

# MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT KU-RING-GAI MUNICIPAL COUNCIL ON THURSDAY, 10 NOVEMBER 2011 AT 6.00PM

## PANEL PRESENT:

Mary-Lynne Taylor  
Bruce McDonald  
Lindsay Fletcher  
Ian Cross  
Elaine Malicki

Chair  
Panel Member  
Panel Member  
Panel Member  
Panel Member

## COUNCIL STAFF IN ATTENDANCE

Michael Miocic  
Corrie Swanepoel  
Robyn Pearson  
Grant Walsh

Director Development & Regulation  
Manager Development Assessment Services  
Executive Assessment Officer  
Executive Assessment Officer

. The meeting commenced at 6.00pm.

### 2. Apologies

None

### 3. Declarations of Interest

None

### 4. Business Items

**2010SYW096 - Ku-ring-gai, DA0951/10, Demolition of existing dwellings and construction of a residential flat building comprising of 51 units including pool and associated landscape, 1-21 Woniora Avenue, Wahroonga**

**2011SYW031 - Ku-ring-gai, DA0091/11, Demolition of existing structures and construction of a residential flat building comprising of 50 units with basement carparking and landscaping, 1147-1149 Pacific Highway and 2 Bobbin Head Road North Turramurra**

**2011SYW029 - Ku-ring-gai, DA 0050/11, Demolition of existing structures and construction of 2 residential flat buildings with car parking and associated landscaping, 18 Shinfield Ave, 116 & 118 Rosedale Road, St Ives.**

### 5. Public Submissions

#### Item 1 - 2010SYW096

Jennifer Cooper – on behalf of applicant	Spoken favour of the application
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**Item 2 - 2011SYW031**

Gary Chapman	Spoken favour of the application
Dugald MacKenzie	Spoken favour of the application
Peter Noble	Spoken favour of the application
Brett Daintry	Spoken favour of the application

**Item 3 - 2011SYW029**

Lorraine Jirgenson	Attended and did not address the panel
Marsha Geikie	Attended and did not address the panel
Don Yorath	Attended and did not address the panel
Joan Roberts	Attended and did not address the panel
Donald Pollard	Attended and did not address the panel

**6. Business Item Recommendation**

**2010SYW096 - Ku-ring-gai, DA0951/10, Demolition of existing dwellings and construction of a residential flat building comprising of 51 units including pool and associated landscape, 1-21 Woniora Avenue, Wahroonga**

The Panel unanimously agrees to approve the application for the reasons given in the Council Town Planning Report and subject to the Council's proposed conditions with the exception of Condition 34 and 10 which will now read:

**34. Location of plant (residential flat buildings)**

*Prior to the issue of the Construction Certificate, the Certifying Authority shall be satisfied that all air conditioning plant and equipment is located in the basement and all other equipment on the roof shall be suitably screened so as not to be seen from a public place or from the ground level of adjoining private properties.*

**C1. Note:** *Architectural plans identifying the location of all plant and equipment shall be provided to the Certifying Authority.*

**Reason:** *To minimise impact on surrounding properties, improved visual appearance and amenity for locality.*

**Condition 10**

Substitute Woniora Avenue for Warrangi Street.

**MOTION CARRIED (VOTE: 5:0)**

***2011SYW031 - Ku-ring-gai, DA0091/11, Demolition of existing structures and construction of a residential flat building comprising of 50 units with basement carparking and landscaping, 1147-1149 Pacific Highway and 2 Bobbin Head Road North Turramurra***

The majority of the panel (Taylor, Cross, McDonald, Fletcher) voted not to approve or refuse this application based on the material provided and will allow the applicant until 5.00 pm on 2 December 2011 for the following material to be provided to the Council for assessment. If the material is not provided by that date, the Panel will determine the application based on the material presently before it. The following is required:

1. Demonstration that the architectural plans are consistent with the Basix Certificate.
2. A lighting plan that complies with the Residential Flat Design Code and DCP 55.
3. Demonstration that the stormwater design complies with DCP47.
4. Modification of the plans demonstrating satisfactory compliance with the requirements of the Residential Flat Design Code and KPSO for the matters spelt out in the recommendation for refusal No 2 in Council's report entitled Particulars (a), (b), (c), (e) and (g) with the particulars (a) and (b) amended in each case after the words "poor residential amenity" add "in relation to daylight and ventilation".
5. Modification of the drawings so as not to allow studies to be used as bedrooms.
6. Modification of the position and treatment of the lift shaft and overrun to reduce visual impact to the Pacific Highway.

Council Malicki voted not to agree with the recommendation to allow additional time for submission of further material.

**MOTION CARRIED (VOTE 4:1)**

***2011SYW029 - Ku-ring-gai, DA 0050/11, Demolition of existing structures and construction of 2 residential flat buildings with car parking and associated landscaping, 18 Shinfield Ave, 116 & 118 Rosedale Road, St Ives.***

The Panel unanimously refuses the application for the reasons outlined in Council's Town Planning Report and agrees with the reasons given for refusal. [It is noted that on Page 58 of the report there are three lines that have been typed in and crossed out. They are not part of the reasons for refusal of this application].

**MOTION CARRIED (VOTE 5:0 )**

Meeting closed at 7.55 pm

Endorsed by

Mary-Lynne Taylor  
Chair, Sydney West Region  
Joint Regional Planning Panel  
Date: 15 November 2011