

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT RHODES COMMUNITY CENTRE ON WEDNESDAY 6 JUNE 2012 AT 10.30AM

PRESENT:

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| John Roseth | Chair |
| David Furlong | Panel Member |
| Sue Francis | Panel Member |
| Helen McCaffrey | Panel Member |

IN ATTENDANCE

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| Narelle Butler | Canada Bay Council |
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APOLOGY: Cr Angelo Tsirekas

1. The meeting commenced at 10.30am

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2012SYE006 – Canada Bay - DA527/2011 - Residential Flat Development comprising 500 units with 251 units being for Affordable Housing - 27 Leeds Street, Rhodes

4. Public Submission -

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| Cr Pauline Tyrrell | Addressed the panel against the item |
| Cr Angelo Tsirekas | Addressed the panel against the item |
| Jennifer Dixon | Addressed the panel against the item |
| Ben Fife | Addressed the panel on behalf of the applicant |
| Ben Henricks | Addressed the panel on behalf of the applicant |
| Steve Zapia | Addressed the panel on behalf of the applicant |
| Alan Fife | Addressed the panel on behalf of the applicant |

5. Business Item Recommendations

ITEM 1 - 2012SYE006 – Canada Bay - DA527/2011 - Residential Flat Development comprising 500 units with 251 units being for Affordable Housing - 27 Leeds Street, Rhodes

The meeting concluded at 12.30pm.

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to refuse the application.

2. The Panel notes that the application has not fulfilled the requirement of the Site Compatibility Certificate to undertake *“a thorough contextual analysis in the master plan and development application, demonstrating that the development is compatible with its surrounds”*. In the Panel’s opinion, the conceptual analysis should extend at least to the Strategic Foreshore Site identified in Part 4 of the **Sydney Regional Environmental Plan Sydney Harbour Catchment 2005**, of which the site forms a part. Clearly, this will need the co-operation of council, as the Strategic Foreshore Site contains properties over which the applicant has no control.
3. The Panel notes that the proposed building has a FSR of 4:1 and is only 20m from the water. The applicant has justified this by relying on the scale of the existing development in Rhodes West. However, the scale of Rhodes West, on average, is considerably less than this and the large buildings are further back from the foreshore.
4. The Panel notes that the applicant submitted an alternative proposal at a considerably reduced density and has asked the Panel to defer the application pending the assessment of the alternative proposal. The decision whether to accept amendments to a proposal during the period of assessment rests with the council and the council has declined to accept the amendments at the late stage in the assessment process at which the applicant submitted it. The Panel agrees with this decision, since the alternative proposal is so different from the proposal originally submitted that it needs re-exhibition and re-assessment, so that the proper course of action is to submit it as a new application.

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
6 June 2012