

MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT SUTHERLAND SHIRE COUNCIL ON WEDNESDAY, 20 JULY 2011 AT 1.00PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Mary-Lynne Taylor	Panel Member
Phil Blight	Panel Member

IN ATTENDANCE

Carolyn Howell	Sutherland Shire Council
Luke Murtas	Sutherland Shire Council
Chris Greig	Sutherland Shire Council
John Brunton	Sutherland Shire Council
Bruce Powe	Sutherland Shire Council
Guy Amos	Sutherland Shire Council
Shelley Reed	Sutherland Shire Council
Colleen Baker	Sutherland Shire Council

APOLOGY: NIL

1. The meeting commenced at 1.06 pm.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2010SYE114 – Sutherland - DA10/1317 - Demolition of Existing Warehouse & Const. of New Bulky Goods Retail Warehouse Incl. Outdoor Nursery, Timber Trade Area, Car Parking & 8 Advert. Signs - 31-35 Willarong Road, Caringbah

4. Public Submission -

Mr John Brunton (on behalf of Sutherland Shire Council)	Addressed the Panel against the item
Ms Karen Maras & Mr Dave Watkins	Addressed the Panel against the item
Mr Philip Drew	Addressed the Panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2010SYE114 – Sutherland - DA10/1317 - Demolition of Existing Warehouse & Const. of New Bulky Goods Retail Warehouse Incl. Outdoor Nursery, Timber Trade Area, Car Parking & 8 Advert. Signs - 31-35 Willarong Road, Caringbah

1. The Panel resolves unanimously that it would approve an amended form of the application that involved the following changes:
 - (a) The building to provide either a freeboard of 500 mm or an alternative mechanical solution that does not compromise the trees around the site or the streetscape, provided that the overall height of the building is not increased.
 - (b) The entry/egress to and from the northern leg of Koonya Circuit shall be perpendicular to the property boundary and at a maximum grade of 1 in 20 for the first six (6) metres inside the property.
 - (c) Demonstrates that the trees marked for retention on the applicant's landscape plan will be retained.
 - (d) An Operational Management Plan dealing with acoustics; truck management on and off the site; complaints procedure; and any activities external to the building.
2. The Panel requests the applicant to provide the above amendments to Council by 19 August 2011 and the Council's assessment staff to report on them by 2 September 2011, following which the Panel will communicate by electronic means to determine the application unless it considers that another public meeting is necessary.

6. Business Items

ITEM 2 - 2010SYE034 – Sutherland - DA11/0218 - Demolition of Existing Dwellings, Construction of a Dwelling, Swimming Pool & Front Fence & Removal of a Fuel Tank - 321, 325 & 327A Woollooware Road, Burraneer

7. Public Submission -

Mr Daniel & Ms Fiorella Spagnolo	Addressed the Panel against the item
Mr Mark Allen (on behalf of Mrs Elaine Attwells)	Addressed the Panel against the item
Mr Justin Doyle	Addressed the Panel on behalf of the applicant
Ms Lyndall Wynne	Addressed the Panel on behalf of the applicant
Mr Cameron Jones	Addressed the Panel on behalf of the applicant

8. Business Item Recommendations

ITEM 2 - 2010SYE034 – Sutherland - DA11/0218 - Demolition of Existing Dwellings, Construction of a Dwelling, Swimming Pool & Front Fence & Removal of a Fuel Tank - 321, 325 & 327A Woollooware Road, Burraneer

1. By a majority of 3:1 (For – John Roseth, Mary-Lynne Taylor and David Furlong, Against – Phil Blight) the Panel resolves to approve the application subject to the driveway being as per Option 4 in Plan 2185 Issue D Sheet 17, subject to the conditions prepared by the Council's assessment officer.
2. Councillor Phil Blight voted for approval of the application subject to the driveway being as shown in Option B on the grounds that Option 4 is unlawful.

3. The Panel requests the Council's planning assessment officer to draft a condition responding to Mrs Atwells' request, to the extent he considers it reasonable.
4. The Panel considered the applicant's request to delete the condition requiring the demolition of the boathouse partly on the site; however it decided on retaining the condition as it arises out of Sutherland Shire Local Environmental Plan 2006.

The meeting concluded at 3.15 pm.

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
20 July 2011