

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT CHRISTIES CONFERENCE CENTRE ON MONDAY 10 MARCH 2014 AT 11.30AM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Nick Katris	Panel Member

IN ATTENDANCE

Ben Latta	Kogarah Council
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APOLOGY: George Latasbaris

1. The meeting commenced at 11.30am.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2013SYE103 – Kogarah - 276/2013 - St Patricks Green Seniors Living Development - 143-155 Princes Highway & 38-48 Chapel Street, Kogarah

4. Public Submission -

Lily Gong	Addressed the panel against the item
Alicia Guerrero	Addressed the panel against the item
Ian Grant	Addressed the panel against the item
Graham William	Addressed the panel against the item
Emma McDonald	Addressed the panel on behalf of the applicant
Russell Olsen	Addressed the panel on behalf of the applicant
David Nielsen	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2013SYE103 – Kogarah - 276/2013 - St Patricks Green Seniors Living Development - 143-155 Princes Highway & 38-48 Chapel Street, Kogarah

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 noted below.
2. In Condition 6 the second paragraph is deleted and replaced with the following words: “all adjoining buildings”.
3. In Condition 37 an additional dot point is added, ie “all construction access is to be via Chapel Street”.
4. Condition 46 is deleted.

5. Condition 47(a) is changed to keep construction hours to 7.00am to 5.00pm Monday to Friday and 8.00am to 1.00pm Saturday.
6. Condition 47(b) is deleted and replaced with the following: *“Any excavation, including rock breaking, cutting, hammering and drilling shall occur between 9.00am and 4.00pm weekdays only”*.
7. Condition 47(c) is deleted and replaced with the following: *“The applicant shall submit a noise management plan prepared by a suitably qualified acoustic engineer in accordance with the Interim Noise Construction Guidelines prepared by the Department of Environment and Climate Change before the issue of a Construction Certificate”*.
8. The Panel considered the concerns of objectors from 50-54 Chapel Street in relation to the overshadowing of the north-eastern façade of that building. The Panel is satisfied that the proposal reduces this impact as much as possible and that the two facades of the building that contain living room windows will not be affected.

The meeting concluded at 1.40pm.

Endorsed by



John Roseth
Chair, Sydney East
Joint Regional Planning Panel
10 March 2014