

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT CHRISTIES CONFERENCE CENTRE ON THURSDAY, 13 MARCH 2014 AT 10.30AM

PRESENT:

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

IN ATTENDANCE

Mine Kicak	Canterbury Council
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APOLOGY: NIL

1. The meeting commenced at 10.30am.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2014SYE018 – Canterbury - 242/2013 - Demolition of existing structures and construction of five townhouses at the rear of the site, and a residential flat building containing ten units at the front of the site - 118-120 Hannans Rd, Narwee

4. Public Submission -

Janet Sampson	Addressed the panel against the item
Daniel Ouma-Machio	Addressed the panel on behalf of the applicant
Sinas Kurtovic	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2014SYE018 – Canterbury - 242/2013 - Demolition of existing structures and construction of five townhouses at the rear of the site, and a residential flat building containing ten units at the front of the site - 118-120 Hannans Rd, Narwee

1. The Panel has considered the planning assessment report, the submission of the objector at 116 Hannans Road as well as the view of the elected council and the council's Independent Hearing and Assessment Panel.
2. The Panel believes that the proposal in its present form is inappropriate for approval. In the view of the majority of the Panel (John Roseth, David Furlong, Sue Francis and Gillian Dawson) the reason for this is that the building is too close to the western neighbour, 116 Hannans Road. Because of the inadequate setback, the proposal is incompatible with the

surrounding area and therefore does not comply with the SEPP Affordable Housing. The Panel would consider a revised design that would set back the above-ground part of the building a minimum of 3m from the western boundary, and set back the basement sufficiently to allow for landscaping. Any floor space lost due to the increased setback could be regained by a slightly more elongated building. The western boundary needs to be heavily landscaped to reduce the impact on the neighbour.

3. The Panel requests the applicant to indicate, by 21 March 2014, whether it wishes to submit an amended design. If not, the Panel will request the Minister's agreement to refuse the application.
4. Brian Robson voted to refuse the application on the grounds that a three-storey apartment building was out of character with the single dwelling area.

The meeting concluded at 12.10pm

Endorsed by



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