

**MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL
PLANNING PANEL MEETING
HELD AT PLANNING ASSESSMENT COMMISSION
ON TUESDAY 27 SEPTEMBER 2011 AT 11.00AM**

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Julie Savet Ward	Panel Member
Peter Robinson	Panel Member
Bill Carney	Panel Member

IN ATTENDANCE

Thomas Watt	Strathfield Council
Carine Eilas	Strathfield Council

APOLOGY: NIL

1. The meeting commenced at 11.10am.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2011SYE070 – Strathfield - DA2011/101 - Demolition and Construction of (47) unit Residential Flat Building with basement parking, strata subdivision and associated works - 8-12 Marlborough Road, Homebush West

4. Public Submission -

Mr Tony Jreige Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2011SYE070 – Strathfield - DA2011/101 - Demolition and Construction of (47) unit Residential Flat Building with basement parking, strata subdivision and associated works - 8-12 Marlborough Road, Homebush West

- 1) The majority of the Panel (for: John Roseth, David Furlong, Julie Savet-Ward and Bill Carney; against: Peter Robinson) resolves to accept the recommendation of the planning assessment report to grant consent to the application, for the reasons mentioned in the report and subject to the conditions recommended in the report plus an additional condition, ie
- The applicant is to submit before the issue of the Construction Certificate an amended landscape plan that addresses the following issues to the satisfaction of the Director of Technical Services:*
- a) uses some local species within the planting selection;*
 - b) redesigns the central courtyard so that it is not bisected by pathways, these to be moved to the edges such that the space is one large space that can be effectively used for*

recreation. There should be, in one location sufficient soil depth for a tree to be planted for shade.

- c) the landscaped area between the west and south boundaries and the units on the west and south sides of the building are redesigned such that the open space is useable private open space for each unit and each unit has direct access to the private open space.

- 2) Peter Robinson voted for refusal because he would approve the application only subject to a condition that the majority did not agree to. This condition was as follows:

The applicant is to submit amended plans that delete the balcony and living room to Unit 11 and the units above, and, if need be, this area of floor space can be re-located adjacent to Unit 1 (or above), such that no floor space is lost. As part of this, the area created on the northwest corner is to be landscaped as useable open space for child play and passive/active recreation away from the area of the main units due to noise.

6. Business Items

ITEM 2 - 2011SYE076 – Strathfield - 2011/109 - Demolition of existing structures and removal of trees and construction of a 5 storey RFB comprising 49 apartments & two levels basement car parking - 6-12 Courallie Avenue, Homebush

7. Public Submission -

Jihad Bechara – Architect	Addressed the panel on behalf of the applicant
Wilfred Nino – town planner	Addressed the panel on behalf of the applicant
Kin Wai Chan	Addressed the panel on behalf of the applicant

8. Business Item Recommendations

ITEM 2 - 2011SYE076 – Strathfield - 2011/109 - Demolition of existing structures and removal of trees and construction of a 5 storey RFB comprising 49 apartments & two levels basement car parking - 6-12 Courallie Avenue, Homebush

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to refuse the application, for the reasons mentioned in the report.
2. In the Panel's opinion an acceptable proposal would need to comply with the major planning controls, in particular height and building envelope. The Panel rejects the applicant's argument that, because this site is at the end of the street, it justifies a taller building. A reduced fourth storey may, however, be considered as an attic.

The meeting concluded at 1.15pm.

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
27 September 2011