

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT CHRISTIES CONFERENCE CENTRE ON WEDNESDAY 28 MAY 2014 AT 1.00PM

PRESENT:

David Furlong	Chair
Tim Moore	Panel Member
Sue Francis	Panel Member
Brian Robson	Panel Member
Gillian Dawson	Panel Member

IN ATTENDANCE

Hassan Morad	Canterbury Council
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APOLOGY: NIL

1. The meeting commenced at 1.00pm.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2014SYE012 – Canterbury - DA-579/2013 - Demolition of existing structures and construction of a mixed use development comprising 202 residential dwellings, a supermarket and eight commercial tenancies with basement parking - 2A Charles Street, Canterbury

4. Public Submission -

Peter Annand	Addressed the panel on behalf of the applicant
Theo Lucas	Addressed the panel on behalf of the applicant
Greg Colbran	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2014SYE012 – Canterbury - DA-579/2013 - Demolition of existing structures and construction of a mixed use development comprising 202 residential dwellings, a supermarket and eight commercial tenancies with basement parking - 2A Charles Street, Canterbury

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 below:
 - a) Condition 89 is amended as follows:
The land to be dedicated for the widening of the intersection of Canterbury Road and Charles Street shall be in accordance with the requirements of Council and the RMS, as shown on the approved ground floor plan.

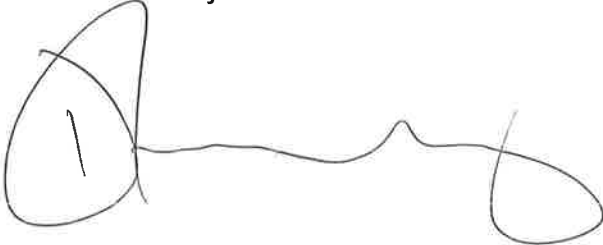
- b) All conditions requiring additional details or actions by the applicant, shall be amended to state the appropriate timing of delivery eg prior to construction certificate or prior to occupation certificate;
- c) Conditions 17, 55, 56, 59 and 60 are deleted as these matters are addressed in the approved plans;
- d) Condition 45 is amended to read:
Prior to the occupation of the development an acoustic assessment shall be undertaken to ensure that the recommended treatments and controls contained in the Acoustic Assessment Report prepared by Koikas Acoustics Pty Limited (Project No. 2464, Dated: 17 December 2013), submitted with DA579/2013, have been incorporated in the final design of the building.
- e) Condition 7 is amended to comply with the memo from Council's Director of City Planning dated 26 May 2014. This matter relates to the timing of the payment of Section 94 contributions;
- f) Conditions 99-106 are deleted as they cannot be enforced and/or are inappropriate as conditions.

2. The reasons for the Panel's decision are:

- a) the proposal is permissible within the relevant zone under Canterbury Local Environmental Plan 2012;
- b) the variation to the height and FSR standards within the LEP under clause 4.6 of the LEP are considered to be well founded;
- c) the departures from the statutory standards will not result in negative impact of amenity of neighbouring properties, or the wider locality;
- d) the proposal is similar in design and form to a number of nearby developments recently approved under the same planning regime.

The meeting concluded at 1.30pm.

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
28 May 2014