

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT CHRISTIES CONFERENCE CENTRE ON WEDNESDAY 4 JUNE 2014 AT 11.30AM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Peter Fitzgerald	Panel Member
George Glinatsis	Panel Member

IN ATTENDANCE

Tom Copping	Botany Bay Council
Roger Dowsett	Botany Bay Council
Phoebe Mikhie	Botany Bay Council

APOLOGY: NIL

1. The meeting commenced at 11.35am.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2013SYE063 – Botany Bay - da13/135 - Construction of a mixed-use residential and commercial development comprising 309 apartments and 2637sqm of commercial floor space - 659-669 Gardeners Road, Mascot

4. Public Submission -

John Green	Addressed the panel on behalf of the applicant
Bob Chamber	Addressed the panel on behalf of the applicant
Brent Marvin	Addressed the panel on behalf of the applicant
Bill Clements	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2013SYE063 – Botany Bay - da13/135 - Construction of a mixed-use residential and commercial development comprising 309 apartments and 2637sqm of commercial floor space - 659-669 Gardeners Road, Mascot

The panel by a majority of 4:1 (for George Glinatsis, Peter Fitzgerald, Tim Moore and Sue Francis; against David Furlong) resolves to refuse the development application for the following reasons:

1. The proposed exceedance in building height and FSR results in a building envelope with unacceptable impacts within the site.

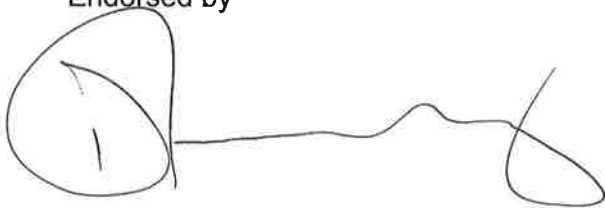
2. The non-compliance with the requirements of SEPP 65 in terms of building separation, solar access and building depth is unacceptable.
3. The variation in urban form, from that proposed in the DCP results in unacceptable impacts in adjoining lands and the future public domain.
4. There is insufficient separation between living areas and bedrooms off the "streets in the sky" results in inadequate residential amenity.

David Furlong does not support the refusal as he considers that:

- a) The variations to the LEP building height and FSR standards under Clause 4.6 of the LEP is well founded;
- b) The departures from the statutory standards will not result in negative impacts on the amenity of neighbouring properties, or the wider locality;
- c) The variation in the RFDC requirements for solar access to individual units is reasonable in this instance, bearing in mind the substantial communal open space areas on the roof of the proposal, that provide uninterrupted solar access;
- d) Council's Design Review Panel support the proposal which is similar in design and form to a number of nearby developments recently approved under the same planning regime.

The meeting concluded at 12.35pm.

Endorsed by

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a long, horizontal, wavy line that ends in a small loop.

David Furlong
Acting Chair, Sydney East
Joint Regional Planning Panel
4 June 2014