

MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT BURWOOD COUNCIL ON WEDNESDAY, 20 JULY 2011 AT 6.00PM

PRESENT:

| | |
|-------------------|--------------|
| John Roseth | Chair |
| David Furlong | Panel Member |
| Mary-Lynne Taylor | Panel Member |
| Sally Deans | Panel Member |
| Henson Liang | Panel Member |

IN ATTENDANCE

| | |
|-------------|-----------------|
| Brian Olsen | Burwood Council |
| Michael Sue | Burwood Council |

APOLOGY: NIL

1. The meeting commenced at 6.05pm

2. Declarations of Interest -

Nil

3. Business Items

***ITEM 1 - 2011SYE058 - Burwood D 65/2011 - Seniors Housing Development-(SEPP 5);
No 8-10 Brighton Street, Croydon***

4. Public Submission -

| | |
|-------------------------|---|
| Cr John Faker | Addressed the panel against the item |
| Martin Vulic | Addressed the panel against the item |
| Skevi Panayi | Addressed the panel against the item |
| Paul Watson | Addressed the panel against the item |
| Sandra Watson | Addressed the panel against the item |
| Alison Buckley | Addressed the panel against the item |
| Margaret Hills | Addressed the panel against the item |
| Jean Dupavillon | Addressed the panel against the item |
| Brian Kirk | Addressed the panel against the item |
| Belinda Noonan | Addressed the panel against the item |
| Eugino Papa | Addressed the panel against the item |
| Margo Maneschi | Addressed the panel against the item |
| Cr Lesley Furneaux Cook | Addressed the panel against the item |
| Mary Anne Loveridge | Addressed the panel against the item |
| Philip Swan | Addressed the panel against the item |
| John Vo Diesendorf | Addressed the panel against the item |
| Marian Stapleton | Addressed the panel against the item |
| Allen Roberts | Addressed the panel against the item |
| Simon Bromage | Addressed the panel against the item |

| | |
|---|--|
| Skevi Panayi, spoke on behalf of Kathy Totidis | Addressed the panel against the item |
| Evangeline Buckley | Addressed the panel against the item |
| Anthony Matheson | Addressed the panel against the item |
| Elizabeth Matheson | Addressed the panel against the item |
| Letitia Matheson | Addressed the panel against the item |
| Annabelle Matheson | Addressed the panel against the item |
| Kerry Gordon | Addressed the panel against the item |
| Kanella Glinatsis | Addressed the panel against the item |
| Louie Antoun | Addressed the panel against the item |
| Garry Chapman | Addressed the panel against the item |
| Cathy Busuttil | Addressed the panel against the item |
| Margo Maneschi, spoke on behalf of Maurice Maneschi | Addressed the panel against the item |
| Ken Buckley | Addressed the panel against the item |
| David Meaher, CEO, Catholic Care | Addressed the panel on behalf of the applicant |
| Dan Brindle | Addressed the panel on behalf of the applicant |

5. Business Item Recommendations

ITEM 1 - 2011SYE058 Burwood D 65/2011 - Seniors Housing Development-(SEPP 5); No 8-10 Brighton Street, Croydon

- 1) The Panel resolves by a majority of 4 to 1 (for: John Roseth, Mary Lynne Taylor, David Furlong and Sally Deans; against Henson Liang) to defer the determination of the application in order to allow the applicant to submit an amended proposal that reduces the impact on nearby dwellings, in particular on 25 Croydon Avenue, by
 - a) reducing the height of Block C by redistributing floor space across the site;
 - b) moving the position of the access driveways to be more centrally located on the site;
 - c) minimising the shadow impact on nearby dwellings; and
 - d) minimising the overlooking of nearby backyards.
- 2) The Panel is aware that the application is reasonably consistent with the Masterplan, as approved in 2004. It notes that the minor differences with the Masterplan are not the main reason for the impacts which are undesirable and to which the residents object. In the Panel's opinion, the Masterplan as approved in 2004 has unacceptable impacts. While the Masterplan has been approved, it has not been built and if it were varied, it would achieve a better result for the built environment.
- 3) The Panel accepts that the assessment report by the council's planning staff was properly on the basis that the proposal is consistent with the Masterplan.
- 4) Councillor Liang does not support the resolution to defer and would refuse the application because
 - a) he is not satisfied with the process of the two previous stages and the lack of community consultation;
 - b) he is not satisfied with the overall design of the development as it is not consistent with the character of the area being one or two storey houses;
 - c) the design is unsatisfactory in terms of solar access to the neighbouring properties, overlooking and impact on the amenity of the community; and
 - d) the development is not in the best interest of the community.
- 5) The Panel requests the applicant to submit, on or before 19 August 2011, an amended proposal that responds to paragraph 1 of this resolution. The amended plans should be

notified, for a period of 14 days, to the objectors who have made submissions. The Panel requests the council's planning assessment officer to prepare a supplementary report on the amended plans. Following receipt of this report, the Panel will determined the application at another public meeting.

The meeting concluded at 10.05pm.

Endorsed by

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