

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT CHRISTIES CONFERENCE CENTRE ON TUESDAY 17 DECEMBER 2013 AT 10.30AM

PRESENT:

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

IN ATTENDANCE

Geoff	North Sydney Council
Mossemeneer	
Lara Huckstepp	North Sydney Council

APOLOGY: NIL

1. The meeting commenced at 10.30am.

2. Declarations of Interest -

Sue Francis declared an interest on Item 3 and did not sit on the panel for the determination of that development application.

3. Business Items

ITEM 1 - 2013SYE061 – North Sydney - 239/13 - Demolish existing buildings, construct 24 storey mixed use building with basement parking - 144-154 Pacific Highway and 18 Berry Street North Sydney

4. Public Submission -

Jeff Hudson	Addressed the panel for the item
Garry Green	Addressed the panel on behalf of the applicant
Gabrielle Morish	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2013SYE061 – North Sydney - 239/13 - Demolish existing buildings, construct 24 storey mixed use building with basement parking - 144-154 Pacific Highway and 18 Berry Street North Sydney

- 1) The Panel resolves unanimously that it will approve the application subject to two amendments:
 - a) the use of Level 3 being commercial rather than residential; and
 - b) the width of the through-site link being 4m.
- 2) The Panel requests the council's planning assessment officer to prepare, by 17 January 2014, draft conditions of consent, including conditions that require the above two amendments.

- 3) Following the preparation of conditions, the Panel will determine the application by communicating by electronic means.
- 4) The Panel's reasons for departing from the recommendation of the planning assessment report, which was for refusal, are:
 - a) the Court has approved a proposal of similar height to that of the application;
 - b) the additional height to that permitted by the North Sydney LEP 2013 has no amenity impact;
 - c) while the North Sydney LEP 2013 is now made, the application was lodged when it was still a draft LEP and the savings clause requires the Panel to assume that, at the time of determination, the LEP has not commenced.

3. Business Items

ITEM 2 - 2013SYE075 – North Sydney - 292/13 - Demolition of existing buildings; construction of 18 storey mixed use building consisting retail and 190 apartments and basement parking - 225-235 Pacific Highway North Sydney

4. Public Submission -

Margaret Jewell	Addressed the panel against the item
Ben Craig	Addressed the panel on behalf of the applicant
Mark Spence	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 2 - 2013SYE075 – North Sydney - 292/13 - Demolition of existing buildings; construction of 18 storey mixed use building consisting retail and 190 apartments and basement parking - 225-235 Pacific Highway North Sydney

- 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, except that in condition C39 the distance of 12m is reduced to 6m.
- 2) As concerns the applicant's request to amend Condition C31, the Panel considers the request reasonable; however, it is unable to change it as the condition is consistent with the council's Section 94 Plan.

3. Business Items

ITEM 3 - 2013SYE059 – North Sydney - da187/13 - Stage 1: 16 storey mixed use building (Site A) and Stage 2 envelope concept approval for 15 storey mixed use building (Site B) - 18-20 & 22-24 Atchison Street, St Leonards

4. Public Submission -

Stephen White	Addressed the panel on behalf of the applicant
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5. Business Item Recommendations

ITEM 3 - 2013SYE059 – North Sydney - da187/13 - Stage 1: 16 storey mixed use building (Site A) and Stage 2 envelope concept approval for 15 storey mixed use building (Site B) - 18-20 & 22-24 Atchison Street, St Leonards

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.

The meeting concluded at 12.40pm.

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
17 December 2013