

**MINUTES OF THE SYDNEY EAST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT WARRINGAH COUNCIL
ON THURSDAY, 17 JULY 2014 AT 1.00PM**

PRESENT:

John Roseth	Chair
Sue Francis	Panel Member
Julie Savet Ward	Panel Member
Steve Kennedy	Panel Member
Lloyd Graham	Panel Member

IN ATTENDANCE

Lastha Haidari	Warringah Council
David Kerr	Warringah Council
Peter Lawrence	Independent Consultant
Luke Perry	Warringah Council

APOLOGY: NIL

1. The meeting commenced at 1.10 pm

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 – 2013SYE108 – Warringah – DA2013/1447 – Glenrose Shopping Centre – 56-58 Glenrose Street, Belrose

4. Public Submission -

David Loome	Addressed the panel with concerns regarding the item
Libby Paulsen	Addressed the panel with concerns regarding the item
Marilyn Barker	Addressed the panel with concerns regarding the item
Layne O'Neill	Addressed the panel on behalf of the applicant
Lindsay Rowles	Addressed the panel on behalf of the applicant
Andrew Cowan	Addressed the panel on behalf of the applicant
Tim Rogers	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 – 2013SYE108 – Warringah – DA2013/1447 – Glenrose Shopping Centre – 56-58 Glenrose Street, Belrose

- 1) The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application subject to the conditions recommended in the report, except as below.
 - a) Deferred Commencement Condition 1 is to become a standard condition, while Deferred Commencement Condition 2 remains a deferred commencement condition.
 - b) Conditions 16(i) and 16(iv) and 62 are amended according to the agreement between the council's officers and the applicant.
- 2) The Panel notes the objectors' concerns regarding construction and service traffic, replacement trees in the Council's Reserve, noise from the loading dock, light spill from the car park and pedestrian safety. The Panel considers that the applicant has satisfactorily answered these concerns.

6. Business Items

ITEM 2 – 2014SYE004 – Warrinagh – DA2013/1519 – Construction of a residential flat building - 18, 20 & 22 Sturdee Pde, 25-29 Pacific Pde, Dee Why

7. Public Submission -

Jeffrey Cannings	Addressed the panel against the item
Kylie MacFadzean	Addressed the panel against the item
Ross Fleming	Addressed the panel on behalf of the applicant
Eugene Marchese	Addressed the panel on behalf of the applicant
Axel Klein	Addressed the panel on behalf of the applicant

8. Business Item Recommendations

ITEM 2 – 2014SYE004 – Warrinagh – DA2013/1519 – Construction of a residential flat building - 18, 20 & 22 Sturdee Pde, 25-29 Pacific Pde, Dee Why

- 1) The Panel resolves unanimously that it would approve the application subject to the structure of the conditions being changed to reflect that the application is a staged application and the approval is a staged approval. The conditions should be re-structured into two parts. The first part is to relate to the concept application for the whole site. The second part is to relate to the detailed Stage 1 application for the southern part of the site.
- 2) In addition, the following conditions are amended:
 - a) In Condition 9 the typographical error is corrected.
 - b) In Condition 31 the reference to the driveway being narrowed to 6m at the property boundary is deleted.
 - c) In Condition 43 the reference to Stage 2 Landscape Plans is deleted, so that they will not be required to be implemented in Stage 1.
 - d) Condition 54 is amended to reflect the requirements for subdivision in accordance with the legal agreement of Council (as described in the applicant's Statement of Environmental Effects).

- 3) The Panel notes that Mr Jeffrey Canning, who is an objector to the proposal and spoke at the public meeting, is satisfied with the consent as it requires the removal of the seventh floor of the northern building and that he will oppose any future attempt to re-instate that floor. Condition 1(b), which requires the removal of the seventh floor of the northern building, will be a condition of the concept approval and will therefore be binding on the development of the whole site.
- 4) The Panel requests the planning assessment officer to re-structure the conditions by 24 July 2014, after which time the Panel will determine the application by communicating by electronic means.

The meeting concluded at 2:55 pm

Endorsed by



John Roseth
Chair, Sydney East
Joint Regional Planning Panel
18 July 2014