

MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT CANADA BAY COUNCIL ON THURSDAY, 14 JULY 2011 AT 4.00PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Mary-Lynne Taylor	Panel Member
Michael Megna	Panel Member
Angelo Tsirekas	Panel Member

IN ATTENDANCE

Samuel Lettice	Canada Bay Council
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APOLOGY: NIL

1. The meeting commenced at 4.05pm

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2011SYE007 – Canada Bay - 656/2010 - Construction of a 20 storey residential flat building with 201 residential units, 222 parking spaces over two (2) podium levels and strata subdivision - 40 Walker St, Rhodes (Lot 201/DP 1101828)

4. Public Submission -

Jennifer Dixon	Addressed the panel against the item
Dr Adam Butler	Addressed the panel against the item
Geoff Coffill	Addressed the panel against the item

5. Business Item Recommendations

2011SYE007 – Canada Bay - 656/2010 - Construction of a 20 storey residential flat building with 201 residential units, 222 parking spaces over two (2) podium levels and strata subdivision - 40 Walker St, Rhodes (Lot 201/DP 1101828)

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report and subject to the conditions recommended in the report.
2. The Panel considered the objectors' concerns that the scale of the proposal was excessive. The Panel notes, however, that the proposal complies with the planning controls and that the height of 20 storeys allows more open space than a similar density (established by SREP 29) would at the height of 12 storeys. The Panel is required to deal with all applications in the context of the planning regime that applies to the site.

6. Business Items

ITEM 2 - 2011SYE040 – Canada Bay - 104/2011 - Demolition of structures, construction of a 25 storey mixed use development, 3 basement parking levels, 228 units, stratutum subdivision & open space - 7 Rider Boulevard, Rhodes

7. Public Submission -

Jennifer Dixon	Addressed the panel against the item
Dr Adam Butler	Addressed the panel against the item
Geoff Coffill	Addressed the panel against the item

8. Business Item Recommendations

2011SYE040 – Canada Bay - 104/2011 - Demolition of structures, construction of a 25 storey mixed use development, 3 basement parking levels, 228 units, stratutum subdivision & open space - 7 Rider Boulevard, Rhodes

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report and subject to the conditions recommended in the report.
2. The Panel considered the objectors' concerns that the scale of the proposal was excessive. The Panel notes, however, that the proposal complies with the planning controls and that the height of 25 storeys allows more open space than a similar density (established by SREP 29) would at the height of 12 storeys. The Panel is required to deal with all applications in the context of the planning regime that applies to the site.

The meeting concluded at 4.45pm

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
16 July 2011