

# MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT KU-RING-GAI MUNICIPAL COUNCIL ON THURSDAY, 09 JUNE 2011 AT 5:00 PM

## PANEL PRESENT:

Paul Mitchell  
Bruce McDonald  
Jason Perica  
Ian Cross  
Elise Keays

Chairperson  
Panel Member  
Panel Member  
Panel Member  
Panel Member

## COUNCIL STAFF IN ATTENDANCE

Michael Miocic  
Rebecca Eveleigh  
Tempe Beaven  
Geoff Bird

Corrie Swanepoel  
Stuart Ratcliff  
Joseph Piccoli  
Kathy Hawken

1. The meeting commenced at 5:00 pm
2. **Apologies –**  
Janet Thomson  
Elaine Malicki
3. **Declarations of Interest –**  
Nil.
4. **Business Items**

***ITEM 1 - JRPP 2010SYW044 – Ku-ring-gai Municipal Council DA No. 0495/10 - Construction of 18 self contained dwelling units for seniors living and associated works including upgrading of existing facilities, 95-97 Stanhope Road KILLARA NSW 2071***

***ITEM 2 - JRPP 2010SYW036 Ku-ring-gai Municipal Council DA No. DA0408/10 – Demolition of 2 existing dwellings, construction of a residential flat development (51 units), basement carparking & associated landscape works; 165 - 167 Rosedale Road, St Ives***

***ITEM 3 - JRPP 2010SYW063 - Ku-ring-gai Municipal Council DA0656/10 - Demolition of existing dwellings, construction of a 5 storey residential flat building (36 units), basement parking and associated landscape works; 161 - 163 Rosedale Road, St Ives***

***ITEM 4 - JRPP 2010SYW069 - Ku-ring-gai Municipal Council DA0727/10, Re-development of West Pymble Swimming Pool including new aquatic centre facilities, creche, gymnasium, indoor pools, cafe, parking & landscaping, 2 Lofberg Road, West Pymble***

**5. Public Submissions**

**ITEM 1**

Mr Richard Orchard addressed the meeting - against the recommendation  
Mr Frank Brady addressed the meeting - against the recommendation  
Mr Frank O'Neill addressed the meeting - against the recommendation  
Ms Patricia Clarke addressed the meeting - against the recommendation

Mr Stuart Harding addressed the meeting - for the recommendation  
Mr Philip Thalys addressed the meeting - for the recommendation  
Mr Rod Rose addressed the meeting - for the recommendation  
Mr Andrew Nichols addressed the meeting - for the recommendation

**ITEM 2**

Ms Gabrielle Morrish addressed the meeting - for the recommendation  
Mr Graham McKee addressed the meeting - for the recommendation  
Ms Sandra van Eck addressed the meeting - for the recommendation  
Mr Duncan Wood addressed the meeting - against the recommendation  
Mr Ken Hollyoak addressed the meeting - against the recommendation  
Mr David Ryan addressed the meeting - against the recommendation

**ITEM 3**

Mr Graham McKee - against the recommendation

**ITEM 4**

Mr Tom Key - against the recommendation  
Ms Bronwyn Hanna - against the recommendation  
Mr Rob Hanna - against the recommendation  
Mr Phil Johnson - against the recommendation  
Ms Judy Macourt - for the recommendation)

**6. Business Item Recommendations**

***ITEM 1 - JRPP 2010SYW044 – Ku-ring-gai Municipal Council DA No. 0495/10 - Construction of 18 self contained dwelling units for seniors living and associated works including upgrading of existing facilities, 95-97 Stanhope Road KILLARA NSW 2071***

The Joint Regional Planning Panel grant development consent to Development Application DA0495/10 for the construction of 18 self contained dwelling units for senior's living and associated works including upgrading of existing facilities, 95-97 Stanhope Road Killara as per the recommendation subject to the following amended condition:

**Condition 18 – Privacy**

The west facing windows of the kitchens and sunrooms within Unit 01 and Unit 06 of the proposed Stanhope Building are to incorporate appropriate measures to address privacy

between the units and the adjoining property.. The details of this requirement are to be submitted to and approved by the Principal Certifying Authority prior to the issue of the Construction Certificate.

**Reason:** To retain visual privacy to the neighbouring property.

**Moved by Bruce McDonald ,seconded by Jason Perica**

*For – P Mitchell, B McDonald, J Perica*

*Against – I Cross and E Keays*

**MOTION CARRIED**

***ITEM 2 - JRPP 2010SYW036 Ku-ring-gai Municipal Council DA No. DA0408/10 – Demolition of 2 existing dwellings, construction of a residential flat development (51 units), basement carparking and associated landscape works; 165 - 167 Rosedale Road, St Ives***

**Moved by Bruce McDonald, seconded by Ian Cross**

The Joint Regional Planning Panel defer determination of Development Application DA0408/10 for the demolition of 2 existing dwellings, construction of a residential flat development (51 units), basement carparking and associated landscape works; 165 - 167 Rosedale Road, St Ives pending further information from the applicant as follows:

1. The applicant be invited to submit amended plans to:
  - A. increase the width of the driveway to 5.5 metres to facilitate two way movement or incorporate design measures to ensure safe use of the single driveway without requiring traffic signals in the public domain;
  - B. demonstrate overshadowing (both before and after the proposed development) complies with Council's sunlight access provisions to living areas and open space to 26A Shinfield Road, St Ives;
  - C. incorporate appropriate measures to address required private open space, storage and air conditioning screening.

If sunlight access to the adjoining property is not able to be achieved, amendment to the rear and/or side setback is to be considered.

**MOTION CARRIED UNANIMOUSLY**

***ITEM 3 - JRPP 2010SYW063 - Ku-ring-gai Municipal Council DA0656/10 - Demolition of existing dwellings, construction of a 5 storey residential flat building (36 units), basement parking and associated landscape works; 161 - 163 Rosedale Road, St Ives***

**Moved by Elise Keays, seconded by Ian Cross:**

That the Joint Regional Planning Panel refuse Development Application DA0656/10 for the demolition of existing dwellings, construction of a 5 storey residential flat building (36 units), basement parking and associated landscape works; 161 - 163 Rosedale Road, St Ives

**MOTION CARRIED UNANIMOUSLY**

**ITEM 4 - JRPP 2010SYW069 - Ku-ring-gai Municipal Council DA0727/10, Re-development of West Pymble Swimming Pool including new aquatic centre facilities, creche, gymnasium, indoor pools, cafe, parking & landscaping, 2 Lofberg Road, West Pymble**

**Moved by Elise Keays, seconded by Ian Cross**

That the officer's recommendation be amended as follows:

- A. That the Sydney West Joint Regional Planning Panel grant development consent to Development Application No.727/10 for the redevelopment of the West Pymble Pool complex and to undertake construction and use of a new multi-purpose community facility building with associated parking within the area known as Bicentennial Park at No. 2 Lofberg Road, West Pymble, as per the recommendation, subject to the following amended and additional conditions.

**AMENDED CONDITIONS**

**2. Future Use of Ancillary Facilities**

This development consent is for the redevelopment of the West Pymble Pool complex and to undertake construction of a new multi-purpose community facility building with associated parking. The following specified part(s) or aspect(s) of the development require the submission of a separate development application to Council:

- Fitout of the gymnasium and child-minding facility
- Fitout of the cafe.

**Reason:** Statutory Requirement.

**84. Use of the child minding facility**

Any child minding facility within the development shall only be used within the area designated on the approved DA drawing DA03 by children while the children's parents or authorised supervisors are visiting the West Pymble Indoor Pool Bicentennial Park, West Pymble. It is not to operate outside the hours of 6am and 10pm.

**Reason:** To ensure that the child minding facility is not used as a "child-care centre"

**ADDITIONAL CONDITIONS**

**88. Use of the café**

The pool café is to operate only within the areas shown on the approved DA drawing DA04H labelled 'café', 'café south' and 'deck (north)'. It is not to operate outside the hours of 6am and 10pm.

**Reason:** To ensure that the café operates from the areas shown and during the hours nominated.

**89. On-going operation of the café**

Prior to and during the ongoing operation of the café, the operator must comply with all relevant legislative and licensing requirements.

**Reason:** To ensure any licensing requirements adhere to legislative requirements

**90. Use of the gymnasium**

The gymnasium is to operate within the area shown on the approved DA drawing DA04H labelled 'gym', and may offer fitness classes, gym weights, aerobics and other work-out areas and related physical activities. It is not to operate outside the hours of 6am and 10pm.

**Reason:** To ensure the gymnasium area is operated only for gymnasium purposes, during the hours approved

**91. Ongoing operation of the gymnasium**

Prior to and during the ongoing operation of the gymnasium the operator must comply with all relevant legislative and licensing requirements.

**Reason:** To ensure any licensing requirements adhere to legislative requirements

**MOTION CARRIED -UNANIMOUSLY**

The meeting concluded at 7:40 PM

Endorsed by

Paul Mitchell  
Chair, Sydney West Region Planning Panel  
22 June 2011