

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 14 May 2015 at 12:30 pm

Panel Members: John Roseth (chair), David Furlong, Julie Savet Ward, Steve Kennedy and Lloyd Graham

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE129 Warringah DA2014-1125 [at 511-513 Pittwater Road Brookvale] as described in Schedule 1.

Date of determination: 14 May 2015

Decision:

The panel determined to accept the recommendation of the planning 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:


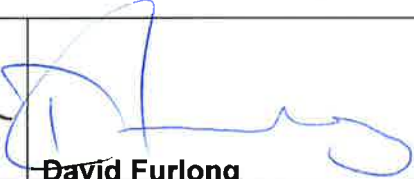

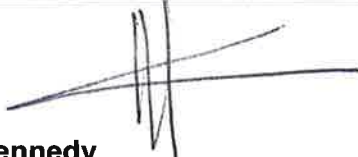

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The variation in height has been justified under clause 4.6 of the Warringah LEP 2011, as the resultant form is compatible with surrounding development and has no material adverse impact.
2. The proposal is consistent with the objectives of the controls for the site and is consistent with the requirements of LEP 2011 and relevant DCPs. Where there is a variation of the parking control in the DCP, it has been justified by the site's closeness to public transport.
3. The proposal will revitalise the Brookvale Hotel, an important entertainment and cultural venue for the local community.

Conditions: The development application was approved subject to the conditions recommended in the planning assessment report.

Panel members:

 John Roseth (chair)	 David Furlong	 Julie Savet Ward
 Steve Kennedy	 Lloyd Graham	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE129 Warringah DA2014-1125
2	Proposed development: Alterations and Additions to an existing hotel, construction of a mixed use retail/commercial and residential development with an associated Voluntary Planning Agreement and stratum subdivision
3	Street address: Lot 11 DP 1000708 , 511 - 513 Pittwater Road, Brookvale
4	Applicant: A+ Design Group Owner: Prowl Pty Ltd
5	Type of Regional development: The development application is referred to the JRPP pursuant to Clause 3 of Schedule 4A of the Act as the Capital Investment Value (CIV) of the proposal is over \$20 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • State Environmental Planning Policy 55 – Remediation of Land • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy 65 – Design Quality of Residential Development • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • Warringah Local Environmental Plan 2011 • Warringah Development Control Plan 2011 • Draft Voluntary Planning Agreement (VPA) • 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 1 May 2015 Written submissions during public exhibition: three (3) Verbal submissions at the panel meeting: On behalf of the applicant- Tony Leung
8	Meetings and site inspections by the panel: Briefing Meeting on 24 November 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report