

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Warringah Council Chambers on Thursday 12 March 2015 at 11:00 am

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

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

**2014SYE127 Warringah DA2014/1093 [at 25-29 Pacific Parade and 23 Pacific Parade Dee Why] as described in Schedule 1.**

**Date of determination:** 12 March 2015

#### Decision:

The panel determined to accept the recommendation of the assessment report to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

#### Panel consideration:


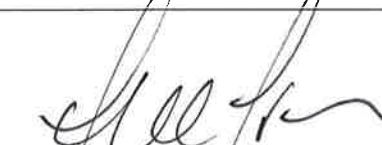



The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

#### Reasons for the panel decision:

The application is for Stage 2 of an approved staged application, in which Stage 2 is consistent with the overall approval.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended by the Memorandum dated 10 any Occupation Certificate March and further amended by the removal of deferred commencement condition no 2 to be moved as an operational condition required to be fulfilled before the issue of any Occupation Certificate.

#### Panel members:

 John Roseth (chair)	 Sue Francis	 Tim Moore
 Steve Kennedy	 Lloyd Graham	

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## SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014SYE127 Warringah DA2014/1093
2	<b>Proposed development:</b> Construction of a Residential Flat Building (Stage 2): Proposed Part Lot 103 in the Plan of Subdivision of Lots 8 & 9, 23-25 Section E DP 8270 and Lot 1 DP 776401, Nos. 18-22 Sturdee Parade and Nos. 23-29 Pacific Parade, Dee Why.
3	<b>Street address:</b> Lots 8 & 9, 23-25 Section E DP 8270 and Lot 1 DP 776401, Nos. 18-22 Sturdee Parade and Nos. 23-29 Pacific Parade, Dee Why
4	<b>Applicant/Owner:</b> Dee Why Properties Pty Ltd / Dee Why Properties Pty Ltd and Warringah Council
5	<b>Type of Regional development:</b> General Development with a combined Capital Investment Value of more than \$20 million; and has a Capital Investment Value of more than \$5 million and the Council is the owner of any land on which the development is to be carried out.
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development)</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 65 – Design Quality for Residential Flat Development</li> <li>• Residential Flat Design Code (RFDC)</li> <li>• Draft State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development</li> <li>• Warringah Local Environmental Plan 2011</li> <li>• Warringah Development Control Plans 2011</li> <li>• Dee Why Town Centre Master Plan (July 2013)</li> <li>• Warringah Section 94A Development Control Plan</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report prepared by GLN Planning Pty Ltd dated: 27 February 2015 Written submissions during public exhibition: one (1) Email from applicant regarding proposed conditions of consent dated 6 March 2015 Memo from Council dated 12 March 2015 Verbal submissions at the panel meeting: On behalf of the applicant - Eugene Marchese
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 24 November 2014
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report