

**MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL  
PLANNING PANEL MEETING  
HELD AT WARRINGAH COUNCIL  
ON WEDNESDAY, 7 DECEMBER 2011 AT 5.30PM**

**PRESENT:**

John Roseth	Chair
David Furlong	Panel Member
Julie Savet Ward	Panel Member
Steve Kennedy	Panel Member
Alan Linnell	Panel Member

**IN ATTENDANCE**

Lastha Haidari	Warringah Council
Tony Collier	Warringah Council

**APOLOGY: NIL**

1. The meeting commenced at 5.32pm.

**2. Declarations of Interest -**

Nil

**3. Business Items**

***ITEM 1 - 2011SYE079 – Warringah - da2011/0890 - Mix use development including Hotel, Motel/Short Term Accommodation, Bottleshop, Showroom and Residential Units - 511-513 Pittwater Road Brookvale***

**4. Public Submission -**

Rob Player	Addressed the panel on behalf of the applicant
Garry Green	Addressed the panel on behalf of the applicant

**5. Business Item Recommendations**

***ITEM 1 - 2011SYE079 – Warringah - da2011/0890 - Mix use development including Hotel, Motel/Short Term Accommodation, Bottleshop, Showroom and Residential Units - 511-513 Pittwater Road Brookvale***

- 1) The Panel resolves unanimously to accept the recommendation of the planning assessment report to refuse the application for the reasons mentioned in the report.
- 2) The Panel is aware that there is a possibility that, when the new Warringah LEP is gazetted, shop-top housing will be permissible in the industrial zone. If this happens, the Panel would support this proposal only if
  - a) Building B, which has no retailing, is removed;
  - b) the top storey of Building C is deleted; and
  - c) the new proposal responds to the criticisms in the assessment report relating to the amenity of apartments when assessed against the design principles of SEPP 65.

**6. Business Items**

***ITEM 2 - 2011SYE081 – Warringah - da2011/0892 - Construction and use of a Medical and Day Surgery Buildings - 10 Dale Street Brookvale***

**7. Public Submission -**

Nick Juranovic	Addressed the panel <b>against</b> the item
John Gude	Addressed the panel <b>against</b> the item
Stephen White	Addressed the panel on behalf of the applicant

**8. Business Item Recommendations**

***ITEM 2 - 2011SYE081 – Warringah - da2011/0892 - Construction and use of a Medical and Day Surgery Buildings - 10 Dale Street Brookvale***

- 1) The majority of the Panel (for: David Furlong, Julie Savet-Ward, Stephen Kennedy and Alan Linnell; against: John Roseth) resolves to refuse the application for the following reasons:
  - a) the use will be a prohibited development under the new Warringah LEP; and
  - b) the use is inconsistent with the Desired Future Character under the existing Warringah LEP.
- 2) John Roseth voted for accepting the recommendation of the planning assessment report to approve the application for the following reasons:
  - a) the use is not antipathetic to the current character or the Desired Future Character of the area; and
  - b) he places major weight on the public benefit of a new medical centre.

**9. Business Items**

***ITEM 3 - 2011SYE080 – Warringah - da2011/0887 - Mixed Retail, Commercial and Residential Development, Retail Shops, A Cafe and Residential Units - 697-671 Pittwater Road, Dee Why***

**10. Public Submission -**

Rob Player	Addressed the panel on behalf of the applicant
Garry Green	Addressed the panel on behalf of the applicant

**11. Business Item Recommendations**

***ITEM 3 - 2011SYE080 – Warringah - da2011/0887 - Mixed Retail, Commercial and Residential Development, Retail Shops, A Cafe and Residential Units - 697-671 Pittwater Road, Dee Why***

1. The Panel resolves unanimously to defer determination of the application on the basis that the applicant has foreshadowed that it will amend its proposal so as to meet all of the planning assessment officer's concerns expressed in the planning assessment report.
2. The applicant is to lodge a complete set of amended drawings by 19 December 2011. The council planning assessment officer is to report on the amended proposal and prepare draft conditions by 20 January 2012.

3. Following receipt of the above report the Panel will determine the application by communicating by electronic means.

**12. Business Items**

***ITEM 4 - 2011SYE042 - Warringah DA2011/0400 - Demolition works, construction of an Infill Affordable Housing Development under SEPP ( Affordable Rental Housing ) 2009 and Strata Subdivision - 2 Riverhill Avenue, Forestville***

**13. Public Submission -**

Local Member for Wakehurst Brad Hazzard	Addressed the panel <b>against</b> the item
Cr Helen Wilkins read a letter from Mayor Michael Regan	Addressed the panel <b>against</b> the item
Cr Helen Wilkins	Addressed the panel <b>against</b> the item
Karyne Kerkyasharian	Addressed the panel <b>against</b> the item
Councillor Vincent De Luca	Addressed the panel <b>against</b> the item
Sharon Hewitt	Addressed the panel <b>against</b> the item
Bill Hayes-Williams	Addressed the panel <b>against</b> the item
Peter Laytham read a letter for local MP for Davidson, Jonathan O'Dea	Addressed the panel <b>against</b> the item
David Williams	Addressed the panel <b>against</b> the item
Chris Farncomb	Addressed the panel <b>against</b> the item
James Hayes Williams	Addressed the panel <b>against</b> the item
Jon Maxwell	Addressed the panel <b>against</b> the item
Francesca Kaoutal	Addressed the panel <b>against</b> the item
Chris Harvey	Addressed the panel <b>against</b> the item
Chris Farncomb spoke on behalf of Peter Rush	Addressed the panel <b>against</b> the item
Anna Farncomb	Addressed the panel <b>against</b> the item
Francesca Kaoutal	Addressed the panel <b>against</b> the item
James Ross	Addressed the panel <b>against</b> the item
Graham McKee of McKees Legal Solutions	Addressed the panel on behalf of the applicant
Bob Chambers of BBC Consulting	Addressed the panel on behalf of the applicant
Geoff Baker, Urban Designer	Addressed the panel on behalf of the applicant

**14. Business Item Recommendations**

***ITEM 4 - 2011SYE042 Warringah DA2011/0400 - Demolition works, construction of an Infill Affordable Housing Development under SEPP ( Affordable Rental Housing ) 2009 and Strata Subdivision; 2 Riverhill Avenue, Forestville***

The Panel resolves unanimously to accept the recommendation of the planning assessment report to refuse the application, principally on the grounds that the proposed development is not compatible with the character of the local area and therefore does not meet cl16A of the Affordable Housing SEPP.

The meeting concluded at 9.50pm.

Endorsed by

John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
8 December 2011