

# MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT ASHFIELD COUNCIL ON WEDNESDAY, 30 MARCH 2011 AT 6.30PM

## PRESENT:

David Furlong	Chair
Mary-Lynne Taylor	Panel Member
Julie Savet Ward	Panel Member
Ted Cassidy	Panel Member
Lyall Kennedy	Panel Member

## IN ATTENDANCE

Atalay Bas	Ashfield Council
Phil Sarin	Ashfield Council

## APOLOGY: NIL

1. The meeting commenced at 6.30pm

## 2. Declarations of Interest -

Nil

## 3. Business Items

***ITEM 1 - 2010SYE110 - Ashfield - 10.2010.301 - Demolition and construction of a Part 8 and Part 9 Storey mixed use development over basement car parking comprising 120 dwellings & retail space - 2A Brown Street, Ashfield***

## 5. Public Submission -

Giuliano Vaccari	Addressed the panel <b>for</b> the item
Dr Charles Mok	Addressed the panel <b>for</b> the item
David Harmer	Addressed the panel <b>against</b> the item
Russell Hand - Consultant Town Planner	Addressed the panel <b>against</b> the item
Michael Akin	Addressed the panel <b>against</b> the item
Mona Akin	Addressed the panel <b>against</b> the item
Michael Walker	Addressed the panel <b>for</b> the item
Tim Simpson	Addressed the panel <b>for</b> the item
Russell Olsson	Addressed the panel on behalf of the applicant

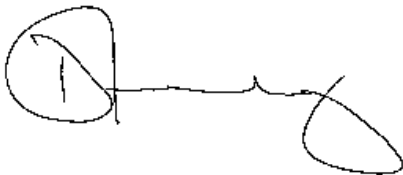
## 6. Business Item Recommendations

***ITEM 1 - 2010SYE110 - Ashfield - 10.2010.301 - Demolition and construction of a Part 8 and Part 9 Storey mixed use development over basement car parking comprising 120 dwellings & retail space - 2A Brown Street, Ashfield***

1. The Panel is concerned with the current proposal as presented to it and is unanimous in its decision that it could not approve that proposal.
2. However, the Panel is of a mind that it would approve an amended proposal that achieves the following
  - (a) The removal of the ninth floor component of proposed Building A in its entirety.
  - (b) The remaining floor space (without addition to any other building) that exceeds the LEP floor space ratio standard shall be the subject of a new Objection under State Environmental Planning Policy No.1 – Development Standards (SEPP 1). This Objection shall be properly prepared and justified under the principles laid down in the Land & Environment Court matters of Wehbe v's Pittwater and Winten v's North Sydney.
3. In arriving at its decision the Panel is of the view that the additional floor space above that permitted in the LEP, in its current form, creates impacts on views and shadows that are unacceptable.
4. The Panel is also of the view that the submitted SEPP 1 Objection is not well founded.
5. The amendments required in Point 2 above must be submitted to Council within 30 days of the date of this meeting. The Council staff will assess the new information and plans and provide a further written advice to the Panel incorporating an amended recommendation and conditions (where required). The new SEPP 1 Objection shall also be provided to the Panel
6. Upon receipt of the supplementary Council report confirming that the Panel's requirements have been achieved and that the remaining variations to relevant numerical standards have been properly justified, the Panel will meet by electronic means of communication to determine the Development Application.

The meeting concluded at 8.25pm

Endorsed by

A handwritten signature in black ink, appearing to be 'David Furlong', written over a circular stamp or seal.

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