

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT LEICHHARDT TOWN HALL ON WEDNESDAY 15TH DECEMBER AT 6.00PM

PRESENT: John Roseth (Chair)
Mary-Lynne Taylor
Tim Moore
Margaret Lyons
Jamie Parker

IN ATTENDANCE

Rachel Josey	Leichhardt Council
Elizabeth Richardson	Leichhardt Council
Ryann Midei	Leichhardt Council
Eamon Egan	Leichhardt Council

APOLOGY: NIL

The meeting commenced at 6.05pm

1. **Declarations of Interest** - nil

2. **Business Items**

ITEM 1 **2010SYE060 – Leichhardt - D/2010/408 - Demolition of structures, construction of mixed use development (supermarket & 10 dwellings) with basement parking, strata subdivision & remediation - 69-73 Parramatta Road, ANNANDALE**

3. **Public Submissions**

Geoff Bonus – on behalf of applicant – architect of project	Addressed the panel for the proposal and addressed some issues raised in the council assessment report.
---	---

4. **Business Item Recommendations**

2010SYE060 – Leichhardt - D/2010/408 - Demolition of structures, construction of mixed use development (supermarket & 10 dwellings) with basement parking, strata subdivision & remediation - 69-73 Parramatta Road, ANNANDALE

- 1) The Panel resolves unanimously to refuse the application for the following reasons:
 - a) The arrangements for servicing are unsatisfactory. They require trucks to cross the centre line of Trafalgar Street. They require trucks leaving the site and turning into Parramatta Road to wait until three lanes are without traffic. The proposal will cause unsatisfactory queuing of cars in Trafalgar Street.
 - b) The internal arrangements at basement level are unsatisfactory because they do not comply with the Australian standards. The driveway design will not prevent flooding.
 - c) The apartments in the rear have an unacceptable impact overlooking and visually overpowering the adjoining small-scale residential development. The residential component of the proposal does not provide a transition between the supermarket and the small-scale residential development.

- 2) The Panel has considered the applicant's request to defer the application but concluded against this course of action, as any amended proposal would be significantly different from the existing and require re-exhibition, so that deferral would not provide the applicant with any benefit compared to lodging a new application.

MOTION CARRIED

The meeting concluded at 7.28pm.

Endorsed by



John Roseth
Chair

16 December 2010