

## **IN HOUSE MEETING MINUTES**

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**ADDRESS:** 105-153 MILLER STREET, NORTH SYDNEY  
**DEVELOPMENT APPLICATION No.:** 667/02  
**PROPOSED DEVELOPMENT:** ALT & ADDS TO THE MLC BUILDING  
**AUTHOR:** MATTHEW PRENDERGAST  
**DATE:** 7/5/03

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The following issues were discussed at the in-house meeting.

### **1. Development Proposal**

Details as to the nature of the development and the basis behind the design concept were explained by the applicant.

### **2. Heritage**

The heritage value of the site in its own right as well as its value to the north Sydney CBD was discussed. Council staff indicated that there was no objection to the development as considered against Council's heritage principles. The Councillors indicated that the development did not impact upon the heritage value of the development.

### **3. Overshadowing**

The extent of overshadowing was discussed. The applicant through a power point presentation identified those times and locations where overshadowing did occur. The Councillors were not accepting of the argument put forward by the applicant whereby increased solar access to Denison Street could be considered against the loss of solar access to Mount Street plaza and other identified open space areas. Council staff also indicated that the LEP only considered the balancing effect of solar access and shadowing upon identified open space areas and as such Denison Street was not a relevant consideration. Council's Manager of Development Services also indicated that Denison Street was not a true public space as you can only sit at cafes & restaurants.

Council staff advised that the development was not compliant with the LEP and as such could not be approved as the clause effectively prohibits the development.

Discussion of overshadowing was then directed to the method of analysis and how the requirements of the control could be calculated. This issue continued for some time and it was resolved that the applicant should have discussions with Council staff in order to resolve this matter.

