

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT CHRISTIES CONFERENCE CENTRE ON WEDNESDAY 21 MAY 2014 AT 12.30PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member

IN ATTENDANCE

Tony Collier	Warringah Council
Malcolm Ryan	Warringah Council
Steve Findlay	Warringah Council
Cathie Arkell	Warringah Council

APOLOGY: Steve Kennedy

1. The meeting commenced at 12.30pm.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2013SYE091 – Warringah - DA2013/1168 - Demolition works, construction of a mixed use retail/commercial and residential development and associated draft Voluntary Planning Agreement - 697-701 Pittwater Road Dee Why

4. Public Submission -

Francis Harrold	Addressed the panel support the item
Ann Sharp	Addressed the panel against the item
Robin Maryska	Addressed the panel against the item
Robin Maryska spoke on behalf of Richard Michel	Addressed the panel against the item
Jason Malcolm	Addressed the panel against the item
Brad Williams	Addressed the panel against the item
Robert Player	Addressed the panel on behalf of the applicant
Patrick Keenan	Addressed the panel on behalf of the applicant
Trevor Dewall	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2013SYE091 – Warringah - DA2013/1168 - Demolition works, construction of a mixed use retail/commercial and residential development and associated draft Voluntary Planning Agreement - 697-701 Pittwater Road Dee Why

- 1) The Panel resolves by a majority of 2 to 1 (for: David Furlong and Sue Francis; against: John Roseth) not to accept the recommendation of the supplementary planning assessment report to approve the application and resolves to refuse it.
- 2) The principal reason for the Panel's majority decision is that the variation of the permissible height of 24m to 51m under cl 4.6 of the Warringah LEP 2011 is excessive. The Dee Why Master Plan is a non-statutory document, which was prepared by the Council to inform its future environmental planning instrument and DCP. The Master Plan itself anticipated an amendment of the LEP and DCP to bring the Master Plan concept into reality. The draft LEP has not been resolved to be prepared. As such, there is no certainty or imminence that the relevant planning controls will change, nor certainty about the nature of those changes. As such, the proposal is premature. The Voluntary Planning Agreement does not and cannot overcome this aspect.
- 3) John Roseth voted to accept the recommendation to approve the application on the grounds that
 - a) Significant public benefit is offered by the applicant;
 - b) The urban design analysis suggests that the proposal is appropriate; and
 - c) An 18-storey building is approved on the other side of Pittwater Road.

The meeting concluded at 2.25pm.

Endorsed by



John Roseth
Chair, Sydney East
Joint Regional Planning Panel
21 May 2014