

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 28 November 2014 and 1 December 2014

Panel Members: John Roseth (chair), David Furlong, Sue Francis and Marcus Sainsbury

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE093 – Warringah DA2014/0875 [at 80 Evans Street, Harbord] as described in Schedule 1.

Date of determination: 1 December 2014

Decision:

The panel determined to approve the development application as described in Schedule 1 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:

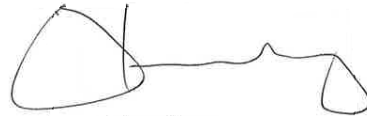
1. The variation of the height standard has been justified under cl 4.6 of the WLEP.
2. The proposal makes good use of an existing building that has outlived its usefulness in the form in which it was built.
3. The proposal has only minor and reasonable impact on surrounding development.
4. The proposal is well designed.

Conditions: As attached to the supplementary report dated 28 November 2014 with the following alteration: All deferred commencement conditions be changed to standard conditions, with the detailed traffic plans, designs and any other required documents to be provided to Council for its approval prior to the lodgement of the Construction Certificate for above ground works.

Panel members:



John Roseth (chair)



David Furlong



Sue Francis



Marcus Sainsbury

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE093 – Warringah DA2014/0875
2	Proposed development: 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)
3	Street address: 80 Evans Street, Harbord
4	Applicant/Owner: Urbis Pty Ltd / Mount Pritchard & District Community Club Ltd
5	Type of Regional development: Development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 • State Environmental Planning Policy No. 1 – Development Standards • Warringah Local Environmental Plan 2011 - 4.3 Height of buildings • Warringah Local Environmental Plan 2011 - 2.5 Additional permitted uses for particular land • Warringah Local Environmental Plan 2011 - Zone R2 Low Density Residential • Warringah Development Control Plan – B3 Side Boundary Envelope • Warringah Development Control Plan – B5 Side Boundary Setbacks • Warringah Development Control Plan - B7 Front Boundary Setbacks • Warringah Development Control Plan - C2 Traffic, Access and Safety • Warringah Development Control Plan - C3 Parking Facilities • Warringah Development Control Plan - C3(A) Bicycle Parking and End of Trip Facilities • Warringah Development Control Plan - D3 Noise • Warringah Development Control Plan - D7 Views • Warringah Development Control Plan - D9 Building Bulk • 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: 14 November 2014 Written submissions during public exhibition: 122 individual submissions were received, including 107 supporting and 15 objecting; 550 template letters generated by the club and a petition with 9,581 signatures supporting the proposal. Memo from Warringah Council on 24 November 2014 regarding changes to conditions. Verbal submissions at the panel meeting on 24 November 2014: Against- Peter Warr, Reece Reynolds and Ann Sharp; On behalf of the applicant- David Hoy, Paul DiCristo and Mark Curzon Supplementary Council Assessment Report dated 30 November 2014
8	Meetings and site inspections by the panel: Briefing Meeting on 7 October 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to supplementary council assessment report