

# MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT CANADA BAY COUNCIL ON THURSDAY 17 OCTOBER 2013 AT 2.00PM

## PRESENT:

David Furlong	Chair
Sue Francis	Panel Member
Stuart McDonald	Panel Member
Michael Megna	Panel Member
Helen McCaffrey	Panel Member

## IN ATTENDANCE

Samuel Lettice	Canada Bay Council
Shannon Anderson	Canada Bay Council

## APOLOGY: NIL

1. The meeting commenced at 2.00pm

## 2. Declarations of Interest -

Nil

## 3. Business Items

***ITEM 1 - 2013SYE044 – Canada Bay - 197/13 - Aged Care Facility - 65-71 St Albans Street, Abbotsford***

## 4. Public Submission -

Angelo Tsirekas (Mayor)	Addressed the panel raising two questions
Marian Higgins	Addressed the panel on behalf of the applicant
Mark Relf	Addressed the panel on behalf of the applicant
Tim Rogers	Addressed the panel on behalf of the applicant

## 5. Business Item Recommendations

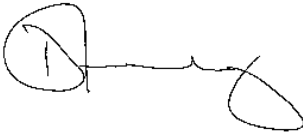
***ITEM 1 - 2013SYE044 – Canada Bay - 197/13 - Aged Care Facility - 65-71 St Albans Street, Abbotsford***

1. The panel resolved unanimously to refuse the application for the reasons outlined in the planning assessment report.
2. In arriving at its decision the panel is mindful that in order to meet the standards for access contained within SEPP – Seniors living, it is necessary to undertake physical works in the public domain. These works require the separate approval of Council under the Roads Act and that approval has not yet been granted.

3. The panel also notes that the Council has received formal legal advice that the requirements within Clause 26 of the SEPP are a prohibition and not a development standard.
4. The Panel further notes that the Council's Planning Assessment staff have not had sufficient time to assess the Clause 4.6 variation standard contained in clause 40 (4)(b) of the SEPP in relation to the number of storeys within a building. In the absence of such an assessment the Panel is not empowered to agree to such a variation.

The meeting concluded at 2.45pm.

Endorsed by

A handwritten signature in black ink, appearing to be 'David Furlong', written over a circular stamp or seal.

David Furlong  
Acting Chair, Sydney East  
Joint Regional Planning Panel  
17 October 2013