

# **MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT PLANNING ASSESSMENT COMMISSION ON THURSDAY, 17 MAY 2012 AT 3.00PM**

## **PRESENT:**

|                  |              |
|------------------|--------------|
| David Furlong    | Chair        |
| Sue Francis      | Panel Member |
| Julie Savet Ward | Panel Member |
| Peter Robinson   | Panel Member |
| Bill Carney      | Panel Member |

## **IN ATTENDANCE**

|               |                     |
|---------------|---------------------|
| Silvio Falato | Strathfield Council |
| Patrick Wong  | Strathfield Council |

## **APOLOGY: NIL**

1. The meeting commenced at 3.00pm.

## **2. Declarations of Interest -**

Nil

## **3. Business Items**

***ITEM 1 - 2012SYE003 – Strathfield – 2011/195 - Residential flat development comprising 126 units, two (2) retail tenancies, a community facility and (202) parking spaces in three basement levels - 29 Burlington Road and 32 The Crescent Homebush***

## **4. Public Submission -**

|                 |  |
|-----------------|--|
| Stephen McMahon | Addressed the panel on behalf of the applicant |
| Alice Spizzo    | Addressed the panel on behalf of the applicant |

## **5. Business Item Recommendations**

***ITEM 1 - 2012SYE003 – Strathfield – 2011/195 - Residential flat development comprising 126 units, two (2) retail tenancies, a community facility and (202) parking spaces in three basement levels - 29 Burlington Road and 32 The Crescent Homebush***

1. The Panel resolves unanimously that it would approve the application for the reasons contained in the planning assessment report, subject to being satisfied as to:

- a) The solar impact of the proposed seventh floor, both internally and on adjoining properties.
- b) Adoption of the draft Voluntary Planning Agreement (VPA) by Council.
- c) The clarification of the positions of Sydney Water in relation to its stormwater culvert and Council's Drainage Engineer in regard to Council's stormwater system;

**NOTE:** During the Panel meeting the Applicant tabled a letter from Sydney Water dated April, 2012, confirming that it has removed its objection to the proposal and providing potential conditions of development consent in relation to its stormwater culvert.

2. In order to facilitate the Panel requests in Point 1 above:

- a) the applicant shall prepare a full set of shadow diagrams and submit them to both the Council and the Panel Secretariat by 1 June 2012;
- b) the applicant shall prepare a visual analysis of the potential impact of the seventh level as a comparison to that of the Court approved six level building, when viewed from Burlington Road and the Crescent and submit them to both the Council and the Panel Secretariat by 1 June 2012;
- c) All Panel members shall advise the Panel Secretariat (by electronic means) of their views on the detailed information required by points 2a) and 2b) by 8 June, 2012.

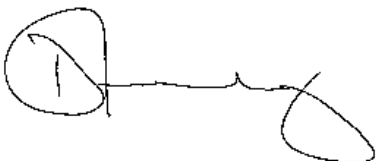
**NOTE:** Should a majority of the Panel not be satisfied as to those matters, the Panel may need to reconvene (publicly or by electronic means) to determine how it wishes to proceed with the application.

- c) the Council shall amend the draft conditions of development consent contained in the Assessment Report by 31 May, 2012, to correct the inaccuracies and inconsistencies raised during the Panel meeting, include those conditions from Sydney Water discussed in point 1(c) above and any subsequent conditions from Council's Drainage Engineer in relation to Council's stormwater pipe;
- d) the Council's planning assessment officer to provide a copy of the final draft conditions to the applicant by 31 May, 2012 and the applicant to provide a response to those draft conditions by 6 June, 2012;
- d) the Council to place the draft VPA on exhibition as soon as possible; and
- e) the Council's planning assessment officer to provide an addendum report to the Panel Secretariat by 13 July, 2012, incorporating the final conditions and confirming the elected Council's adoption of the draft VPA (or not).

3. The Panel will then determine the matter via electronic means.

The meeting concluded at 4.19pm.

Endorsed by

A handwritten signature in black ink, appearing to read 'David Furlong', with a large loop at the end.

David Furlong  
Acting Chair, Sydney East  
Joint Regional Planning Panel  
18 May 2012