

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT PLANNING ASSESSMENT COMMISSION ON THURSDAY, 11 OCTOBER 2012 AT 1.30PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Brian Robson	Panel Member
Warren Farleigh	Panel Member

IN ATTENDANCE

Hassan Morad	Canterbury Council
Stephen Pratt	Canterbury Council

APOLOGY: NIL

1. The meeting commenced at 1.30pm.

2. Declarations of Interest -

David Furlong left the panel during the meeting and declared an interest in the application after the council assessment officer produced a set plans that a client of David's is involved in on another development application lodged with council.

3. Business Items

ITEM 1 - 2012SYE058 - Canterbury - DA-164/2012 - Construction of a mixed use development containing 115 residential units, commercial tenancy and basement level carparking - 1A, 1, 2, 3 Charles Street and 12 Robert Street, Canterbury

4. Public Submission -

Murray Holmes	Addressed the panel against the item
Aris Dimos	Addressed the panel on behalf of the applicant
Tony Leung	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2012SYE058 - Canterbury - DA-164/2012 - Construction of a mixed use development containing 115 residential units, commercial tenancy and basement level carparking - 1A, 1, 2, 3 Charles Street and 12 Robert Street, Canterbury

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to refuse the application.
2. The Panel notes that the reasons listed in the assessment report to support refusal are numerous. While the Panel adopts these reasons, the two principal reasons for its refusal

are the inadequate setback from the southeast boundary and the lack of commercial floor space.

3. As concerns the setback from the southeast boundary, the Panel notes that the applicant has argued that the 12m dedication required for the new Market Lane falls entirely on the adjoining site. Assuming that the applicant is correct, it would then appear fair and reasonable that the burden of any additional setback required by SEPP 65 should fall on the subject site. Therefore, there should be a setback on this site of 6m above 12m height and a setback of 12m above 25m height.
4. As concerns the lack of commercial floor space, the Panel requires that the commercial space required by the LEP and DCP should be provided. The Panel accepts that demand for commercial space may occur later than that for residential space; however, unless the provision occurs now, the vision of the plan for the Cooks River Precinct will not be implemented.

The meeting concluded at 2.30pm.

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
11 October 2012