

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT PLANNING ASSESSMENT COMMISSION ON THURSDAY 28 FEBRUARY 2013 AT 3.30PM

PRESENT:

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

IN ATTENDANCE

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| Annette Birchall | Sutherland Shire Council |
| Ian Drinnan | Sutherland Shire Council |
| Peter Anderson | Sutherland Shire Council |
| Peter Barber | Sutherland Shire Council |

APOLOGY: NIL

1. The meeting commenced at 1.00pm.

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 -

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| Martin Karim | Addressed the panel against the item |
| Shannon Maher | Addressed the panel against the item |
| Scott McCorquodale | Addressed the panel against the item |
| Jeff Clarke | Addressed the panel against the item |
| Jamie Grounds | Addressed the panel against the item |
| Marilyn Urch | Addressed the panel against the item |
| Mr Vanderlaan | Addressed the panel against the item |
| Julie Bindon | Addressed the panel on behalf of the applicant |
| Damien Vella | Addressed the panel on behalf of the applicant |
| Nicholas Brunton | Addressed the panel on behalf of the applicant |
| Tom Breen | 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 that it will approve the application subject to
 - a) a contour plan generally in line with the applicant's submission, though the plan can be modified in minor ways, subject to discussion between the applicant and council's staff;
 - b) a revised set of conditions which clarify the requirement for landscaping and the staging of the application; and
 - c) a maximum building envelope height of 4.5m on proposed lots 267-272 inclusive, measured at the building line.
- 2) The Panel recognises that the landform proposed by the council's assessment officer complies with the Panel's resolution at its last meeting on 7 November 2012. The reason why the Panel finally accepted the landform proposed by the applicant is that it placed major weight on the fact that exporting contaminated fill from the site was undesirable.
- 3) The Panel considered the concerns of objectors, particularly those from Bate Bay Road. It imposed the height limit of 4.5m on proposed lots 267-272 because it considered that this was the most effective way to respond to those concerns.
- 4) The Panel requests the applicant and the council's staff to consult in relation to a final set of conditions and a contour plan based generally on the applicant's proposal, but which may be varied in minor ways to achieve a better environmental result. The Panel requests that the conditions and landform plan be completed by 15 March 2013, after which the council's assessment officer will submit a supplementary report to the Panel. Following receipt of the report, the Panel will determine the application by communicating by electronic means.

The meeting concluded at 4.40pm.

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
28 February 2013