

# IS CANTERBURY COUNCIL (NSW) CORRUPT?

## IS THE N.S.W. GOVERNMENT TURNING A BLIND EYE TO COUNCIL CORRUPTION?

### CONTENT'S

#### **PART 1.**

- (a) Is it possible that Canterbury (N.S.W.) Council has been involved in fraudulent development approvals?
- (b) The Clemton Park Village development (on the former Sunbeam site).

Has the N.S.W. Government (N.S.W. Government) in collusion with the Planning Workshop Australia and developer Paul Karantonis, perpetuated a major development fraud?

- (d) Letter from Planning Workshop Australia Director, Sue Francis, to Planning Minister, Frank Sartor (received 25 July, 2007) re: MAJOR RESIDENTIAL, COMMERCIAL and RETAIL PROJECT AT CHARISITESTREELCASESIE.

Figure 2: Locality Plan - Former Sunbeam Site, 60 Charlotte Street, Campsie.

**LOCATION OF SITE** - The site is located approximately 1.5 km. north of the M5 motorway and 250 m. south of Canterbury Road.

Copies to: Mr. Sam Haddad  
Director General N.S. W. Department of Planning.  
Mr. Jason Peden  
Executive Director Strategic Sites and Urban Renewal.

- (e) A letter from Jason Perica, Executive Director of the N.S.W. Govt. Department of Planning, dated 11/1/2018 to Sue Francis re: Development at 60 Charlotte Street, Campsie (former sunbeam site).
- (f) A letter sent by Jason Perica dated 28/5/2008 to Mr. Paul Karantonis, in charge of D.A. as the developing company (as delegate for the Director General).  
Copy to Sue Francis, Director, Planning Workshop Australia.
- (g) This correspondence exposes a false address perpetuated by the N.S.W. Govt. Department of Planning, altering the address from 60 Charlotte Street, CAMPSIE, to 60 Charlotte Street, CLEMTON PARK.
- (h) Property in Clemton Park, which has the postcode of Earlwood 2206, is much more expensive than Campsie with a postcode of 2194.

*Canterbury-Bankstown Express* front page report on the \$250m. facelift - \$11,000 donation to A.L.P. - continued page 6 - Donation Mars Development - Tuesday, February 23, 2010.

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city, urban & regional planners, strategic & statutory planners  
urban designeis, transport planners and project co-ordinators

**Chairman: Professor Sonja Lyneham an MTCP FP1A Adjunct Prof FRE (UNSW)**  
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**David Ryan RTP (Noma Dip Law Grad Dip Les Prac MU; SUE Francis Dip Env Ping IUK) PUP Env Ping (UK) MPIA MRTPI;**  
**Senior Associate: Rob Power Dip Law MPIA**

25 july 2007

Reference: 2071094

Mr. Frank Sartor, MP  
Minister for Planning  
Department of Planning  
23-33 Bridge Street  
Sydney 2001



Dear Sir,

## **RE MAJOR RESIDENTIAL, COMMERCIAL AND RETAIL PROJECT AT CHARLOTTE STREET, CAMPSIE**

I refer to the recent discussions held between yourself and Parkview regarding the above mentioned site. Subsequently Planning Workshop Australia, on behalf of Parkview has been requested to prepare a preliminary project outline in relation to land (the subject site) at Charlotte Street, Campsie (see **Figure 1**).

In this respect:

- a) The proponents request that the Minister consider the site to be a **Group 5 Residential, commercial or retail project** under Clause 13 of Schedule 1 of the *State Environmental Planning Policy (Major Projects) 2005*.
- b) The proponents request that the Minister authorise the preparation of a 'Concept Plan' for the 'project'.
- c) Contingent upon a & b, a proposal will be lodged as a **Part 3A** Concept Plan Application (**the Application**) and a Project Application which would comprise the following:
  - i. the 'subdivision', 'use' and 'development' of land;
  - ii. associated roadworks, ancillary infrastructure and environmental measures;
  - iii. Project application Stage 1 (employment zone); and
  - iv. Project application Stage 2 (residential component).
- d) A 'Statement of Commitments' will be prepared to accompany the Application and will form the basis of a Draft Planning Agreement (**the Agreement**).

The Minister, in granting the approval under **5750**, may determine under 575P(1)(a), that further applications, assessments and approvals are required in relation to each stage and aspect of the concept plan except for stages 1 & 2 (i.e. the employment zone and the first residential component).

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Newcastle Office: 11 Bond Street Newcastle PO Box 810 NSW 2300 Tel.+ 61- 2- 4929 6388 Fax (02) 4929 3188

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A Division of Lyneham Planning & Management Consultants Pty. Limited A.B.N. 35 068 236 826

Jakarta: Herugroup Bldg 12e^ Floor JI. lend. Gatot Subroto 177A Jakarta Selatan 12870 Tel, -0 62- 21- 831 1117 Fax 121) 831 1118

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investigations are proposed to be undertaken in relation to the subject site and adjoining lands. TheSia investigations will address the heads of consideration required to be considered by the Minister and Department of Planning including **Part 3A S75F Environmental Assessment Requirements for Approval** (Director General Requirements) prior to:

- a) the gazettal of the lands for Residential, Commercial or Retail project purposes under Clause 13 of Schedule 1 of *SEPP (Major Projects) 2005*; and
- b) the determination of the Application by the Minister.
- c) In this regard, **items a.** (declaration and gazettal) and b. (assessment and determination) could occur concurrently or sequentially as may be determined by the Minister.

## 1. LOCATION OF SITE

The site encompasses two lots legally described as Lot 1 **DP** 721721 and Lot A DP 431356. Lot 1 has an area of 43,651m and Lot A has an area of 11,795m<sup>2</sup> with a total area of 54,846m<sup>2</sup>. The site is located approximately 1,5km north of the M5 motorway and 250m south of Canterbury Road which runs east-west linking the Sydney CBD with the greater western suburbs. The site is bordered by Charlotte Street to the West of the site, and Troy Lane and Sunbeam Lane to the North. Harp Street curves around to border the south west of the site. (see **Figure 2**)

The site appears to be located within, or within close proximity to, the Canterbury Road Enterprise Corridor and the M5 Economic Corridor as identified in Figure 68 of the Sydney Metropolitan Strategy 2005.

## 2. CURRENT ZONING AND USE

The site is zoned **4(b) light industrial** pursuant to Canterbury Planning Scheme Ordinance and is generally surrounded by residential developments. Zone 2(a) residential "A" exists to the south, east and west; and zone 2(b) residential "B" sites are located north. A combination of 2(a) residential "A" and 2(b) residential "Ws" zoning exists east of the site (See **Figure 3**).

Notwithstanding the above, various industrial uses adjoin the land in the south west corner of the site, within the continuation of the 4(b) Light Industrial zoned land.

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- EPA, and included identification and remediation of contaminants that had migrated off site to the north of Troy Lane, and remediation of soil and groundwater elsewhere on the site.

### f. Local Council issues

The proponent had an audience with Mr. Sartor *and* Canterbury Council on 14 June 2007 wherein the details of proposal were discussed. At this preliminary meeting it was indicated that, in principle, the proposal was supported. Subsequent consultations with Council were undertaken on 12 July 2007 and 16 July 2007.

Key Council personnel included:

Mr. Robert Furolo - Mayor

Mr. **Jim**. Montague — General Manager

Mr. Robert Davidson - Director of Planning

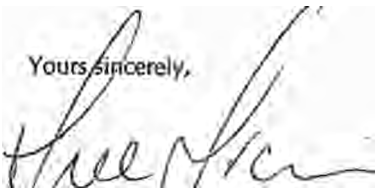
Whilst Council supports the proposal in principle, it can not determine the application under Part 4 of the Act due to the prohibited nature of some of the proposed uses — due to the old nature of the existing planning instrument — It has been acknowledged that rezoning is possible but the Council, being cognisant of the timing required to pursue such a rezoning, and the economic impediment that that timeframe would put on the landowner, has agreed that the matter could be addressed under Part 3A of the Act. Council indicated, nevertheless, that they would welcome involvement at future stages.

Accordingly, the proponent requests that the Minister be the consent authority for the Concept Application as well as for the Project Application including Stages 1 (employment zone) and 2 (residential component). Thereafter, the Minister, pursuant to **Section 23** of the Act, can delegate his functions to determine subsequent project/staging applications to Canterbury Council.

In this instance, it is considered that the site meets the criteria for determining if the provisions of *SEPP Major Projects* apply. It is therefore respectfully requested that the Minister consider the proposal under *State Environmental Planning Policy (Major Projects) 2005*. The proponents also request that the Minister authorise the preparation of a 'Concept Plan' for the 'project'.

We would appreciate your consideration and opinion on this matter.

Yours sincerely,



**Francis**  
**Director**  
**Planning Workshop Australia**

cc: Mr. Sam Haddad  
Director General NSW Department of Planning

Mr. Jason Perica  
Executive Director Strategic Sites and Urban Renewal



NSW GOVERNMENT  
Department of Planning

17 JAN 2008

Contact: Anthony Witherdin  
Phone: (02) 9228 6173  
**Fax:** (02) 9228 8540  
E-mail [anthony.withercen@planning.nsw.gov.au](mailto:anthony.withercen@planning.nsw.gov.au)

Ms Sue Francis  
Director  
Planning Work Shop Australia  
GPO. BOX 3275  
SYDNEY NSW 2001

Our ref: MP 0701065  
Your ref:  
Fge 507/01183

Dear Ms Francis,

**Subject:** PrepoSed Mixed Use Development at 60 Charlotte Street Campsie  
(former Sunbeam Site)

I refer to your recent letter regarding the above proposal in which you requested confirmation that your proposal is a Major Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act) applies, and sought authorisation for the submission of a Concept Plan.

I am writing to advise you that the Minister formed the opinion on 20 December 2007 that your proposal is a Project to which Part 3A of the Act applies, and authorised the submission of a concept plan pursuant to Section 75M of the Act.

In forming the opinion the Minister noted the Department's concerns regarding the loss of employment land from this site particularly as the site is identified within the recently released South Subregional Strategy as land to be retained for industrial purposes, whilst the Department supports redevelopment on the site *and* is willing to consider some non employment uses despite the Subregional Strategy, the residential component of the proposal should be reduced in favour of greater industrial employment uses.

You may now apply for the approval of the Minister to carry out the Concept Plan and a concurrent Project Application if desired. In seeking the Minister's approval, Section 75E of the Act requires you to lodge an application with the Director General. The application you will lodge with the Director General must include a completed Application form, a Preliminary Assessment based on the information contained in this Schedule, and the correct fee. I have enclosed an Application Form with this letter; along with a schedule that identifies what information should be addressed in the Preliminary Assessment and the fees to be paid.

If you have any questions concerning any of the above matters or information required for the Preliminary Assessment, you should contact Anthony Witherdin on the phone number 9228 6173 or via e-mail to [anthony.witherdin@planning.nsw.gov.au](mailto:anthony.witherdin@planning.nsw.gov.au).

Yours sincerely

Jason Pence  
**Executive Director**  
**Strategic Sites and Urban Renewal**



NSW GOVERNMENT  
Department of Planning

Contact IzlemBoyiu  
Phone: 02 9228 6269  
Fax: 02 9228 6540  
Email: [irlemboyiu](mailto:irlemboyiu@planning.nsw.gov.au) [tiannino.nswstov.au](mailto:tiannino.nswstov.au)

Our roh MP07 0106  
Your ref:  
Fre: S07/01183-1

Mr Paul Karantonis"  
Parkview Sydney Developments P/L  
Lot 1, 23 Hickson Road  
WALSH BAY NSW 2000

Dear Mr Karantonis,

**Director General's Requirements for Mixed use retail, commercial, residential, seniors living (including high care) development at 60 Charlotte Street, Clemton Park (Former Sunbeam Factory Site )- (MP 07\_0106)**

Thank you for your request for Director-General's Environmental Assessment Requirements (DGRs) for the above project\_

have attached a copy of the Director General's requirements (DGR's) for Environmental Assessment of the above proposal, which have been prepared from the information provided within your application and in consultation with relevant Government agencies.

Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that **may be** provided prior to the proponent seeking approval for the project.

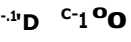
Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. if the Director-General considers that the Environmental Assessment does not adequately address *the* DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the Matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information and do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Izlem Boyiu by phone at (02) 9228 6369 or via e-mail at [izlem.boyfu@planning.nsw.gov.au](mailto:izlem.boyfu@planning.nsw.gov.au).

Yours sincerely

Jason Peric,a  
**Executive Director**   
**Strategic Sites and Urban Renewal**  
**(as delegate for the Director General)**

cc: Sue Francis - Director, planning workshop australia

<b>Application number</b>	1 MP Ct7_0106 Concept Plan for entire site and Project Application for Stage 'I (Precinct A & B)
<b>Project</b>	Mixed use development - retail, commercial, residential, seniors living (including high care), childcare and medical centre.
<b>Location</b>	Former Sunbeam Factory site — 60 Charlotte Street, Ctemton Park.
<b>Proponent</b>	Planning Workshop Australia on behalf of Parkview Sydney Developments
<b>Date issued</b>	
<b>Expiry date</b>	If the Environmental Assessment (EA) is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
<b>Key Issues</b>	<p>The EA must address the following key issues:</p> <ol style="list-style-type: none"> <li>1. <b>Relevant EPI's policies and Guidelines to be Addressed</b>  Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> <li>• SEPP 55, 65, (Housing for Seniors or People with a Disability) 2004, Infrastructure 2007, BASIX 2004;</li> <li>• Canterbury Planning Scheme Ordinance;</li> <li>• Draft South Subregional Strategy'</li> <li>• Relevant Development Control Plans;</li> <li>• Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.</li> </ul> </li> <li>2. <b>Retail/Bulky Goods Impact Assessment</b> <ul style="list-style-type: none"> <li>• The EA shall address the economic retail impact of the proposal upon existing and future development along Canterbury Road, the surrounding retail centres within the locality, having regard to the hierarchy of centres in the Metropolitan Strategy and Draft Subregional Strategy.</li> </ul> </li> <li>3. <b>Draft South Subregional Strategy / Appropriateness of the proposed uses</b>  The site is identified within the Draft South Subregional Strategy as Category f - <b>lands</b> to be retained for industrial purposes. <ul style="list-style-type: none"> <li>• The EA shall provide / conserve an appropriate amount of land for industrial /employment purposes.</li> <li>• The EA shall clearly identify and define each of the proposed uses and their compatibility I appropriateness with adjoining land in terms of both location and the types of uses.</li> </ul> </li> <li>4. <b>Built Form</b>  The <sup>EA</sup> shall address the appropriateness of the height, bulk and scale of the proposed development within the context of the surrounding development and mitigate potential impacts relating to loss of sunlight, privacy and views at neighbouring properties. The EA shall provide the following documents: <ul style="list-style-type: none"> <li>• Comparable height study to demonstrate how the proposed height relate to the height of the existing development surrounding the subject site and;</li> <li>• View analysis to and from the site.</li> </ul> </li> <li>5. <b>Environmental and Residential Amenity (proposed development)</b>  The EA shall address solar access, acoustic privacy, visual privacy, view loss, and wind impacts and achieve a high level of environmental and residential amenity including measure for crime prevention.</li> </ol>

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**CERTIFICATION  
SUBMISSION OF ENVIRONMENTAL ASSESSMENT (EA)  
PREPARED UNDER  
THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979, PART 3A**

This Environmental Assessment (EA) is for a mixed use development including subdivision as described in detail within Section 1.4 of the Executive Summary and Section 4.2 within the EA at No. 60 Charlotte Street, Clepton Park. The proposed uses include the following:-

Commercial premises	Canterbury PSO
Bulky Goods premises	Standard Instrument (Local Environmental Plans) Order 2006
Multiple Unit housing (including but not limited to seniors living)	Canterbury PSO
Seniors living	Canterbury PSO
Child care centre	Canterbury PSO
Fruit Shop	Canterbury PSO
Recreation facility (Gym)	Canterbury PSO
Shop	Canterbury PSO
Medical Centre	Standard Instrument (Local Environmental Plans) Order 2006

The proponent requests that the Minister determines the proposal under Section 75P(1)(c) and grants an approval under Section 75J. The proposed project is to be carried out on land consisting of:

- Lot 1 DP 721721; and
- Lot A DP 431356

The reports and documentation comprising the Concept Plan and Project Applications include certified reports by specialist consultants appointed by Parkview Sydney Developments (the proponent). These specialist reports and documentation are provided in whole in relevant Appendices of the Environmental Assessment and include:

Land Survey (October 2006) and Subdivision Plans (October 2008)	Dunlop Thorpe & Co_ Ply Ltd
Site Analysis Plan (September 2008); Staging Plan (September 2008); Concept Plans Levels B,1-8 and Roof Level and Sections 1 and 2; Height Study (September 2008); View Analysis 1-3 (September 2008); Shadow Diagrams (September 2008); and Massing Model -North, East, South and West (September 2008)	Marchese + Partners + International
Landscape Plans 1-8 (September 2008)	Habitation
QS cost estimate (April 2008 and September 2008)	WT Partners
Masterplan - Environmental Noise Assessment Child Care Centre - Environmental Noise Assessment (September 2008)	Acoustic Logic
Pedestrian Wind Environment Statement (September 2008)	Windtech
Retail and Bulky Goods Economic Impact Assessment (September 2008)	Macroplan
Traffic Impact Assessment - Concept Plan Report (October 2008) Traffic Impact Assessment - Project Application for Lot 1 (October 2008) Traffic Impact Assessment - Project Application for Lot 3 (October 2008)	Traffix



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Stormwater and Flood Management Report (October 2008) Infrastructure Report and Plan (October 2008) Utilities Investigation Report (September 2008)	Hyder Consulting
ESD Report (September 2008) BASIX Certificate for Lot 3	Cundall
Waste Management Plan (October 2008)	JD Macdonald
Contamination Report and Remediation Proposal (June 2003 and September 2008)	URS and APP Corporation
Construction Management Plan (October 2008)	DavidsGroup
Draft Planning Agreement	Maddocks
Draft Statement of Commitments	Specialist consultants where relevant

Planning Workshop Australia, in preparing this environmental assessment, has relied on information from the respective specialist consultants engaged by the proponent and does not, and cannot accept responsibility for any errors or omissions in the material prepared and provided by the specialist consultants. Each of the specialist consultants were issued with the Director General Requirements (DGR's) and prepared reports in response to the DGR's.

The specialist consultants have certified that the contents of their respective plans and reports are true in all material particulars and do not intentionally, by presentation or omission of information, materially mislead. In addition the specialist consultants have certified that they have prepared the contents of the respective plans and reports in accordance with **Section 75E** of the Environmental Planning and Assessment Act 1979.


This Environmental Assessment Report has been prepared in accordance with Section 75F of the Environmental Planning and Assessment Act, 1979, based on the reports cited above, which have been certified by these parties as being true in all material particulars and do not by presentation or omission of information materially mislead.

### PREPARED BY:

  
Signature

**Annelize Kaalsen**  
op Principle Planner  
**WU° Planning Workshop Australia**  
ate Level 3, 7 Bridge Street Sydney

### REVIEWED BY:

  
Signature

23/0/0? Sofie Zivanovic  
Date Director Environmental Planning  
Planning Workshop Australia  
Level 3, 7 Bridge Street Sydney

  
Signature

22/0/08 Charles Hill  
Date Planning Workshop Australia  
Level 3, 7 Bridge Street Sydney

  
Signature

Sonja Lyneham  
Executive Chairman  
Planning Workshop Australia  
Date Level 3, 7 Bridge Street Sydney

# planning workshop australia

## 1. EXECUTIVE SUMMARY

- 1.1 This Environmental Assessment (EA) has been prepared by Planning Workshop Australia on behalf of Parkview Sydney Developments to accompany a Concept Plan Application and Project Application/s to be lodged with the Director-General of the Department of Planning, in accordance with **Part 3A Division 3 Section 75M(3A)** and **Section 75E** of the Environmental Planning and Assessment Act 1979 (the EP & A Act).
- 1.2 The Minister formed the opinion on 20 December 2007 that the proposal is a Project to which Part 3A of the Act applies<sup>o</sup> and authorised the submission of a Concept Plan pursuant to Section 75M of the Act within the letter dated **11 January 2008** attached at **Appendix 1**.
- 1.3 The site is legally described as **Lot 1 DP 721721 and Lot A DP 431356**, and is known as No. 60 Charlotte Street, Clemton Park (Former Sunbeam Factory Site). The site is located within the Canterbury Local Government Area (LGA), New South Wales and has a site area of **54,846m<sup>2</sup>**. The subject site is zoned **4(b) Light industrial** pursuant to the Canterbury Planning Scheme Ordinance (CPSO).
- 1.4 The proponent seeks the Minister's approval pursuant to **Division 3 Section 750 and 75P** of the EP & A Act, as defined in Section 4 and summarised below:-

- 1 **Concept Plan** for use (including total floor space of 87,332m<sup>2</sup>) and building envelopes (including allocation of floorspace by use, indicative number of units, height and building footprints), road layout and landscaping across the subject site; and

### **Project Application/s comprising:**

- a) Progressive demolition of existing structures on the whole of the subject site and remediation in accordance with the Remedial Action **Plan (See Appendix 22)**;
- b) Subdivision of the whole of the land into 5 Torrens Title allotments including roads and services to be dedicated to Council, and a stratum within Lot 2 for a future public reserve (See **Appendix 6**);  
Development for roads and services to be dedicated to Council as public roads and construction to be staged. The first stage of construction of roads and services being completed prior to occupation of development on Lots 1 for 3 (See **Appendix 14**);
- d) Development on Lot 1 for bulky goods premises, 30,367m<sup>2</sup> of floor space and ancillary car parking and other services (refer to Architectural plans and schedules at **Appendix 29**);
- e) Development on Lot 3 for multiple unit housing (including strata subdivision for 58 units), comprising 5,897m<sup>2</sup> of floor space and a child care centre comprising 636m<sup>2</sup> of floor space as well as ancillary car parking and other services (refer to Architectural plans and schedules at **Appendix 30**).

- 1.5 The proponent requests that the Minister approves the 'Concept **Plan**'. At the same time, the proponent requests that the Minister determine that no further lodgement of a applications assessments or determinations are required in relation to those aspects identified above within 'Item 2 Project Application/s'**Section 75P(1)(c)** and approve under **Section 75J**. This will enable

**On Tuesday, February 23, 2010, the Canterbury-Bankstown Express headed a front page coloured report by Joanne Vella - \$250M facelift - \$11,000 donation to A.L.P. - featuring a photo of the former Sunbeam Site and a montage of the proposed development. A photo of Canterbury City Mayor, who is now the State Labor Member for Lakemba. The Mayor stated, "How much more transparent can you get?" A Canterbury resident, Phil Tzavellas, responded, "\$11,000's over the hill. It's a conflict of interest any time." Joanne Vella reported the company behind a major redevelopment on the old Sunbeam and Victa factory sites at Campsie made a \$11,000 donation to Canterbury City A.L.P. In 2008.**

**The donation was publicly declared last week when Parkview Sydney Developments revealed first-stage plans for a 56,960 sq.m. \$250 million project that will house aged care accommodation, a supermarket, retail shops and a 75-place childcare centre. (Go to page 6) Donation Mars development.**

**The State Government approved the project at Charlotte and Troy Streets.**

**In a statement by Planning Minister Tony Kelly, he said Parkview Sydney Developments voluntarily reported the donation to the A.L.P. Mr. Kelly said the donation was made before disclosure was required under State Law (October 2008). Donations of more than \$1,000 must be declared.**

**Canterbury Mayor and Lakemba State Labor MP, Robert Furolo, said the matter was made transparent when candidates for the 2008 council election informed council officers about the donation.**

**"How much more transparent can you get?" he said.**

**Mr. Furolo said the council officers were told about the donation after the election because that was when the item was presented to the council.**

**Canterbury resident, Phil Tzavellas, a vocal opponent of the development, said that an \$11,000 donation was "over the hill." "It's a conflict of interest any time," he said.**

**Mr. Furolo inspected the former Sunbeam site with Mr. Kelly last Wednesday.**

The \$23 million first stage will include the demolition of the old factory.

The State Government has forecast the project to create up to 500 jobs including 265 retail positions and 133 commercial jobs. A total of 36 units will be for the ageing community, for whom 50 high-care beds will be allocated.

Mr. Tzavellas feared the project would compound traffic problems on surrounding streets. "The infrastructure's not there. I find it absurd," he said.

Mr. Furolo ruled out the area being overdeveloped, and said there was a need for more housing for the elderly. He also cited employment opportunities. "I will address the infrastructure problems later. But at this moment in time, I want to supply some background profile to the N.S.W. Minister for Planning, Tony Kelly, and Mayor Robert Furolo.

## **Planners own up**

. Local News

*29 Jul 08 by Carleen Frost*

**FAIRFIELD** Council's planning department has apologised to councillors, after admitting it provided misleading information on an application submitted for the refurbishment of Bonnyrigg Plaza.

The apology came a day after council was called into an emergency confidential session, after claims South Australian property developers, The Makris Group, had bullied council staff into approving the \$1.7 million refit. Mayor Nick Lalich's son provides legal advice to The Makris Group, while Canterbury Mayor Robert Furolo has a business relationship with the organisation.

Cr. Lawrence White (pictured) told last week's council meeting The Makris Group had been in contact with councillors and council staff to gather their support for the refurbishment.

"How deep do the hands of the Bonnyrigg shopping centre go into council?" he asked the meeting.

"If someone wants an ICAC investigation or any other investigation, I am very happy to be involved in that." The claims attracted the wrath of Cr. White's Labor colleagues, with councillors Bob Watkins, Sarah Trapla, Del Bennett, Ninos Khoshaba, Dennis Huynh and Mayor Nick Lalich urging him to name those involved or withdraw the comments.

Liberal councillors Joe Molluso and Frank Oliveri, and independent Thang Ngo also spoke out against the claims.

"The inference of wrongdoing ..... puts a dark cloud over council," Cr. Oliveri said.

After the meeting, the council's environmental standards executive manager, Diane Cuthbert, released an internal memo admitting the planning department provided incorrect information to councillors on the

**development application (DA) on several occasions.**

**The memo, leaked to the Fairfield Advance, apologised that the information "caused confusion and did not reflect the true position of the major DA for this site."**

**A council spokesman later told the Advance that, on occasion, errors did occur. "Action is taken to guard against future occurrences and this has been done in this instance," he said.**

**Cr. Lalich was the only councillor at the meeting to admit he had been directly lobbied by the developers. He also mentioned the DA for the Ticor Developments proposed Bonnyrigg Shopping Centre, planned for Smithfield Rd.**

**"I have been lobbied by both sides," he told council. "They have been to my office on many occasions. I find both parties are very honest people." Cr. Lalich, who declared a non-pecuniary interest in the agenda item, said he took exception to Cr. White's comments. "That's an inference that in some way your colleagues are corrupt."**

**In a statement released on Monday, Makris Group deputy chief executive Carlo D'Otenzio said the firm was a well-respected company that conducted all of its business to the highest ethical standards.**

**"At all times, our business relationship with the staff and elected representatives at Fairfield Council has been professional and entirely appropriate," he said. "Any comments that suggest otherwise are unsubstantiated and false."**

**The Bonnyrigg Plaza and Ticor Developments Das are now being assessed externally.**

**Official role separated from public relations.**

**CANTERBURY Mayor Robert Furolo said his role as a public official was kept separate from his work as the director of a public relations firm.**

**Cr. Furolo owns Strategic Business Solutions, which has promoted the**

**Cr. Furolo owns Strategic Business Solutions, which has promoted the refurbishment of Bonnyrigg Plaza to the media.**

**The Labor councillor said he had a "handful" of clients, including the Makris Group, who paid him for a range of services including strategic planning, corporate campaigns and government relations. As mayor, Cr. Furolo works alongside Fairfield Labor councillor Sarah Trapla, who is Canterbury Council's communications manager. Cr. Trapla said she had not been lobbied by the Makris Group.**

On Monday, December 12, 2011, in a media release by The Independent Commission Against Corruption (ICAC), they said they have found that the former N.S.W. Lands Minister, the Hon. Anthony Kelly MLC and the former chief executive of the Land and Property Management Authority (LPMA), Warwick Williams, engaged in corrupt conduct in relation to a backdated letter that was used to claim authority for the purchase of property at Currawong.

The effect of the backdating was that, according to the letter, the authority conveyed was given on 28<sup>th</sup> February (that is, prior to the exchange of contracts). The provision of the backdated letter to the IAB investigator resulted in the investigator finding that Mr. Watkins was authorized to purchase the Currawong property. The Commission is of the opinion that consideration should be given to obtaining the advice of the Director of Public Prosecutions with respect to the prosecution of Messrs. Watkins, Kelly and Costello for various criminal offences.

The truth of the matter was that the Park Sydney Development's donation to the Labor councillors was not made public until February 2010, and as for Mayor Furolo his donation should have been declared to the relevant body of the N.S.W. Parliament. Mayor Furolo was not only the owner of a company, "Business Solutions", but was a senior director. "Planners own up", an article by reporter Carleen Frost, appeared in the local newspaper 'Fairfield Advance', on 29<sup>th</sup> July, 2008.

Fairfield Council's planning department has apologised to councillors after admitting it provided misleading information on an application submitted for the refurbishment of Bonnyrigg Plaza. The apology came a day after council was called into an emergency confidential session, after claims South Australian property developers, The Makris Group, had bullied council staff into approving the \$1.7 million refit. Mayor Nick Lalich's son provides legal advice to The Makris Group, while Canterbury Mayor Robert Furolo has a business relationship with the organisation. It is worth



**The Labor councillor said he had a "handful" of clients, including the Makris Group, who paid him for a range of services including strategic planning, corporate campaigns and government relations. As Mayor, Cr. Furolo works alongside Fairfield Labor councillor Sarah Trapla, who is Canterbury Council's communications manager. Cr. Trapla said she had not been lobbied by The Makris Group.**

**Mayor Furolo, as a councillor and a member of the N.S.W. Government, should appear to have no conflict whatsoever.**

## MP in new cash-for-access scandal

Lisa Carty, Political Editor  
November 23, 2008

### EXCLUSIVE

A STAR Labor recruit urged his business clients to attend a \$15,000-a-table political fund-raiser because it was important for them "to be seen talking to the right people."

Despite being paid \$4,000 a month to lobby on behalf of hotel owners angry about losing poker machine entitlements, Robert Furolo — now a NSW MP — hit them to attend the lavish Sydney Convention fund-raiser to help his party boost its coffers before last year's state election.

The cash-for-access scandal is another body blow for Premier Nathan Rees after a string of bad behaviour by ministers.

Mr. Furolo, the Labor Mayor of Canterbury, was elected in October to replace former premier Morris Iemma — for whom he once worked — in the safe Labor seat of Lakemba.

In July 2006 he was engaged by a small group of hotel owners to try to resolve a long-standing dispute over whether poker machine entitlements belonged to them or the people who leased their pubs.

They paid his company, Strategic Business Solutions, a monthly retainer to try to get access to the top levels of government. In a letter to group member Patrick Pignataro, Mr. Furolo said: "With over 10 years' experience at senior levels within the NSW Government, including working for the Minister for Gaming and Racing, I believe I possess the skills and understanding to provide assistance in this matter."

Pub owner Greg Evans and hotel broker Nick Tinning attended the fund-raiser and sat with minister Tony Kelly. They were introduced to Mr. Iemma, with whom they were desperate to raise their issues.

"Robert told us there was a Labor Party function and it would be good if we could attend," Mr. Evans said.

**Yesterday Mr. Furolo was unapologetic about getting fee-paying clients to cough up extra money to help his party.**

**"They didn't have to buy a table", he said. "I suggested that they, well, I made it available to them and if they wanted to help out, they could. [It was] just a chance to have another forum to meet with people, I suppose. Just an opportunity for them to get along and be seen talking to the right people. Just a little suggestion to them about how they can see the people who had an interest in their issues."**

## **MAYOR ACCUSED IN SCHOOL ROW**

### **Donations to spark anger**

by Lisa Carty

NSW Political Editor

The Sun-Herald, January 11, 2009

NEW MP and Canterbury Mayor Robert Furolo has defended himself against claims he breached the council's code of conduct when he failed to declare donations from proponents of a contentious development he supported. The revelations have enraged residents who fought the development — a four-storey junior school, built by the Greek Orthodox All Saints Church at Belmore — all the way to the Land and Environment Court.

They claim Mr. Furolo backed the development which exceeds the council's floor-space regulations, without revealing \$1,000 donations each from parish council chairman Pol Kouroushis and the school's architect, Aangelo Candalepas.

The donations only came to light after Mr. Furolo listed his donations — as required by law — with the Electoral Funding Authority last year, four years after they were received.

The Belmore Residents' Action Group insists the council code of conduct at the time the matter was before Council should have precluded Mr. Furolo from participating in discussions and stopped him voting.

The code, superseded in July, said: "Matters before council involving campaign donors may give rise to a non-pecuniary conflict of interest."

Council general manager Jim Montague refused to say whether the mayor's actions were a breach of the old code, but said that under the new code donations of \$1,000 and over have to be declared.

The 350-student school opened in October with supporters and opponents making claims and counter-claims of aggression and threats.

Action group treasurer, Dr. Lesley Muir, said the school ignored local

**planning codes and had destroyed a "quiet and pretty" neighbourhood. "We fought it as hard as we could, and we lost, but to find our the mayor accepted donations from the project's proponents and failed to declare an interest really puts salt in our wounds," she said. "We can't believe the mayor didn't know that accepting donations from the people associated with a controversial development application and not declaring that interest was the wrong thing to do."**

**Mr. Furolo, the Member for Lakemba, said the donations were received after the council had supported the project. "Council's planning staff undertook a rigorous and comprehensive assessment of the application and recommended it be approved," Mr. Furolo said. "Further, the matter was referred to an independent planning consultant, who also recommended approval." "There was no conflict of interest at the time of original approval as no donation had been received."**

**Mr. Kouroushis, parish council chairman since 2000, said it was church policy to support the area's elected representatives. Surely Mr. Kouroushis, must be joking when he said: "There was no conflict of interest at the time of original approval as no donation had been received." With due respect, one would expect no donation to be given until the job had been completed.**

## LABOURED DEBATE

by Joanne Vella  
Canterbury-Bankstown Express  
Tuesday March 16<sup>th</sup>, 2010

**COUNCILLORS who didn't accept political donations** by developers of the former Sunbeam site at Campsie would be "gagged" from letting the public know about future applications at the "New York ghetto."

A Canterbury Council meeting on Thursday saw five Labor councillors - Mayor Robert Furolo, Bill Kritharas, Mark Adler, Fadwa Kebbe and Karl Saleh — declare a pecuniary interest because they accepted an \$11,000 donation from developers Parkview Sydney Developments in 2008.

Because most councillors are ALP members, council officers such as the general manager and planning director will deal with the State Government's Planning Department which has the final say in the overall concept plan.

The first stage of the \$250 million residential and commercial development at Charlotte Street was approved by the State Government in February. There are four more development applications to be approved.

But accepting a donation means the councillors, even non-Labor representatives, have lost power to debate future applications. "I think it's unfair to the rest of the councillors who have nothing to do with the donation," Liberal Cr. Michael Hawatt said. "How do we even highlight these problems and let people know about it? Are we completely gagged? The last time we looked at it, all we could see was a ghetto in New York."

Greens councillor Linda Eisler said she wondered what role a council had if the State Government did not have to let the council know there had been changes to the application.

The council's planning director Robert Davidson said the Planning Department did take into account factors such as floor space and reduced the original size of the supermarket.

Labor councillors were not present during the discussion, but once he returned to the chamber, Cr. Furolo said under reforms to the local election laws, there would be a cap on donations.