

# MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT WILLOUGHBY COUNCIL ON THURSDAY, 24 JANURARY 2013 AT 12.00PM

## PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Steven Head	Panel Member
Pat Reilly	Panel Member

## IN ATTENDANCE

Kate Drinan	Willoughby Council
-------------	--------------------

## APOLOGY: NIL

1. The meeting commenced at 12.05pm

## 2. Declarations of Interest -

Nil

## 3. Business Items

**ITEM 1 - 2012SYE084 – Willoughby – 2012/311 - Willoughby Market Gardens - construction of 46 dwellings and the torrens title subdivision of the land into 46 lots - Lot 21 DP 11591, Part of Lots 1-2 DP 955973, Lot 200 DP 1074678, Lot 1-9 DP 21172, Lot 104 – 106 DP 1086676, 52 Mowbray Place, Willoughby**

## 4. Public Submission -

Gary Howard	Addressed the panel <b>against</b> the item
Liwei Zhang	Addressed the panel <b>against</b> the item
Larissa Brennan	Addressed the panel on behalf of the applicant
Mark Broadley	Addressed the panel on behalf of the applicant
Ray Robertson	Addressed the panel on behalf of the applicant

## 5. Business Item Recommendations

**ITEM 1 - 2012SYE084 – Willoughby – 2012/311 - Willoughby Market Gardens - construction of 46 dwellings and the torrens title subdivision of the land into 46 lots - Lot 21 DP 11591, Part of Lots 1-2 DP 955973, Lot 200 DP 1074678, Lot 1-9 DP 21172, Lot 104 – 106 DP 1086676, 52 Mowbray Place, Willoughby**

1. The Panel resolves unanimously that, subject to the coming into operation of the Willoughby LEP 2012, it will approve the application, for the reasons mentioned in the planning assessment report and subject to the conditions recommended in the report, except as below.

2. The conditions which the council's planning assessment officer recommended in Addendum 1 to the JRPP Report to be varied in response to the applicant's request are varied as recommended.
3. In Condition 2(b) the setback distances required are changed from 2m to 1m, and from 1.5m to 0.75m.
4. Condition 2(f) is deleted.
5. Condition 2(h) is retained, but it becomes part of Condition 3.
6. Condition 3(j) remains, and a requirement is added to it requiring the Windsor Road public reserve nominated as Superlot 11 on DA 204/521 to be redesigned to the satisfaction of council to limit and control vehicular access to and from that reserve. The design and construction shall be at the cost of the applicant. This condition becomes part of Condition 2.
7. In Condition 130 the words "*the amended design plans in accordance with Condition 2*" shall be added after the words "*in accordance with*". The last sentence in the condition shall be deleted.
8. Condition 3(q) is amended to require, for Lots 40, 41 and 59, opaque glass for all windows with sill heights less than 1.5m. The operable windows to the upper level of the western elevation of buildings on Lots 40 and 41 are to be of a hopper design.
9. Condition 2(a) is retained.
10. Conditions 2(a), 2(b) and 2(h) are moved to Condition 3.
11. Following the coming into operation of the Willoughby LEP 2012, the Panel will communicate by electronic means to formally determine the application in accordance with this resolution.

The meeting concluded at 2.30pm.

Endorsed by

John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
24 January 2013