

**MINUTES OF THE SYDNEY EAST  
JOINT REGIONAL PLANNING PANEL MEETING  
HELD AT SUTHERLAND COUNCIL  
ON THURSDAY, 3 APRIL 2014 AT 1.00PM**

**PRESENT:**

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member for item 1 only
Carol Provan	Panel Member
Kevin Schreiber	Panel Member

**IN ATTENDANCE**

Christine Edney	Sutherland Council
Brad Harris	Sutherland Council

**APOLOGY: NIL**

1. The meeting commenced at 1.00pm.

**2. Declarations of Interest -**

Sue Francis for item 2 and she did not sit on the determination of this application.

**3. Business Items**

***ITEM 1 - 2014SYE001 – Sutherland - DA13/1167 - Master Plan Design and Alterations & Additions to St John Bosco College - 35A & 35B Waratah Road and 87 Banksia Avenue Engadine***

**4. Public Submission –**

Greg Isaac	Addressed the panel on behalf of the applicant
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**5. Business Item Recommendations**

***2014SYE001 – Sutherland - DA13/1167 - Master Plan Design and Alterations & Additions to St John Bosco College - 35A & 35B Waratah Road and 87 Banksia Avenue Engadine***

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report and subject to the conditions recommended in the report, except as follows.
2. In Condition 10 the word “residential” is inserted between “affected” and “premises”. The condition is expanded to require consultation with neighbouring Boys Town regarding noisy activities.
3. In Condition 30, the hours of operation are amended to allow the school hall to operate until 11pm on four occasions per year.

## 6. Business Items

### ***ITEM 2 - 2014SYE002 – Sutherland - DA13/1192 - Construction, Fit-Out & Use of a Commercial Building as a Shop With Basement Parking - 28-38 Flora Street, Kirrawee***

## 7. Public Submission -

Aaron Sutherland	Addressed the panel <b>against</b> the proposal
Peter Leyshon	Addressed the panel <b>against</b> the proposal
Dominic Sullivan	Addressed the panel <b>against</b> the proposal
Piran Trethewey	Addressed the panel <b>against</b> the proposal
Wayne Gersbach	Addressed the panel on behalf of the applicant
Tim Rogers	Addressed the panel on behalf of the applicant
Stephen Blaxland	Addressed the panel on behalf of the applicant
James Turnbull	Addressed the panel on behalf of the applicant

## 8. Business Item Recommendations

### ***2014SYE002 – 2014SYE002 – Sutherland - DA13/1192 - Construction, Fit-Out & Use of a Commercial Building as a Shop With Basement Parking - 28-38 Flora Street, Kirrawee***

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to refuse the application.
2. While the Panel adopts the reasons for refusal mentioned in the planning assessment report, the principal reason for refusal is that of economic impact on surrounding centres.
3. The Panel notes that the question of the economic impact of supermarkets in Kirrawee on surrounding centres has been the subject of consideration in the recent past by expert consultants to the council, by the Planning Assessment Commission and by the Land and Environment Court. The common thread running through these considerations has been that more than one full-line supermarket in Kirrawee would have a devastating economic impact on surrounding centres. That supermarket has already received consent on the site to the north of the subject site.

The meeting concluded at 2.30pm.

Endorsed by



John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
3 April 2014