

# MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT CANTERBURY CITY COUNCIL ON WEDNESDAY 15 AUGUST 2012 AT 11.00AM

## PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Greg Ritchie	Panel Member
Brian Robson	Panel Member
Warren Farleigh	Panel Member – Item 1 only
Sue Francis	Panel Member – Items 2 and 3 only

## IN ATTENDANCE

Zena Ayache	Canterbury Council
Stephen Pratt	Canterbury Council
Bernard Sutton	Canterbury Council

## APOLOGY: NIL

1. The meeting commenced at 11.10 am.

### 2. Declarations of Interest -

Sue Francis has declared a conflict of interest regarding ITEM 1, as she is working with the applicant on other development applications.

### 3. Business Items

***ITEM 1 - 2012SYE026 – Canterbury - 47/2012 - Construction of a mixed use development comprising two levels of basement car parking, retail and commercial tenancies and 152 residential apartments - 1-9 Broadway Street, Punchbowl***

### 4. Public Submission -

Terry Kintominas	Addressed the panel <b>against</b> the item
Theo Loucas	Addressed the panel on behalf of the applicant
Chris Palmer	Addressed the panel on behalf of the applicant

### 5. Business Item Recommendations

***ITEM 1 - 2012SYE026 – Canterbury - 47/2012 - Construction of a mixed use development comprising two levels of basement car parking, retail and commercial tenancies and 152 residential apartments - 1-9 Broadway Street, Punchbowl***

- 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, except as below:

- a) In Condition 29 in the last paragraph the words *“that relates to the work for which the contribution is levied”* are added after *“Construction Certificate”*.
  - b) In Condition 1.1.1 the sixth bullet point *“Sydney Water Notice of Requirements”* is deleted.
  - c) Condition 86 is deleted.
  - d) In Condition 174 the last two lines *“A copy of Sydney Water’s Notice of Requirements must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued”* are deleted.
- 2) The Panel requests the Council’s planning assessment officer to rationalise the conditions, without changing their content and substance, so that they relate better to the work already completed under the consent for excavation of the site.
  - 3) The Panel notes the applicant’s willingness to negotiate with the Council concerning the relocation of the monument.
  - 4) The Panel believes that the proposed development is permissible as dwellings attached to shops and commercial floor space.

## 6. Business Items

***ITEM 2 - 2012SYE031 – Canterbury - DA-69/2012 - Demolition of existing structures and construction of a mixed use development containing 104 residential units and one commercial tenancy - 359 - 365 Beamish Street and 33 - 35 Unara Street, Campsie***

## 7. Public Submission -

Mary McCluskey on behalf of	Addressed the panel <b>against</b> the item
Melcar Holdings Pty Ltd	
Steven White	Addressed the panel on behalf of the applicant

## 8. Business Item Recommendations

***ITEM 2 - 2012SYE031 – Canterbury - DA-69/2012 - Demolition of existing structures and construction of a mixed use development containing 104 residential units and one commercial tenancy - 359 - 365 Beamish Street and 33 - 35 Unara Street, Campsie***

- 1) The Panel resolves unanimously to accept the recommendation of the planning assessment report, for the reasons mentioned in the report and subject to the conditions recommended in the report, amended as recommended in the council’s supplementary report and with the deletion of Condition 67.
- 2) The Panel requests the applicant and the Council, in preparing and approving the Construction Management Plan, to give priority to the need to minimise disturbance to the laser surgery being carried out in the neighbouring property.

## 9. Business Items

***ITEM 3 - 2012SYE002 – Canterbury – 592/2011 - Demolition of existing structures and construction of three residential apartment buildings containing 254 dwellings and associated basement car park - 15 and 18 Charles Street, Canterbury***

## 10. Public Submission -

Phil Tzavellas  
Aris Dimos

Addressed the panel **against** the item  
Addressed the panel on behalf of the applicant

## 11. Business Item Recommendations

***ITEM 3 - 2012SYE002 – Canterbury – 592/2011 - Demolition of existing structures and construction of three residential apartment buildings containing 254 dwellings and associated basement car park - 15 and 18 Charles Street, Canterbury***

- 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, except as below:
  - a) Condition 19 is deleted.
  - b) A new sentence is added at the end of Condition 21: *“A portion of the contribution may be offset by works being carried out in the public domain, as approved by council.”*
  - c) In Condition 28 the words *“Construction Certificate”* replace the words *“Occupation Certificate”*. The following sentence is added: *“The construction works associated with the Voluntary Planning Agreement shall be completed before the Occupation Certificate”*.
- 2) The Panel has considered the applicant's request to change the Deferred Commencement condition into a general condition. The Panel is unable to do so, as the deferred commencement condition is part of the concurrence of RailCorp.

The meeting concluded at 1:30 pm.

Endorsed by



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