

**MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING
PANEL MEETING HELD AT
SUTHERLAND SHIRE COUNCIL ON
WEDNESDAY 3 NOVEMBER AT 12 NOON**

PRESENT: John Roseth (Chair) Chair
David Furlong Member
Julie Savet Ward Member
Phil Blight Member
Peter Wells Member

IN ATTENDANCE

John Brunton	Director – Environmental Services
Peter Barber	Manager – Coastal Assessment Team
Chris Greig	Advisor – Coastal Project Team
Carolyn Howell	Environmental Assessment Officer – Planner
Colleen Baker	Joint Regional Planning Panel Coordinator

APOLOGY: Nil

The meeting commenced at 12.10 pm. The Chair welcomed everyone to the meeting.

1. Declarations of Interest - Nil

2. Business Items

ITEM 1 – 2010SYE057 Sutherland DA No. 10/0720 – Demolition of Existing Structures and Construction of a Four (4) Storey Commercial Building at 531-533 Kingsway, Miranda

3. Public Submissions

Lindsay Fletcher & Steve Kennedy	Addressed the Panel in favour of the item.
Tony Graham	Addressed the Panel in favour of the item.
John Brunton	Addressed the Panel against the item, against the proposal on behalf of the elected Council, who had resolved to make that form of submission to the Panel.

4. Business Item Recommendations

2010SYE057 Sutherland DA No.10/0720 – Demolition of Existing Structures and Construction of a Four (4) Storey Commercial Building at 531-533 Kingsway, Miranda

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to refuse the application generally for the reasons mentioned in the report, expanded on below.
2. The Panel believes that any application should comply with the floor space ratio (FSR) control, as the site's context does not justify a higher FSR. The Panel notes that the only nearby site with a floor space ratio in excess of 2:1 is the Westfield site.
3. The Panel also believes that the proposal should comply with the Council's parking standards. This is because the rail service to Miranda station is not particularly frequent and because there are residential areas which are nearer to the site than the station, where prospective workers in the building could park.
4. The Panel also believes that even if it is not occupied by shops, the building's ground floor should be better related to the footpath.
5. Concerning the building's height, the Panel would accept some flexibility, as long as other controls are complied with.

MOTION CARRIED

The meeting concluded at 1.30 pm.

Endorsed by

John Roseth
Chair, Sydney East Region Planning Panel
4 November 2010