

**MINUTES OF THE SYDNEY EAST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT CANADA BAY COUNCIL
ON WEDNESDAY, 15 FEBRUARY 2012 AT 4.00PM**

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Michael Megna	Panel Member
Angelo Tsirekas	Panel Member

IN ATTENDANCE

Shannon Anderson	Canada Bay Council
Peter Giaprakas	Canada Bay Council
Stuart Ardlie	Canada Bay Council
Tony McNamara	Canada Bay Council

APOLOGY: NIL

1. The meeting commenced at 4.00pm

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2011SYE113 – Canada Bay - 442/2011 - Residential development of 203 units in three buildings ranging in height from 4 to 9 storeys over basement and podium level parking for 222 vehicles - 38 Shoreline Drive Rhodes

4. Public Submission -

No submissions made.

5. Business Item Recommendations

ITEM 1 - 2011SYE113 – Canada Bay - 442/2011 - Residential development of 203 units in three buildings ranging in height from 4 to 9 storeys over basement and podium level parking for 222 vehicles - 38 Shoreline Drive Rhodes

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.

6. Business Items

ITEM 2 - 2011SYE106 – Canada Bay - 411/2011 - Demolition of existing structures, construction of a six storey mixed use building with two basement parking levels, ground floor commercial/retail, 60 residential units - 121 Victoria Road, Drummoyne

7. Public Submission -

Pierre Jacob	Addressed the panel with concerns about the item
Anthony Dimos	Addressed the panel against the item
Peter Kostogiannis	Addressed the panel against the item
Kendal Mackay	Addressed the panel against the item
John Tzaferis	Addressed the panel against the item
Malcolm Leckie	Addressed the panel against the item
Stephen McMahon	Addressed the panel on behalf of the applicant
Theo Loucas	Addressed the panel on behalf of the applicant
Robert Varga	Addressed the panel on behalf of the applicant

8. Business Item Recommendations

ITEM 2 - 2011SYE106 – Canada Bay - 411/2011 - Demolition of existing structures, construction of a six storey mixed use building with two basement parking levels, ground floor commercial/retail, 60 residential units - 121 Victoria Road, Drummoyne

- 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, as modified below.
- 2) The following additional conditions are to be included:
 - a) The use of the loading dock by heavy vehicles shall be restricted to between 7am and 10pm. All heavy vehicles shall enter the loading dock in a forward direction. The roller shutter shall be closed after the heavy vehicle has entered the loading dock. Before exiting, all heavy vehicles shall be rotated on the turntable and exit in a forward direction.
 - b) All purchasers shall be apprised of the fact that the council will not issue parking permits for the residents of this development.
 - c) The plans for Units 409 and 410 shall be amended to reduce the cantilevered cover over the terrace to a maximum depth of 1.5m. Details to be shown on the Construction Certificate plans.
 - d) The driveway entries are to be protected by doors which shall be noise-attenuated to achieve a maximum of 5dBA above background noise at the boundaries of the residential properties on the other side of Formosa Street.
 - e) ConditionCCG2 shall be amended to include requirements for the protection of the building and basement of 135 Victoria Road during construction.

The meeting concluded at 5:33pm.

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
15 February 2012