

# MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT WARRINAGH COUNCIL ON WEDNESDAY, 20 APRIL 2011 AT 2.00PM

## PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Paul Stein	Panel Member
David Stray	Panel Member

## IN ATTENDANCE

Nayeem Islam	Manly Council
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## APOLOGY: JULIE SAVET WARD

1. The meeting commenced at 2.05pm

## 2. Declarations of Interest -

Nil

## 3. Business Items

***ITEM 1 - 2011SYE024 - Manly 107/10 - Demolition of existing buildings and construction of a supermarket (woolworths) with first floor ancillary office, signage, cafe on the ground floor - 17-31 Roseberry Street, Balgowlah***

## 4. Public Submission -

Ray Townsend	Addressed the panel <b>against</b> the item
Herve Boutin	Addressed the panel <b>against</b> the item
Herve Boutin to speak on behalf of Linda Nelson	Addressed the panel <b>against</b> the item
Joe Maccioni	Addressed the panel <b>against</b> the item
Joe Maccioni to speak on behalf of Trudy van der Straaten	Addressed the panel <b>against</b> the item
Peter Robinson on behalf of Warringah Council	Addressed the panel <b>against</b> the item
David Hoy, Urbis - will address the panel on town planning issues, on behalf of the applicant	Addressed the panel on behalf of the applicant
Tim Rogers, CBHK - will address the panel on traffic related issues, on behalf of the applicant	Addressed the panel on behalf of the applicant
Steve Garmston, Woolworths	Addressed the panel on behalf of the applicant

## 5. Business Item Recommendations

### ***2011SYE024 - Manly 107/10 - Demolition of existing buildings and construction of a supermarket (woolworths) with first floor ancillary office, signage, cafe on the ground floor - 17-31 Roseberry Street, Balgowlah***

1. The Panel resolves unanimously to grant partial consent to the s96 application as detailed below.
2. The documents relating to the consent are amended as recommended in the planning assessment report.
3. Condition ANS 13 (Asbestos Management Plan) is amended as recommended in the planning assessment report. New condition 145, as recommended in the planning assessment report, is added to new Condition ANS13 as a consequential addition.
4. Condition ANS14 (Groundwater Management Plan) is retained as in the original consent. The council's Health Officer considers a Groundwater Management Plan necessary.
5. Condition ANS15 (Site Contamination) is amended as recommended in the planning assessment report, as requested by the applicant.
6. Condition ANS16 (Site Contamination Validation Report) is deleted as requested by the applicant.
7. Condition ANS19 (Site Contamination – Remediation Variation) is deleted as requested by the applicant.
8. Condition ANS24 (Left turn slip lane into Hayes Street) is amended as recommended in the planning assessment report. The condition retains the slipway and gives Manly Council the authority to approve the design.
9. Condition ANS27 (Relocation of the existing bus stop) is retained as in the original consent.
10. Condition ANS29 (Raised intersection platform at Rosebery and Hayes Street) is retained as in the original consent.
11. Condition ANS32 (Delivery times) is retained as in the original consent. The Panel is aware that this is not consistent with the most efficient functioning of the supermarket. The Panel has given major weight to minimising disturbance to nearby residents.
12. Condition ANS35 (Packaging) is retained as in the original consent, as it reflects council policy.
13. Condition ANS40 (Parking) is amended as recommended in the planning assessment report, except that the following words shall be added to the first bullet point: *"of which 20 shall be available 24 hours every day"*. The Panel's decision reflects the fact that the new traffic arrangements due to the proposed development shall result in the loss of 17 on-street parking spaces.
14. Condition ANS47 (Height of building) is amended as recommended in the planning assessment report. This recognises that the condenser and lift overrun cannot reasonably be required to be 11 metres or less.
15. Standard Condition 7 (Air pollution report) is retained as in the original consent.

16. Standard Condition 30 (BASIX Certificate) is deleted as it is not required for a supermarket.

The meeting concluded at 4.40pm

Endorsed by

John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
21 April 2011