

# MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT SUTHERLAND COUNCIL ON THURSDAY, 22 AUGUST 2013 AT 1.00PM

## PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Mark Carleton	Panel Member
Justin Doyle	Panel Member

## IN ATTENDANCE

Kylie Rourke	Sutherland Council
Colleen Baker	Sutherland Council

## APOLOGY: NIL

1. The meeting commenced at 1.00pm.

## 2. Declarations of Interest -

Nil

## 3. Business Items

**ITEM 1 - 2013SYE033 – Sutherland - DA13/0270 - Stage 1 of Residential Dev. - 2 Level Podium (Parking, Comm. Facs Etc) + Three Buildings Over Podium (220 Dwellings) + Infrastructure & Services - 461 Captain Cook Drive, Woollooware**

## 4. Public Submission -

George Capsis	Addressed the panel <b>against</b> the item
Annette Hogan	Addressed the panel <b>against</b> the item
Annette Hogan to read out a submission on behalf of Kerry Coomes	Addressed the panel <b>against</b> the item

Marilyn Urch	Addressed the panel <b>against</b> the item
Matthew Crew	Addressed the panel on behalf of the applicant
Gordon Kirkby	Addressed the panel on behalf of the applicant

## 5. Business Item Recommendations

**ITEM 1 - 2013SYE033 – Sutherland - DA13/0270 - Stage 1 of Residential Dev. - 2 Level Podium (Parking, Comm. Facs Etc) + Three Buildings Over Podium (220 Dwellings) + Infrastructure & Services - 461 Captain Cook Drive, Woollooware**

1. The Panel notes that the planning assessment report recommends deferral of the application on the grounds that the requirements of the Office of Environment and Heritage contained in the Concept Approval have not been met. However, but for this finding, the report concludes that the proposal is consistent with the approved Concept Plan and would therefore be recommended for approval.
2. The Panel accepts the applicant's submission that the Concept Approval does not require the Office of Environment and Heritage to approve the project plans. It also notes that the Planning Assessment Commission has recently approved the project plans for the commercial section of the proposal. The Panel has incorporated in this approval the same conditions, in relation to the requirements of the Office of Environment and Heritage, as the Planning Assessment Commission has in the commercial section.
3. The Panel is strengthened in its view that the application is worthy of approval by the inclusion of Condition 29, which requires the applicant to adopt ecologically sustainable design measures, such as the use of sustainable materials and renewable energy.
4. The Panel considered carefully the views of objectors. To the extent that the objections related to the Concept Plan, the Panel notes that it is bound by the Concept Approval. To the extent that they related to the environmental impact of the proposal, the Panel is satisfied that the conditions of approval will address these.
5. The Panel therefore unanimously resolves to approve the proposal subject to the conditions recommended by the planning assessment officer, except as below:
  - a. Deletion of the deferred matter in relation to providing access to Solander Fields;
  - b. Updating the approved plans to the most recent issue;
  - c. Inserting a condition allowing for staged issue of construction and occupation certificates;
  - d. Deletion of condition 3.4(ii) and insertion of a condition similar to F12 in the approval granted by the Planning Assessment Commission on 20 April 2013, for the retail component of the development;
  - e. Deletion of Condition 4(i);
  - f. Addition of note to Condition 8 to clarify that works in kind may be negotiated in lieu of cash contribution, if agreed between the council and the applicant;
  - g. Amendment of Condition 11 to require a street tree species selected from the approved list in the Concept Approval;
  - h. Replacement of the word "Council" in Condition 12B with "Principal Certifying Authority";
  - i. Amendment of condition 22A to refer to species nominated in the Concept Approval as taking precedence;
  - j. Amendment of Condition 22.4(i) as requested by the applicant to require a 120 square metre area of recreation space;
  - k. Amendment of Condition 22A(iii) such that the issue of ensuring the protection of the root systems of the nominated trees is to be addressed by an updated arborist report;
  - l. Amendment of Condition 22A(iv) to require a tree species selected from the approved list in the Concept Approval;
  - m. Amendment of Condition 23A by deleting the first paragraph;
  - n. Amendment of Condition 24A by replacing the words "Sutherland Shire" with the words "the Principal Certifying Authority";
  - o. Deletion of condition 36;
  - p. Addition of a condition similar to Condition C23 parts (a) and (b) of the approval granted by the Planning Assessment Commission on 20 August 2013, for the retail component of the development.

The meeting concluded at 3.45pm.

Endorsed by

John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
22 August 2013