

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 6 August 2014 at 2.00pm

Panel Members: Sue Francis (chair), Tim Moore, Stuart McDonald, Steve Kennedy and Lloyd Graham

Apologies: Nil - Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYE043 – Warringah - DA2014/0344 - Demolition of existing car parking and construction of a Multi-Purpose Community facility (Police and Citizens Youth Club) including car parking, landscaping and signage - 36-48 Kingsway Dee Why as described in Schedule 1.

Date of determination: 6 August 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:





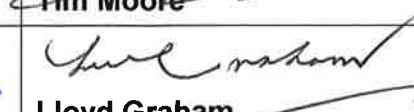
The panel adopted the assessment of those matters in the Council Assessment Report and the relevant conditions, except for the following changes to the conditions:

- Condition 2 delete but add 2 other conditions:
 1. Incorporate Ausgrid requirements as a specific condition
 2. Incorporate NSW Police Force concerns as to climability and permeability as a specific condition
- Condition 4 h) amended as per JBA letter dated 5/8/14
- Condition 14 amended as per JBA letter dated 5/8/14
- Conditions 16, 20 and 21 amended as per JBA letter dated 5/8/14
- Condition 22 amended at the end to read.... 'construction certificate for that component of the building/use'
- Condition 51 amended to read "final occupation certificate for that component of the building/use"
- Condition 35 to be deleted
- Conditions 51, 52 and 53 amended as per JBA letter dated 5/8/14
- Conditions 54 and 55 amended as per JBA letter dated 5/8/14

Conditions: The panel adopts the Council Assessment Report, and the notes in the recommended Conditions of Approval, as the reasons for imposition of the conditions except as follows:

- Condition 2 delete but add 2 other conditions:
 3. Incorporate Ausgrid requirements as a specific condition
 4. Incorporate NSW Police Force concerns as to climability and permeability as a specific condition
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Panel members:

 Sue Francis (chair)	 Tim Moore	 Stuart McDonald
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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE043 – Warringah - DA2014
2	Proposed development: Demolition of existing car parking and construction of a Multi-Purpose Community facility (Police and Citizens Youth Club) including car parking, landscaping and signage
3	Street address: 36-48 Kingsway Dee Why
4	Applicant/Owner: Warringah Council
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP 55 – Remediation of Land ○ SEPP 65 – Advertising and signage ○ SEPP (Infrastructure) 2007 ○ Warringah LEP 2011 • Draft environmental planning instruments: Nil • Development control plans: Warringah DCP 2011 • Planning agreements: Nil • Regulations: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 29 July 2014 Written submissions during public exhibition: 26 Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- Elizabeth Carpenter, Ruth Robbins, Oliver Klein, Campbell Pfeiffer
8	Meetings and site inspections by the panel: Briefing Meeting 4 June 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report