

MINUTES OF THE SYDNEY EAST REGION PLANNING PANEL MEETING HELD AT WARRINGAH COUNCIL ON 10 DECEMBER 2009 AT TIME 6.10PM

PANEL PRESENT:

John Roseth	State Representative - Chair
David Furlong	State Representative
Timothy Moore	State Representative
Steve Kennedy	Council Representative
Melissa Chapman	Council Representative

COUNCIL STAFF IN ATTENDANCE

Malcolm Ryan	Director Planning and Development Services
Ryan Cole	Team Leader, Development Assessment
Amy Sutherland	Senior Development Assessment Officer
Cathie Arkell	Panel Coordinator – Warringah Council

APOLOGY: NIL

The meeting commenced at 6.10pm. The Chair welcomed everyone to the meeting of the Panel.

1. Declarations of Interest -

Mary-Lynne Taylor excused herself from the meeting as there may be a perceived conflict of interest as she has done had dealings in relation to Stockland Developments in the past. Tim Moore, as alternate member, is taking her place. Tim Moore and David Furlong had minor dealings with Stockland Developments in the past but consider that the connection is too distant to constitute apprehended bias.

2. Business Items

ITEM 1 - 2009SYE008 – Warringah Council – DA 2009/1158 – Stockland Development Pty Ltd

2009SYE008 – Warringah Development Application No DA2009/1158 for a Stage One development application including a Concept Plan for the redevelopment of the Glenrose Shopping Centre and a detailed proposal for the first stage of the development, including partial demolition and alterations to the existing shopping centre.

3. Public Submission -

Merrill Barker
David Lonergan
John Taylor
Peter Kitto
Colin & Diane Horne
Michael Matchett
David Loomes
Elizabeth Paulsen
Tony Milne
Anthony Barrios (Applicant)
Tim Blythe – Urbis for the Applicant
Tim Rogers – Traffic for the Applicant

The council's assessment officer, Ms Amy Sutherland, responded to the submissions of the public and of the applicant.

The meeting adjourned at 8.05pm to consider the recommendation.

The meeting resumed at 9.20 pm.

4. Business Item Recommendations

2009SYE008 – Warringah Council – DA 2009/1158 – Stockland Development Pty Ltd

After considering the assessment report and the submissions of the community and that of the applicant, the Panel has accepted the Council Staff's recommendation to grant consent to Development Application No. DA2009/1158 being Stage 1 of a Staged Development Application for a concept proposal for the redevelopment of Glenrose Shopping Centre and a detailed proposal for the first stage of the development, including partial demolition and alterations to the existing shopping centre at Lot 4, DP 548285 & Lot 104, DP 597544, being Nos. 56-58 Glen Street, Belrose subject to the conditions attached to that report except as follows:-

- (1) Condition 4 (a) is deleted for the reason that the Development Application drawings do not include a three bay loading dock. The accompanying traffic report refers to such a dock but that report does not form part of the consent.
- (2) Condition 4(c) is changed as proposed by the Applicant, i.e. *"An alternative landscape design is to be prepared to the satisfaction of Council that incorporates additional landscaping along the Glen Street frontage and areas of landscaping throughout the at grade car park that are consistent with the requirements of Clause 63 Landscaped Open Space and the Desired Future Character Statement for the C2 Glen Street Village locality of Warringah Local Environmental Plan 2000. The alternative landscaped design is to be submitted as part of the Stage 2 development application."*
- (3) Condition 5 is changed as proposed by the Applicant, i.e. *"The building envelopes shown on approved drawings in Condition 1 are only approved on the basis that the final building design, including lift overruns, plant, equipment, services, vents, communication devices, and the like will be entirely within the approved envelopes and provide an appropriate relationship with neighbouring buildings and structures and the public domain."*
- (4) Condition 20 is **not** changed as proposed by the Applicant as the new drawings were submitted too late to be considered. However a sentence is added to the condition to the effect that the Applicant may keep the NAB tenancy in Stage 1.
- (5) Condition 22 is **not** changed as proposed by the Applicant as the work occurs near the Childcare Centre and Library and these uses need quiet time during the middle of the day.
- (6) Condition 46 is changed as proposed by the Applicant with the addition of the words *"Dust prevention measures must be employed at all times."* as follows:
"Where remediation works have been completed and new construction works have not commenced within 6 months of the remediation works, the area of excavation is to be backfilled to existing site levels and all areas of exposed earth affected by the demolition and remediation works shall be turfed. The site must be maintained in a safe and clean state until such time as new construction works commence. Dust prevention measures must be employed at all times."
- (7) Condition 48 is to be changed as follows:
"No deliveries, loading or unloading associated with the Woolworths Supermarket dock are to take place between the hours of 10.00pm and 7.00am on any day."

MOTION CARRIED

The meeting concluded at 9.30pm

John Roseth
Chair, Sydney East Region Planning Panel
Date