

MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT LEICHHARDT COUNCIL ON WEDNESDAY, 30 MARCH 2011 AT 12.30PM

PRESENT:

David Furlong	Chair
Mary-Lynne Taylor	Panel Member
Julie Savet Ward	Panel Member
Michael Megna	Panel Member

IN ATTENDANCE

Edna Sorensen	City of Canada Bay Council
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APOLOGY: Angelo Tsirekas

1. The meeting commenced at 12.33pm

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2010SYE103 - Canada Bay - 600/2010 - New multi-storey mixed use building comprising 3 basement levels for parking, ground floor commercial and 8 storeys of residential apartments - 29-33 Cooper St & 9 Hilts Rd, Strathfield

4. Public Submission -

Bob Chambers – Town Planner	Addressed the panel on behalf of the applicant
Simon Thorne – Architect	Addressed the panel on behalf of the applicant
Charlie Elachi – Development Manager, Omayya Holdings	Addressed the panel on behalf of the applicant

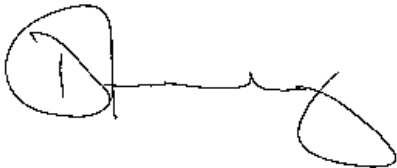
5. Business Item Recommendations

ITEM 1 - 2010SYE103 - Canada Bay - 600/2010 - New multi-storey mixed use building comprising 3 basement levels for parking, ground floor commercial and 8 storeys of residential apartments - 29-33 Cooper St & 9 Hilts Rd, Strathfield

1. The Panel has considered the Development Application, the written submissions received and those made to it and resolves unanimously to accept the recommendation contained in the Council staff Assessment Report and refuse the proposed development, for the following reasons;
 - (a) The proposed development fails to satisfy the Concord Planning Scheme Ordinance as it exceeds the maximum 2.5:1 floor space ratio for Precinct F of the Strathfield Triangle.
 - (b) The proposed development fails to comply with Clause 4.10 of the Strathfield Triangle Development Control Plan 2002 in regard to building height.
 - (c) The proposed development, in consideration of its excessive height and floor space, results in an unreasonable and excessive impact on surrounding properties particularly to the south.
 - (d) The proposed development conflicts with the exhibited draft Strathfield Triangle Planning Proposal, leading to an impact on the likely desired future character of area.
2. The panel does not agree that the numerical standards contained within the relevant Planning Framework (Concord Planning Scheme Ordinance) cannot be achieved on the subject site and therefore the application of those controls is neither unreasonable nor unnecessary. Accordingly, the Panel is of the view that the submitted Objection under State Environmental Planning Policy No. 1- Development Standards is not well founded.

The meeting concluded at 1.42pm

Endorsed by

A handwritten signature in black ink, appearing to read 'David Furlong', with a large, stylized initial 'D'.

David Furlong
Acting Chair, Sydney East
Joint Regional Planning Panel
1 April 2011