

# MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT PLANNING ASSESSMENT COMMISSION ON WEDNESDAY 14 AUGUST 2013 AT 12.30PM

## PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Ted Cassidy	Panel Member
Monica Wangmann	Panel Member

## IN ATTENDANCE

Philip North	Ashfield Council
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## APOLOGY: NIL

1. The meeting commenced at 10.35am.

## 2. Declarations of Interest -

Nil

## 3. Business Items

***ITEM 1 - 2013SYE045 – Ashfield - 10.2013.98.1 - Seniors housing with 53 self care dwellings in five buildings between one and four storeys with basement car parking, landscaping & associated works - 43-49 & 51 Queen Street & 3, 5 & 7 New Street, Ashfield***

## 4. Public Submission -

Lindy Higgins	Addressed the panel <b>against</b> the item
The Hon Trevor Morling QC	Addressed the panel <b>for</b> the item
Jack Shelton	Addressed the panel <b>for</b> the item
Diedre Walker	Addressed the panel <b>for</b> the item
Jeeva Chapman	Addressed the panel <b>for</b> the item
Paul Holding	Addressed the panel on behalf of the applicant
Gary Shiels	Addressed the panel on behalf of the applicant
Rob Puflett	Addressed the panel on behalf of the applicant

## 5. Business Item Recommendations

***ITEM 1 - 2013SYE045 – Ashfield - 10.2013.98.1 - Seniors housing with 53 self care dwellings in five buildings between one and four storeys with basement car parking, landscaping & associated works - 43-49 & 51 Queen Street & 3, 5 & 7 New Street, Ashfield***

1. The Panel resolves unanimously to accept the finding of the planning assessment report that the application, in its present form, is not appropriate for approval, principally because it exceeds the relevant planning controls.
2. However, the Panel would consider favourably a similar proposal in which the height of the four-storey building is reduced to three storeys. The number of apartments may remain 53, but should not be increased. The plans should confirm a minimum floor to ceiling height of 2.7m and ensure that the services can be accommodated within the building.
3. The Panel requests the applicant to submit, by 30 August 2013, amended drawings that reduce the height of Building 3 to three storeys, provide an easement for public access to Lewis Herman Reserve and provide privacy screens to reduce overlooking of Robert Street and New Street properties. The amended application should respond to concerns expressed in the planning assessment report about site contamination.
4. The Panel requests the planning assessment officer to prepare, by 12 September 2013, a supplementary report on whether the amended application has responded to the matters in paragraph 3 above, as well as suitable draft conditions of consent.
5. Following receipt of the supplementary report, the Panel will determine the application by communicating by electronic means, unless it considers that another public meeting is necessary.

The meeting concluded at 2.30pm

Endorsed by

John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
14 August 2013