

**RECORD OF DEFERRAL
SYDNEY EAST JOINT REGIONAL PLANNING PANEL
MEETING HELD AT WARRINGAH COUNCIL CHAMBERS
ON THURSDAY, 24 NOVEMBER 2013 at 6.00 PM**

Panel members:

John Roseth - Chair
David Furlong – Panel Member
Sue Francis – Panel Member
Marcus Sainsbury – Panel Member

Council staff in attendance:

Lashta Haidari
Steve Finlay
David Kerr
Julie Edwards
Luke Perry

Apologies: Lloyd Graham
Declarations of interest: None

Matter deferred:

2014SYE093 – Warringah DA2014/0875: Construction of four (4) new three storey buildings (known as Buildings A, B, C and D), and major modification and the adaptive re-use of the existing Club building (known as Buildings E and F) at 80 Evans Street, Harbord

Public submissions made at this meeting:

Addressing the Panel against the item – Peter Warr, Reece Reynolds and Ann Sharp

Addressing the panel on behalf of the applicant – David Hoy, Paul DiCristo and Mark Curzon.

Panel Decision:

The panel voted unanimously to defer the determination of the matter pending the receipt and assessment of a justification of variation of the building height standard under cl 4.6 of the Warringah LEP 2011.

The Panel is aware that the applicant has submitted an Objection under SEPP 1 to the above development standard. However, the Panel believes that the appropriate procedure for varying the standard is under cl 4.6 of the WLEP 2012. This is because cl 1.9 of the LEP states that SEPP 1 does not apply to the land to which the LEP applies, which is effectively the area of Warringah council. The Panel therefore requests the applicant to submit a justification under cl 4.6 for variation by COB of 26 November 2014 and the council's planning assessment officer to provide a supplementary report assessing the justification by 28 November 2014. Following receipt of the

supplementary report, the Panel will determine the application by communicating by electronic means.

The Panel requests the planning assessment officer to address, as part of the supplementary report, the relevance of SEPP 19 to the assessment of the application. In addition, the Panel requests the assessment officer to respond to the applicant's submission to the draft conditions.

The Panel has carefully considered the submissions of the objectors. In relation to the concern about the impact of drainage from the proposed development, the Panel is satisfied that the new condition 30A will respond to the concern. As regards the concern about the height of the landscaping on the roof, the Panel requests a condition restricting the height of the landscaping to the parapet, which effectively means that only ground cover can be used.

Endorsed by

A handwritten signature in black ink, appearing to read 'John Roseth', written in a cursive style.

John Roseth
Chair
Sydney East Region
Joint Regional Planning Panel
Date: