

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 21 October 2015 at 1.00pm

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

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

2015SYE100 Warringah MOD2015/0163: Modification of Development Consent DA2013/1519 granted for Demolition works Construction of a Residential Flat Building and Subdivision of Land in two stages at 25-29 Pacific Parade & 18-22 Sturdee Parade Dee Why as described in Schedule 1.

**Date of determination:** 21 October 2015

#### Decision:

The panel determined to accept the recommendation of the assessment report to approve the modification application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

#### Panel consideration:


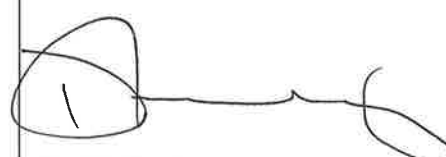
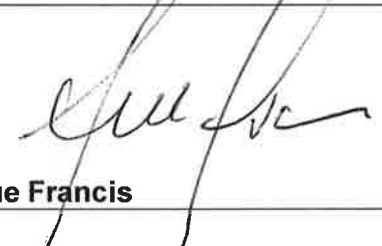

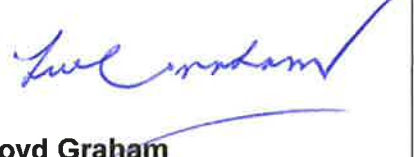
The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

#### Reasons for the panel decision:

1. While the modification application seeks to reduce the extent of basement excavation, the modified proposal still meets the parking, storage and bike facilities required for this part of the site.
2. There is no change to the external appearance or massing of the building.
3. The modified proposal complies with the relevant planning controls.

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

#### Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Steve Kennedy	 Lloyd Graham	

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE100 Warringah MOD2015/0163
2	<b>Proposed development:</b> Modification of Development Consent DA2013/1519 granted for Demolition works Construction of a Residential Flat Building and Subdivision of Land in two stages
3	<b>Street address:</b> 25-29 Pacific Parade & 18-22 Sturdee Parade Dee Why
4	<b>Applicant:</b> ACN 601 384 712 Pty Ltd (16 SPD Pty Ltd)
5	<b>Type of Regional development:</b> s96 (2)
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <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 of Residential Apartment Development</li> <li>• State Environmental Planning Policy (State and Regional Development)</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 Dated: 13 October 2015 Written submissions during public exhibition: 0 Verbal submissions at the panel meeting: Mr H Humphreys on behalf of the applicant.
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 12 August 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Modified conditions attached to council assessment report