

**RECORD OF DEFERRAL
SYDNEY EAST JOINT REGIONAL PLANNING PANEL
MEETING HELD AT CHRISTIE CONFERENCE CENTRE
ON THURSDAY 23 JUNE 2016 AT 10.00 AM**

Panel members:

Sue Francis – Chair
Tim Moore – Panel Member
Julie Savet-Ward – Panel Member
Michel Reymond – Panel Member

Apologies: Veronique Marchendea

Declarations of interest: None

Matter deferred:

2016SYE015 – North Sydney - 487/15 - New mixed use development - 229 & 231 Miller Street, North Sydney as described in Schedule 1.

Public submissions made at this meeting:

Support- none; Against- Adrian Melo, Walter Gordon; On behalf of the applicant- Jacinta Reed

Panel Decision:

The panel agrees that the subject site is constrained, however, unlike adjoining sites the density in terms of dwelling numbers and the failure to satisfy the key provisions of the ADG has led to poor internal amenity for the proposed units and the Panel agrees with the recommended reasons for refusal. However the Panel resolves to defer determination of the matter so that the applicant can provide amended plans to the council to address the following:

1. Increased floor to floor height to a min 3.1m without an increase in the overall height of the building
2. Reduced dwelling numbers, particularly on levels 1-10, which should result in increased unit sizes
3. Modification of the floor layouts on all levels to maximise solar access and cross ventilation

Amended plans are to be submitted to Council by 14 July 2016. Council will re-notify objectors having regard to its notification policy. Council will submit a supplementary report to the Panel by 28 July 2016. The Panel will consider the amended plans by electronic means unless a meeting is required. The matter of the Deed of Agreement and the Stormwater Management should also be resolved during this time.

Endorsed by



Sue Francis
Chair, Sydney East Joint Regional Planning Panel
Date: 23 June 2016