

MINUTES OF THE SYDNEY WEST JOINT REGIONAL PLANNING PANEL MEETING HELD AT KU-RING-GAI MUNICIPAL COUNCIL ON THURSDAY 20 JUNE 2013 AT 4.00 PM

PRESENT:

Mary-Lynne Taylor	Chair
Bruce McDonald	Panel Member
Paul Mitchell	Panel Member
Councillor Ian Cross	Panel Member
Andrew Watson	Panel Member

APOLOGY: Nil

COUNCIL STAFF IN ATTENDANCE:

Natalie Piggott-Herridge
Stuart Ratcliff
Adam Richardson
John White
Michael Miocic
Corrie Swanepoel
Cathy Hawken
Geoff Bird
Robyn Askew
Ross Guerra

1. The meeting commenced at 4.17 pm

2. Declarations of Interest –

Item 1 - 2012SYW093 - Ku-ring-gai - DA0378/12 - Demolish existing structures and construct 2 residential flat buildings containing 86 units, basement parking and landscaping, 5-15 Lamond Drive, Turramurra - Nil

Item 2 - 2013SYW020 - Ku-ring-gai - DA0489/12 - New multi purpose sports hall, car park and sports field - Abbotsleigh school - Heritage property, 1670 Pacific Highway, Wahroonga - Nil

3. Business Items

Item 1 - 2012SYW093 - Ku-ring-gai - DA0378/12 - Demolish existing structures and construct 2 residential flat buildings containing 86 units, basement parking and landscaping, 5-15 Lamond Drive, Turramurra

Item 2 - 2013SYW020 - Ku-ring-gai - DA0489/12 - New multi purpose sports hall, car park and sports field - Abbotsleigh school - Heritage property, 1670 Pacific Highway, Wahroonga

4. Public Submissions –

Item 1 - 2012SYW093 - Ku-ring-gai - DA0378/12 - Demolish existing structures and construct 2 residential flat buildings containing 86 units, basement parking and landscaping, 5-15 Lamond Drive, Turramurra

Addressing the Panel against the item:

- Margaret Riley

Addressing the Panel on behalf of the applicant:

- Dugald Mackenzie (Mackenzie Architects International)
- Garry Chapman (Chapman Planning)
- Elizabeth Ashbury (Keystone Ecological)

Item 2 - 2013SYW020 - Ku-ring-gai - DA0489/12 - New multi purpose sports hall, car park and sports field - Abbotsleigh school - Heritage property, 1670 Pacific Highway, Wahroonga

Addressing the Panel against the item:

- Matthew Benson (on behalf of Owner's Corporation Beumont Apartments)
- Bill Howell
- John Bowring

Addressing the Panel in favour of the item:

- Michael Heenan - AJ&C – Architect (on behalf of the applicant)
- Lesley Bull - JBA Planning – Project Town Planner (on behalf of the applicant)
- Judith Poole (Headmistress Abbotsleigh)

5. Panel's Decision

Item 1 - 2012SYW093 - Ku-ring-gai - DA0378/12 - Demolish existing structures and construct 2 residential flat buildings containing 86 units, basement parking and landscaping, 5-15 Lamond Drive, Turramurra

The Panel unanimously agreed to defer determining the application for additional information to be supplied by 20 July 2013 as follows:

1. Satisfactory demonstration by the applicant of its position regarding ventilation, sunlight to units, 3 hours of sunlight in midwinter to open space, the number of underground units and their amenity and environmental performance.
2. Provision of additional information on the following matters -
 - Geotechnical report on the absorption area to provide water to the lower trees,
 - Structural details of the stormwater pipes above the proposed driveway tunnel,
 - Demonstration of the practicality of servicing the deep stormwater pits and functioning of the 90 degree bend in stormwater system on the northwest side of the site.
 - The validity of the applicant's expert conclusions on the impact on the Blue Gum High Forest on the site.
 - Explanation of the changes proposed to the right of way-will it allow unfettered use in accordance with the terms of the easement.
3. Provision of additional detail in the vegetation management plan.
4. Amended plans showing the manner in which the application comply with clauses 25L, 25N, 25I(2) of the Ku ring gai Planning Scheme Ordinance.
5. Specification where retaining walls should be placed in relation to unit walls.
6. Confirmation of the capacity of downstream stormwater drainage system to accommodate the anticipated post development flows.

Council is asked to assess the additional information it holds on the 20 July 2013 and advise the panel when it will be in a position to present its further report.

At the next meeting of the panel both Council and the Applicant are requested to have their relevant experts present to assist the panel.

Item 2 - 2013SYW020 - Ku-ring-gai - DA0489/12 - New multi purpose sports hall, car park and sports field - Abbotsleigh school - Heritage property, 1670 Pacific Highway, Wahroonga

The Panel unanimously approves the application for the reasons outlined in Council's Town Planning Report, subject to the conditions contained therein with amendments to the conditions as discussed at the meeting and noting the acceptance by the applicant's representatives. The amended conditions are attached to the Minutes.

The Panel was asked by a representative of the Owner's Corporation of Strata Plan 77814 (Beumont apartments) questions regarding enforcement of conditions of

consent. This is a responsibility of the local council and the regional panel has no power to dictate to the Council the manner in which it will enforce compliance with conditions. In regard to the general concern about traffic conditions in the local streets, the panel recommends the residents take this matter up directly with the Council. The Panel further notes that, in regard to the request from the Corporation for access to School's further reports and plans for this application the Headmistress gave an undertaking to provide this documents, and to undertake a management plan regarding the traffic and operation of the new facilities.

The Panel notes the co-operation of the Owner's Corporation, the applicant and the Council in conditioning this application which has brought about a satisfactory outcome.

The meeting concluded at 7.45 pm

Endorsed by:

A handwritten signature in dark ink, appearing to read 'Mary-Lynne Taylor', written in a cursive style.

Mary-Lynne Taylor
Chair
Sydney West Joint Regional Planning Panel
Date: 20 June 2013