

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT WARRINGAH COUNCIL Wednesday, 5 May at 5.30pm

PRESENT: John Roseth (Chair)
Mary-Lynne Taylor
Steve Kennedy
David Furlong
Melissa Chapman

IN ATTENDANCE

Name	Role at Council
Malcolm Ryan	Director Planning and Development Services
Rod Piggott	Team Leader, Development Assessment
Lashta Haidari	Senior Development Assessment
Cathie Arkell	Administration Coordinator

APOLOGY: NIL

The meeting commenced at 5.40pm. The Chair welcomed everyone to the meeting of the Panel.

1. Declarations of Interest

Nil

2. Business Items

ITEM 1 **2010SYE004:** DA2009/1693, Veterans Parade, Wheeler Heights - Demolition of existing buildings and associated structures and construction of 67 self-contained dwellings for older people and people with a disability (Old Darby and Joan precinct of the RSL War Veterans Retirement Village)

3. Public Submissions

Dan Brindle, Applicants Town Planner Addressed the Panel **in favour** of the development

4. Business Item Recommendations

The Panel resolved unanimously to accept the Planning Assessment Report recommendation, to grant consent to the application subject to the conditions recommended in the report, except as modified below:

- (a) Amend Condition No.1 to delete drawings SK01 to 04 and 01-11 (issue A) as agreed to by the Council Assessment Officer and the Applicant as printed below:

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA3.02 – DA3.10, DA3.14, DA3.16 – DA3.19 (Issue A)	11/12/2009	Young Metcalf Architect
DA3.01, DA.12, DA3.13, DA3.15 (issue B)	11/03/2010 (Amended)	Young Metcalf Architect

Engineering Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
C101 to C109 (Issue B) and Drawings C110 to C117 (Issue C)	September 2009	[Warren Smith & Partners Pty Ltd

No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

The development is to be undertaken generally in accordance with the following:

Landscape Plans - Endorsed with Council's stamp		
Drawing Number	Dated	Prepared By
LA01	November 2009	Taylor Brammer

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

- (b) Delete Conditions No.12.
- (c) Amend condition No 16 by adding the words “for this Development Application” after the word site as following:

16. Biodiversity Management Plan

A Biodiversity Management Plan (BMP) shall be prepared, submitted and implemented for the site for this Development Application in accordance with Council's Biodiversity Management Plan Guidelines (available from Council).

As a minimum, the BMP must describe, in detail, management regimes for the following:-

- Any retained native vegetation (primary, secondary and maintenance weed management and supplementary revegetation);
- Drainage areas;
- Sediment and erosion control;
- The APZ;
- Landscaped areas (including the use of locally native species of local endemic stock); and
- The retention of micro-habitats on the site (such as hollows, sandstone outcrops etc).

The BMP must also:

- Be consistent with and reference relevant landscaping plans;
- Be staged to reflect pre-construction, construction and post-construction measures; and
- Include performance targets to be met for each of the key objectives in perpetuity.

Details prepared by the Project Ecologist in writing demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To promote the long-term sustainability of ecosystem functions.

MOTION CARRIED UNANIMOUSLY

The meeting concluded at 6.25pm

Endorsed by

John Roseth, Panel Chair
6/5/10