

DATE OF DEFERRAL	24 August 2016
PANEL MEMBERS	Sue Francis (Chair), Julie Savet Ward and Michel Reymond
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Christies Conference Centre, 3 Spring Street, Sydney on 24 August 2016, opened at 10:00 AM and closed at 11:00 AM

MATTER DEFERRED

2016SYE015 – North Sydney - 487/15 AT 229 & 231 Miller Street, North Sydney – New mixed use development

VERBAL SUBMISSIONS

- Support – nil
- Object – Adrian Melo, Walter Gordon
- On behalf of the applicant – Paula Mottek

REASONS FOR DEFERRAL

The panel agreed to defer the determination for the following reasons:

The Panel can't legally determine this application at this time due to the need to execute the Commitment Deed in relation to railway infrastructure.

Accordingly the Panel defers, again, the determination of the DA. Notwithstanding the above, the Panel still has serious concerns that the development has not modified the floor layouts to maximise solar access as per the Panels previous Resolutions items 2 and 3. The Panel is currently not satisfied as to the merits of the proposal.

Further, the Clause 4.6 variation seeking to vary the height limit does not expressly address the view loss created by the breach, that is the 17th level.

No view analysis has been presented to the Panel and given the concerns for solar access, equinoxes and summer sun access analysis and a visual impact analysis is requested.

Council's suggested amendments via the DCC conditions go some way to addressing this issue but the Panel is unable to assess the full impact of solar access to the building.




Building separation at levels 16 & 17 were raised by No 225 Miller St and remain an issue both in terms of view loss, massing and outlook.

The applicant is therefore requested to address these issues with amended plans to be submitted to Council and to be considered by the Panel, at a public meeting, at a time when the Deed has been executed.

Any amended plans submitted shall be notified by Council to submitters & they shall be given 14 days to respond to Council.

When this information has been received, the Panel will hold another public determination meeting.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Sue Francis (Chair)	 Julie Savet-Ward
 Michel Reymond	