

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT CHRISTIES CONFERENCE CENTRE ON WEDNESDAY 16 APRIL 2014 AT 11.30AM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Brian Robson	Panel Member
Gillian Dawson	Panel Member

IN ATTENDANCE

Andrew Ison	Canterbury Council
Rita Nakhle	Canterbury Council

APOLOGY: NIL

1. The meeting commenced at 11.30am

2. Declarations of Interest -

Nil. David Furlong did declare that his Grandfather was a foundation member of Canterbury Leagues Club however that did not cause him to have any conflict of interest on the application.

3. Business Items

ITEM 1 - 2013SYE100 – Canterbury – 506/2013 - Proposed earth works to include infill of existing basement carpark on site and associated retaining walls and proposed construction and first use of a Bunnings Warehouse, including carparking, signage and landscaping - 155, 157 and 159-163 Kingsgrove Road and 30, 34, 36 and 38 Richland Street, Kingsgrove

4. Public Submission -

Margaret Millen Addressed the panel **against** the item

5. Business Item Recommendations

ITEM 1 - 2013SYE100 – Canterbury – 506/2013 - Proposed earth works to include infill of existing basement carpark on site and associated retaining walls and proposed construction and first use of a Bunnings Warehouse, including carparking, signage and landscaping - 155, 157 and 159-163 Kingsgrove Road and 30, 34, 36 and 38 Richland Street, Kingsgrove

- 1) The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report and subject to the conditions recommended in the report except as follows:
 - a) The amendments agreed on between applicant and the council's staff are accepted;

- b) The deferred commencement condition becomes a standard condition with the time at which the Traffic Management Plan is to be submitted being before the first Construction Certificate is issued.
- 2) The Panel notes the submission of Margaret Millen on behalf of the Arinya and Pacific Street Committee about the closure of Pacific Street at Kingsgrove Road. As the Panel has no authority over such a closure, it is referring the suggestion to the Council.

6. Business Items

ITEM 2 - 2013SYE101 – Canterbury - Internal and external changes to Canterbury Leagues Club - 26-62 Bridge Road, Belmore

7. Public Submission -

David Hoy	Addressed the panel on behalf of the applicant
David Brace	Addressed the panel on behalf of the applicant

8. Business Item Recommendations

ITEM 2 - 2013SYE101 – Canterbury - Internal and external changes to Canterbury Leagues Club - 26-62 Bridge Road, Belmore

- 1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report and subject to the conditions recommended in the report except as follows:
 - a) condition 43 is deleted
 - b) in condition 38 the words “which ever occurs earlier” are deleted
 - c) in condition 33 and 34 a third property, 22 Gladstone Road, is added and a requirement is added that the dilapidation report be made available to the owners of the 3 relevant properties
 - d) the deferred commencement condition becomes a standard condition
- 2. The Panel notes that negotiations between the applicant and a neighbour Mr Theo Dimou have been going on regarding the repositioning of his solar panels. While the Panel has no power to impose a condition to this effect, it encourages the parties to continue negotiations.

The meeting concluded at 12.00pm

Endorsed by



John Roseth
Chair, Sydney East
Joint Regional Planning Panel
16 April 2014 2014