

MINUTES OF THE SYDNEY EAST REGIONAL PANEL MEETING HELD AT PLANNING ASSESSMENT COMMISSION ON THURSDAY, 9 SEPTEMBER 2010 AT 11:00 AM

PRESENT:

John Roseth	Chair
Julie Savet-Ward	Member
Mary-Lynne Taylor	Member
Alan Linnell	Member
Marcus Sainsbury	Member

IN ATTENDANCE

Lashta Haidari	Council Officer – Warringah Council
Rod Piggot	Team Leader – Warringah Council
Peter Robinson	Manager – Warringah Council

APOLOGY:

The meeting commenced at 11.04 am

1. Declarations of Interest -

Nil

2. Business Items

ITEM 1 - 2010SYE041 Warringah DA No. 2010/1026 – Demolition Works and Construction of a mixed use (Commercial/Retail and Residential) building, 20 Roger Street Brookvale

3. Public Submission

Ben Humell, Geoff Goodyer and Chris McEwen on behalf of the applicant addressed the Panel in favour of the item

6. Business Item Recommendation

2010SYE041 Warringah DA No. 2010/1026 – Demolition Works and Construction of a mixed use (Commercial/Retail and Residential) building, 20 Roger Street Brookvale

1. The Panel resolves unanimously to accept the recommendations of the planning assessment report to refuse the application, generally for the reasons mentioned in the report.

2. The Panel considers that the area around the site has an industrial character and it is therefore not a suitable area for intensive residential development, despite the fact that residential use is currently permissible and will remain so until the gazettal of the draft Warringah LEP, which will prohibit it.
3. The Panel is concerned that the proposal provides very poor amenity. The open spaces of the lowest level of apartments facing each other are only 3-4m apart. Even on the upper levels the proposal fails to achieve the minimum of 12m required in good design practice. The setback on the western side would provide a separation of only 4m if the adjoining site were developed in a similar fashion. On the other hand, if the adjoining site were developed as commercial with a zero setback, the separation of the private open spaces from a blank wall would be only 2m.

MOTION CARRIED

The meeting concluded at 12.13 pm

Endorsed by

John Roseth
Chair, Sydney East Region Planning Panel
13 September 2010