

**RECORD OF DEFERRAL
SYDNEY EAST JOINT REGIONAL PLANNING PANEL
MEETING HELD AT CHRISTIE CONFERENCE CENTRE
ON WEDNESDAY 26 May 2016 AT 10.00 AM**

Panel members:

John Roseth - Chair
David Furlong – Panel Member
Julie Savet Ward

Council staff in attendance: none

Apologies: Michel Reymond, Melissa Clare

Declarations of interest: None

Matter deferred:

2015SYE117 – North Sydney - 327/15 - Excavation of site, construction of mixed use building including 4 basement levels, supermarket, specialty retail tenancies, 66 residential units & public plaza - 101-111 Willoughby Road, Crows Nest as described in Schedule 1.

Public submissions made at this meeting:

Support- none; Against- Laura Tilsed – on behalf of Holtermann Precinct, Frank Carnuccio, Rose Sheahan; On behalf of the applicant- Mr David Ryan

Panel Decision:

1. The Panel notes the verbal revised recommendation of the assessment planner, Ms Kerry Gordon, that the determination of the application should be deferred. This is because the proposal is generally acceptable and the amended drawings have improved the amenity of the apartments, which was the only reason for the previous recommendation for refusal. The Panel requests the applicant to submit final amended drawings by 3 June 2016 and the assessment planner to provide a supplementary report by 6 June 2016. Following receipt of the supplementary report, the Panel will determine the application by communicating by electronic means.
2. Should the determination be approval subject to conditions, the conditions should include the following changes to those “without prejudice” conditions prepared by Ms Gordon:
 - a. Condition D5(d) is deleted in view of the lack of support by the RMS for a pedestrian crossing;
 - b. Condition I6 (controlling the operation of the loading dock) should restrict only large rigid and articulated trucks to a delivery frequency of one per hour.
 - c. Condition B1 (requiring a Construction Management Program) should require that program to include a request to the Local Traffic Committee for an kerbside area of four car lengths, in front of the childcare on the other side of Atchison Street, to be restricted to 15 minutes, with the intention that it be used by parents of children in the childcare between 8 am and 9.30 am and between 4.30 pm and 6 pm on weekdays.
 - d. Condition C8, add to last dot point that the tree species should have a narrow spread.
3. The Panel notes that there are other changes to the “without prejudice” conditions, which were agreed to by the parties at the meeting.

4. The Panel requests Ms Gordon to verify the address of the property, which appears to be wrong on the assessment report.

Endorsed by

A handwritten signature in black ink, appearing to read 'John Roseth', written in a cursive style.

John Roseth
Chair, Sydney East Joint Regional Planning Panel
Date: 26 May 2016