

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT SUTHERLAND SHIRE COUNCIL ON WEDNESDAY 7 NOVEMBER 2012 AT 3.00PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Carol Provan	Panel Member
Bruce Walton	Panel Member

IN ATTENDANCE

Annette Birchall Sutherland Shire Council

APOLOGY: NIL

1. The meeting commenced at 3.00pm.

2. **Declarations of Interest -**

Nil

3. **Business Items**

ITEM 1 - 2012SYE065 – Sutherland - DA12/0476 - Staged Dev. Masterplan-161 Res. Lots-Stage 1 Site Preparation & Subdivision Into Six Super Lots & Assoc. Infrastructure - 15R Bate Bay Road & 453 Captain Cook Drive, Greenhills Beach & 31 Lindum Road & 4-5-417 Captain Cook Drive, Kurnell

4. **Public Submission -**

Jeff Clarke	Addressed the panel against the item
Shannon Maher	Addressed the panel against the item
Scott McCorquodale	Addressed the panel against the item
Jamie Grounds	Addressed the panel against the item
Tony Ibriahim	Addressed the panel against the item
Mark Speakman, Member for Cronulla	Addressed the panel against the item
Ray Baksmati – Development Director - Australand (owns adjoining land)	Addressed the panel against the item
Julie Bindon - JBA (Planning)	Addressed the panel on behalf of the applicant
David Johnson - Consulting Earth Scientists (Remediation)	Addressed the panel on behalf of the applicant
Nicholas Brunton - Henry Davis York (Legal)	Addressed the panel on behalf of the applicant
Tom Breen - Breen Property (Applicant)	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - - 2012SYE065 – Sutherland - DA12/0476 - Staged Dev. Masterplan-161 Res. Lots-Stage 1 Site Preparation & Subdivision Into Six Super Lots & Assoc. Infrastructure - 15R Bate Bay Road & 453 Captain Cook Drive, Greenhills Beach & 31 Lindum Road & 4-5-417 Captain Cook Drive, Kurnell

- 1) The Panel resolves unanimously to defer the decision on this application in order to allow the following to take place:
 - a) The council's planning assessment officer should indicate, after consulting with the applicant, an acceptable contour plan for the site. This is because the Panel believes that the ridge in the existing proposal is too high and would present an unattractive view.
 - b) Lots 101, 102 and 103 should be changed into two lots and can be used for residential.
 - c) The approval of the Office of Heritage should be obtained for the amended proposal. The approval of the Office of Water should be obtained.
 - d) The council's planning assessment officer should prepare a response to the applicant's submission on the standard draft conditions 7-62.
 - e) The council and/or the applicant should refer to the EPA the works the subject of the Engineering Report and Construction Management Plan attached to the Statement of Environmental Effects for confirmation that it complies with the EPA's General Terms of Approval.
 - f) The council's planning assessment officer should rationalise the standard conditions and the requirements of the General Terms of Approval to ensure that they are consistent with each other.
- 2) The Panel accepts that the minimum recovery and re-use rate of the existing fill material should be 18%; however, it acknowledges that the percentage may, on further information, become greater.
- 3) The Panel accepts that lots 270, 271, 272, 273 and 274 have access from Bate Bay Road.
- 4) Following the above actions being completed, the Panel will make a decision at a further public meeting.

The meeting concluded at 7.00pm.

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
7 November 2012