development with Stage 1 for the construction of a 16 storey mixed use building with basement parking at 22 Atchison Street and Stage 2 envelope consent approval for a 15 storey mixed use building with basement carparking at 20 Atchison Street.

Council's notification of the proposal has attracted three submissions raising particular concerns about design and setbacks of the development, views, height non-compliance and various other issues. The assessment has considered these concerns as well as the performance of the application against Council's planning requirements.

As the cost of the proposed development exceeds \$20 million, the Sydney Region East Joint Regional Planning Panel is the consent authority for the application. The matter is scheduled at this stage for consideration at the Panel on 17 December 2013.

The purpose of this report is to provide Councillors with information on the development application and outline its compliance with key planning controls applicable to the site. This information may be used by Councillors to make a submission (independently or collectively) to the Joint Regional Planning Panel, if desired.

Recommending

A.THAT Council note the proposed development application and resolve whether to prepare a submission to the Joint Regional Planning Panel to its determination of the application.

The Motion was moved by Councillor Baker and seconded by Councillor Gibson

Voting was as follows:

For/Against 8/0

Councillor	Yes	No	Councillor	Yes	No
Gibson	Y		Morris	Y	
Reymond		DoI	Robertson		DoI
Clare	Y		Burke		Absent
Baker	Y		Butcher		Absent
Carr	Y		Marchandean		DoI
Beregi	Y		Bevan	Y	
Barbour	Y				

RESOLVED:

1. THAT Council receive the report and note the assessment report to the Joint Regional Planning Panel subject to modifications.

782. PDS01:144-154 Pacific Highway and 18 Berry Street North Sydney (V) - DA 239/13

Applicant: Strand Estates Pty Ltd.

Report of Geoff Mossemeneer, Executive Planner, 26 November 2013

This development application seeks approval to demolish existing structures and construct a mixed use development comprising basement levels, commercial floor space, and 197 residential apartments. A total of 146 car parking spaces are proposed.

The Council's notification of the proposal has attracted nine (9) submissions raising particular concerns about bulk, height, privacy, traffic, parking, access with some submissions supporting the proposal. The assessment has considered these concerns as well as the performance of the application against Council's planning requirements.

As the cost of works of the proposed development exceeds \$20 million, Council is not the consent authority for the proposal, and instead the application will be determined by the Sydney East Joint Regional Planning Panel. The matter is scheduled for determination by the JRPP on 17 December 2013.

The purpose of this report is to provide Councillors with information on the assessment of the application and also to outline its compliance with key planning controls applicable to the site. This information may be used by Councillors to make a submission (independently or collectively) to the Joint Regional Planning Panel, if desired.

Recommending:

A. THAT Council note the proposed development application and resolve whether to prepare a submission to the Joint Regional Planning Panel prior to its determination of the application.

The Motion was moved by Councillor Baker and seconded by Councillor Gibson

Voting was as follows:

For/Against 8/0

Councillor	Yes	No	Councillor	Yes	No
Gibson	Y		Morris	Y	
Reymond		DoI	Robertson		DoI
Clare	Y		Burke		Absent
Baker	Y		Butcher		Absent
Carr	Y		Marchandean		DoI
Beregi	Y		Bevan	Y	
Barbour	Y				

RESOLVED:

A. THAT Council supports the recommendation for refusal and urge the Joint Regional Planning Panel to refuse the application on the grounds set out in the assessment report.

783. **PDS02: 225-235 Pacific Highway North Sydney (V) - DA.292/13**

Applicant: Ford Pacific Pty Ltd.

Report of Geoff Mossemeneer, Executive Planner, 26 November 2013

This development application seeks approval to demolish existing structures and construct a mixed use development comprising: basement and ground floor retail/commercial uses; 190 residential apartments; communal facilities (including rooftop deck and entertaining spaces); excavation and construction of basement for

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building services, storage, car parking, motorcycle parking and bicycle parking and associated public domain and landscape works.

The Council's notification of the proposal has attracted one submission raising particular concerns about drainage and construction concerns.

As the cost of works of the proposed development exceeds \$20 million, Council is not the consent authority for the proposal, and instead the application will be determined by the Sydney East Joint Regional Planning Panel. The matter is scheduled for determination by the JRPP on 17 December 2013.

The purpose of this report is to provide Councillors with information on the assessment of the application and also to outline its compliance with key planning controls applicable to the site. This information may be used by Councillors to make a submission (independently or collectively) to the Joint Regional Planning Panel, if desired.

Recommending

A. THAT Council note the proposed development application and resolve whether to prepare a submission to the Joint Regional Planning Panel prior to its determination of the application.

The Motion was moved by Councillor Baker and seconded by Councillor Barbour

Voting was as follows:

For/Against 8/0

Councillor	Yes	No	Councillor	Yes	No
Gibson	Y		Morris	Y	
Reymond	DoI		Robertson	DoI	
Clare	Y		Burke	Absent	
Baker	Y		Butcher	Absent	
Carr	Y		Marchandean	DoI	
Beregi	Y		Bevan	Y	
Barbour	Y				

RESOLVED:

A. THAT if the Joint Regional Planning Panel is minded to approve the application, it impose appropriate conditions in relation to drainage and construction as raised by the objector.