

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	18 February 2021
PANEL MEMBERS	Jan Murrell (Chair), Susan Budd, Norma Shankie-Williams, Stephen Gow
APOLOGIES	None
DECLARATIONS OF INTEREST	<p>As Peter Debnam and Julie Savet Ward participated on the Panel that considered the SCC for this site they were not able to participate in this decision.</p> <p>Brian Kirk declared a non-pecuniary interest as his parents are interred at the site.</p> <p>Gail Giles-Gidney, in her role as Mayor of Willoughby City Council, is often asked and expected to be patron of community groups. Following concerns expressed by nearby residents regarding a perceived conflict of interest, and following discussion with the Panel Chair, Gail has stepped aside and did not participate in any further discussions or determination of this application.</p>

Public meeting held by teleconference on 5 February 2021, commencing at 11.19am and closed at 2.36pm. The Panel adjourned for a break at 12.45pm and resumed at 1.15pm for deliberations.

MATTER DETERMINED

PPSSNH-26 – Willoughby – DA2019/247 at 26 Crabbes Avenue North Willoughby for the construction of a new Club, Seniors Living development, public open space and shop top housing (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

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

Following consideration of six (6) written requests from the applicant for variations to development standards, made under cl 4.6 (3) of the *Willoughby Local Environmental Plan 2012* ('the LEP'), the Panel is satisfied the variations be approved as the applicant has demonstrated that:

- a) compliance with each of the following development standards:
 - i) Cl. 4.4(2) of the LEP for the exceedance of the maximum floor space ratio development standard in the R2 zoned portion of the site;
 - ii) Cl. 4.4(2) of the LEP for the exceedance of the maximum floor space ratio development standard in the R3 zoned portion of the site; and
 - iii) Cl. 4.3(2) of the LEP for the exceedance of the maximum height of buildings development standard in the R3 zoned portion of the site;
 - iv) Cl. 40(4)(a) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* ('the Seniors SEPP') for the exceedance of the maximum height of buildings in a residential zone where residential flat buildings are not permitted in the R2 zoned portion of the site;
 - v) Cl. 40(4)(b) of the Seniors SEPP for the exceedance of the maximum height of a building that is adjacent to a boundary of the site in a residential zone where residential flat buildings are not permitted in the R2 zoned portion of the site; and

- vi) Cl. 40(4)(c) of the Seniors SEPP for the exceedance of the maximum height of buildings located in the rear 25% area of the site in a residential zone where residential flat buildings are not permitted in the R2 zoned portion of the site, is unreasonable or unnecessary in the circumstances; and
- b) there are sufficient environmental planning grounds to justify contravening each of these development standards

in the opinion of the Panel it is satisfied that:

- a) each of the applicant's written requests adequately addresses the matters required to be addressed under Cl 4.6 (3) of the LEP; and
- b) the development is in the public interest because it is consistent with the objectives of Cl. 4.3(1) (height of buildings) and 4.4(1) (floor space ratio) of the LEP, the objectives for development in the R2 Low Density zone and the R3 Medium Density Zone pursuant to Clause 2.3 of the LEP and the aims of the Seniors SEPP pursuant to Clause 2 of the Seniors SEPP; and
- c) the concurrence of the Secretary has been assumed pursuant to Cl 64 of the *Environmental Planning and Assessment Regulation 2000* as notified in the Planning Circular PS 20-002 dated 5 May 2020.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel deferred its determination at the public determination meeting in November 2020 because it was not satisfied the proposal was permissible in terms of the number of storeys stated in the current Site Compatibility Certificate of October 2020. The Panel also raised concerns about stormwater disposal.

The Applicant submitted amended plans and stormwater documentation in response to the Panel's deferral.

The Panel decided to hold a second public meeting after the new school year commenced in the interests of transparency and to allow the community to make further representations on the amended plans and additional documentation.

After careful consideration of submissions made, both written and oral, and lengthy deliberations, the Panel's determination is to approve the development application subject to amended conditions. Amendments to the deferred commencement conditions and operational conditions are outlined below.

The applicant submitted six (6) Clause 4.6 requests to vary development standards contained in both the LEP and the Seniors SEPP. Each of these requests dated January 2021 have been prepared by the applicant for the amended plans and have been considered by the Council in their final assessment report to the Panel, which was submitted to the Planning Portal on 28 January 2021, however, was incorrectly dated 28 January 2020.

Following a detailed consideration of each of the Clause 4.6 requests, the Panel considers each Clause 4.6 request adequately addresses the matters required by Clause 4.6(3) of the WLEP and therefore satisfies Clause 4.6(4)(a)(i) of the WLEP. The Panel considers that each Clause 4.6 request adequately demonstrates:

- that compliance with the relevant development standard is unreasonable or unnecessary in the circumstances of the case,
- that there are sufficient environmental planning grounds to justify contravening the development standard; and
- the proposed development will be in the public interest because it is consistent with the objectives of the applicable development standard both in the WLEP and the Seniors SEPP and the zone objectives in which the development is proposed to be carried out.

The Panel acknowledges that the concurrence of the Planning Secretary is assumed and is satisfied that the contravention of each of the development standards does not raise any matters of State or regional environmental planning significance.

Clause 26 of the Seniors SEPP requires that, prior to granting consent, a consent authority must be satisfied that residents of the proposed development will have access to appropriate retail, commercial and community facilities. These facilities include shops, bank service providers and other retail and commercial services that residents may reasonably require, community services and recreation facilities, and the practice of a general medical practitioner.

In this case, the proposal is located within 400 metres of the North Willoughby commercial area, located at the intersection of Penshurst Street and Victoria Avenue via a footpath along Penshurst Street. This commercial area provides a mix of retail and commercial services and includes a bank. Bus services are also provided along Penshurst Street with a bus stop at the front of the site.

The proposal outlines that personal and nursing care will be provided within the site for future residents of the development. Accordingly, the Panel is satisfied that the proposal complies with the location and access to facilities requirements of Clause 26 of the Seniors SEPP.

The Panel has considered the requirements imposed by the current Site Compatibility Certificate (SCC) dated 24 September 2020 (as corrected on 27 October 2020 for an administrative error to delete requirement 4).

The Panel is of the opinion the Seniors Housing component of the development as shown in the amended plans complies with the requirements of the current SCC, including the floor space ratio of 1.35:1 and the number of storeys. The Panel is also satisfied there is a transition in building heights from 5 storeys at the centre of the site, graduating down to 3 storeys at the northern boundary and 2 storeys at the eastern and southern boundaries.

Furthermore, the Panel is satisfied the amended plans will result in a development that is compatible with the surrounding environment and land uses. 'Compatible' does not mean the same.

The floor space ratio over the site in the amended plans has been reduced to 1.17 :1 and the comprehensive redevelopment as shown in the amended plans warrants approval. The site is appropriately located for Seniors Housing development given its proximity to existing transport and services. The application also proposes the establishment of a public park and the relocation of the Memorial Garden within the site. The shop top housing component to the Penshurst Street frontage is appropriate in its context.

With the additional information provided on stormwater disposal the Panel is satisfied the environmental impacts of each of the three options proposed can be managed with the horizontal boring methodology. The Panel notes in the opinion of the applicant's engineer, the amplification of the existing stormwater pipe to Horsley Ave would be the preferred option. The Panel also notes both the Council's and applicant's engineers have formed the view given the large volume of water detention proposed an overland flow path is not necessary and the post development management of stormwater is capable by virtue of design and capacity to ensure an improved stormwater outcome for the subject site and surrounding properties.

With respect to concerns raised at the public meeting about a number of trees not being identified the applicant has provided a further arborist's report to identify the trees and hedges for the Horsley Avenue options. The Panel accepts the conclusion of the report that *"due to the minimal development impacts anticipated for trees within the scope of works, the arborist supports the proposed use of directional boring to implement the drainage easement"*.

The Panel notes the conditions of consent require the applicant to obtain an interallotment drainage easement and also provides that the stormwater system is to be maintained for the life of the development

by the owners of the subject development site. Given the methodology now identified, there is reasonable certainty for a deferred commencement condition to be imposed requiring Council's approval prior to the consent becoming operational. The Panel is also satisfied the environmental impacts of the required drainage works are sufficiently known with the additional engineer's and arborist's reports, and as such this would not warrant refusal of the application.

The provision of open space within the development is considered appropriate and will serve the ongoing purpose to recognise veterans with the proposed new Memorial Park. The private open space for use by future residents is also well designed.

The residential flat building and registered club building are located on the western side of the site fronting Penshurst Street, and will present an appropriate built form of a scale commensurate with other development in close proximity to the site. The ground floor shops provide for activation at the street level.

The standard construction hours of the Council are considered reasonable and there are avenues for residents' concerns for construction activity outside these hours to be monitored.

The Panel is satisfied environmental impacts have been appropriately mitigated through design, landscaping, and compliance with the SCC requirements. Furthermore, the Panel is satisfied stormwater can be managed and mitigated with acceptable environmental impacts by the satisfaction of the deferred commencement conditions.

The site transitions between a higher density R3 zone at the Penshurst St boundary and the lower density R2 zones. The Panel agrees that the site is capable of accommodating a higher density as anticipated in the SCC. The proposed development has been considerably refined since the application was submitted. The design changes respond to the current 2020 SCC requirements, and issues raised by the Panel, Council and the concerns of residents, particularly in relation to the interface between the Seniors Housing components of the development and the adjoining low-density residential zones, including the Heritage Conservation Area.

The interface to surrounding properties has been satisfactorily designed to transition height away from the centre of the site to a scale respecting the lower density environments on the northern, eastern and southern boundaries of the site, subject to conditions. While many of the dwellings in the surrounding residential R2 zone are currently single storey, there is an 8.5m height limit in the R2 zone and it is possible this area could transition to a two-storey built form in the future. For the eastern elevation the Panel is satisfied the two storeys plus pitched roof will not be antipathetic to the lower density area and notes the landscaped area will further mitigate adverse impacts. The development also includes generous 6-8 metre landscaped setbacks to the boundaries with residential properties in Summerville Crescent and Horsley Avenue respectively.

In conclusion, the Panel, after careful assessment having regard to the planning framework and merits assessment, has determined the development as shown in the amended plans and subject to conditions is worthy of approval. The built form and design of the amended proposal allows residential amenity of surrounding properties to be maintained while creating an appropriate outcome and housing choice for future residents of North Willoughby.

CONDITIONS

The development application is approved subject to the conditions in the Council Officer's addendum report, with the following changes:

- Deferred Commencement conditions amended to read as follows:
In accordance with Section 4.16(3) of the Act this consent will not operate until the applicant has provided information to the satisfaction of the Council that the following conditions can be complied with. Upon receipt of written information from the applicant in relation to the conditions in this

schedule the Council will advise in writing whether the information is satisfactory and, if so, will nominate the effective date for the commencement of this consent.

In accordance with Clause 95(3) of the Regulation, a two year period is given from the date of the 'deferred commencement' notice to lodge plans and evidence that satisfactorily address the required amendments/detail, unless overridden by special provisions as detailed within Clause 4.53 of the Act. If not, then the 'deferred commencement' will lapse and a new development application will be required.

(Reason: Ensure compliance).

1. Acquisition of Interallotment Drainage Easement

Submit documentary evidence by way of title documents and the associated instruments demonstrating that the subject property benefits from an interallotment drainage easement over the downstream property(s) to Horsley Avenue or Summerville Crescent. The size of the easement is to be in accordance with the widths detailed in Technical Standard 1 or as required to allow construction of the pipe but shall not be less than 2.5m unless otherwise agreed by Council.

(Reason: Legal requirement)

2. Design of Interallotment Drainage Easement

Submit full hydraulic design documentation for the required interallotment drainage system from the subject property to the approved point of discharge to the public drainage system by gravity in Horsley Avenue or Summerville Crescent. Plans are to be prepared by a suitably qualified and experienced consulting civil engineer in accordance with: the engineer's advice of horizontal boring; the Willoughby DCP and Council's Technical Standard 1 and AS/NZS 3500.3. The design is to be generally consistent with either options 1, 2 or 3 in the letter from IDC to Hycorp Property Group dated 3 December 2020. The new drainage pipe within the downstream easement drainage system shall be sized to have adequate capacity to carry uncontrolled runoff (1% AEP) from the subject property. The following engineering details must be included:

- i. Plan view of interallotment system to scale showing dimensions, location and reduced levels of all pits, grates, pipe inverts, flushing facilities and exact point of discharge,*
- ii. The contributing catchment calculations and supporting pipe sizing information,*
- iii. Longitudinal section showing existing ground levels and proposed pipe invert levels, grades and flow capacities,*
- iv. Surrounding survey detail including buildings within 10m and all trees within seven (7) metres of the proposed interallotment drainage system,*
- v. The proposed interallotment drainage pipeline shall be designed so that it has adequate capacity to carry uncontrolled runoff (up to 1% AEP) from each proposed allotment.*

(Reason: Prevent nuisance flooding)

- *Condition 1(b) amended to read as follows:
any aspect of the proposal as approved in accordance with the requirements of Deferred Commencement Conditions 1 and 2;*
- *New Condition 1(c) to read as follows:
otherwise provided by the conditions of this consent.*
- *Condition 2 amended to read as follows:
Prior to the issue of any relevant Construction Certificate, the proposal is to be amended in the following manner:*

(a) The glazing to the western side of the Gaming Room and Multi-Purpose/Commercial Room shall be treated either with tinting or frosted glass so that one cannot view inside the Club from outside and also so that one who is inside the Club cannot view outside towards the neighbouring

properties. A Schedule of Finishes is to be provided to the Principal Certifying Authority indicating these changes;

(b) The glazing to the eastern side of the Multi-Purpose/Commercial Room shall be treated either with tinting or frosted glass so that one cannot view inside the Club from outside and also so that one who is inside the Club cannot view outside towards the neighbouring properties. A Schedule of Finishes is to be provided to the Principal Certifying Authority indicating these changes;

(c) The balcony to Apartment B307 within Building B shall be modified by deleting the portion of the balcony eastwards of the eastern façade of the apartment i.e. the balcony should not extend beyond the eastern façade of the apartment.

(d) A suitable gate is to be provided at the entrance from Legions Way to obstruct pedestrian access yet allow the entrance for emergency vehicles. The gate is to be capable of being operated electronically and physically. The fence shall be operable by the Registered Club and the operators of the Seniors Living and Residential Aged Care Facility in the event of an emergency;

(e) A suitable gate is to be provided at RL 99.0 (southern side of the site) along the pathway. The area between this gate and Legions Way is to be a restricted space where pedestrian access is not permitted. The gate is to be capable of being operated electronically and physically. The fence shall be operable by the Registered Club and the operators of the Seniors Living and Residential Aged Care Facility in the event of an emergency;

(f) Solar tube skylights are to be provided to the roof on the eastern elevation over Level 3 of Building C, above the length of the corridor to provide natural light;

The amendments are to be provided to Willoughby Council. Written confirmation is to be obtained from Willoughby Council to ensure the amendments fulfil the required amendments and its intention.

Plans detailing these amendments are required to be shown on the relevant Construction Certificate plans.

(Reason: To maintain amenity)

- New condition (33A) to read as follows:

Community Liaison Committee

A Community Liaison Committee is to be created by the developer of the development. This Committee shall be responsible for engaging with the community before, during and after construction of the development.

The Committee shall establish a phone contact number and email for residents in order to contact the developer regarding any issues regarding the development. The applicant is to provide the contact details of the Committee to Willoughby Council within fourteen (14) days after the first Construction Certificate is issued by the relevant Certifier.

(Reason: To provide ongoing community communication regarding the construction and operations of the development)

- Condition 75 amended to read as follows:

Prior to the issue of the Whole Occupation Certificate, the allotments of the development are to be amalgamated into one lot:

All lots are to be amalgamated into one lot:

	Legal Description
26 Crabbes	Lots 4 to 10 Section C DP 6291

<i>Avenue</i>	<i>Lot 11 Section C DP 6291 Lots B DP 438684 Lot 1 DP 950651 Lots 1 and 2 DP 950652</i>
<i>243 Penshurst Street</i>	<i>Lot A DP 438684 Lot B DP 364487</i>
<i>247-255 Penshurst Street</i>	<i>Lot 100 DP 858335 Lots A and B DP 23465</i>

Written application shall be made to the Geospatial Services Section of Council for the allocation of street numbering for each of the newly created strata lots and/or allotments. Documentary evidence of the allocated numbering issued by Council is to be lodged with the Subdivision Certificate Application and Linen Plans.

(Reason: To allow comprehensive redevelopment in accordance with the amended plans and conditions and to create an orderly subdivision pattern and ensure compliance with Council's House-Property Numbering Policy)

- New condition 130A to read as follows:
Prior to the issue of every relevant Occupation Certificate for each relevant building, the Principal Certifying Authority is to ensure the building has been constructed in accordance with the NatHERS Certificate (Certificate number 0005509100, dated 15 Dec 2020).
(Reason: Sustainability)
- Condition 146 amended to read as follows:
Within ninety (90) days after the date of the issue of any relevant Occupation Certificate for the Registered Club, the proprietors of the Club must appropriately relocate the War Memorial either within the Park or Registered Club. All next of kin for those who are interred within the War Memorial are to be given ninety (90) days notification of the relocation of the War Memorial. All reasonable attempts are to be made regarding identification of the next of kin and notification of the relocation of the War Memorial. The War Memorial is to be maintained for the life of the development.
(Reason: Requirement for Club)
- New Condition 170A to read as follows:
Future Use of Shops
A Development Application is required for the use of the Shops unless permissible as Exempt Development or Complying Development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
(Reason: Compliance)



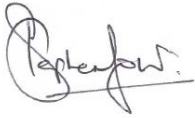

CONSIDERATION OF COMMUNITY VIEWS

There has been considerable public interest in this proposal and interested community members have had an opportunity to provide written submissions raising issues of concern, and to address the Panel at the two public meetings. The Panel notes that issues of concern included:

- Construction duration / impacts;
- Site isolation;
- Accessibility;
- Number of storeys required by current SCC;
- Interface with existing residential and conservation area;
- Stormwater;
- Impact on existing trees/vegetation;
- Privacy and security;

- Traffic generation;
- Loss of active recreation space on land that was made available by the Club for community use; and
- Impact of stormwater options of trees on adjoining properties

In making its decision the Panel has carefully considered the concerns raised by the community in written submissions and at the public meetings. The Panel notes that in addressing certain issues amended plans were submitted and an engineer's report on stormwater was provided together with two arborists' reports. Where considered necessary by the panel conditions have also been amended and supplemented to address issues, including a new condition requiring the establishment of a Community Liaison Committee.

PANEL MEMBERS	
 Jan Murrell (Chair)	 Susan Budd
 Stephen Gow	 Norma Shankie-Williams

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-26 – Willoughby – DA2019/247
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a new registered club, three seniors living apartments containing self-contained dwellings, a residential aged care facility, shop top housing, basement carparking and ancillary uses including a new park.
3	STREET ADDRESS	26 Crabbes Avenue, North Willoughby NSW 2068 and 243, 247 to 255 Penshurst Street, North Willoughby NSW 2068
4	APPLICANT/OWNER	Applicant: Hyecorp Property Group Owners: Willoughby Legion Ex-Services Club Ltd (26 Crabbes Avenue) Dants Pty Ltd (247-255 Penshurst Street)
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development and NSW Apartment Design Guide State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 Site Compatibility Certificate Sydney Regional Environmental Plan (Sydney Harbour Catchment) (Deemed SEPP) Willoughby Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Willoughby Development Control Plan Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 19 November 2020 Clause 4.6 Variation Requests: Height of Building Clause 4.6 Variation Requests: Floor Space Ratio Site Compatibility Certificate Council memo: 22 October 2020 Council supplementary report: 16 December 2021 Amended Clause 4.6 Requests: 27 January 2021 Council supplementary report memo: 28 January 2021 Arborist information as requested by Panel: 11 February 2021 Written submissions during public exhibition: 107 Unique submissions received by way of objection: 107

		<ul style="list-style-type: none"> • Verbal submissions at the public meeting 3 November 2020: <ul style="list-style-type: none"> ○ Community members: Jan Primrose on behalf of PSYE, Sam Bush, Jane Ordon, Alexander Ordon, Fiona Nash, Jeff Davidson, Seona Donald, Radell Carlson, Andrew O’Sullivan, Stephen Davidson, Shane Redmond, Romana King, Michael Twemlow, George Elmassian, Anne Holmes, Daniel Westcott, Melodie Kaplan, John Plowman, Deyarne Plowman, Paul Serra (on behalf of Nicole Serra & Mr & Mrs Qiu), Clare Wootten, Katrina Andrews, Olivia Albansee, Matt Vertzonis, Steve McGuire, Kevin Flannagan, David Ross. ○ Council assessment officer – Christopher Nguyen. ○ On behalf of the applicant – Tina Christie, Stephen Abolakian, Aaron Gadiel • Verbal submissions at the public meeting 5 February 2021: <ul style="list-style-type: none"> ○ Community members: Radell Carlson, Jan Primrose on behalf of PSYE, Olivia Abernethy, Matt Plowman on behalf of John Plowman, Hugo Donald, Claire Wootton, John Sardelic, Sam Bush, Jack Seatter, Jodie Marks, Lynne Twemlow on behalf of Jane Ordon, Seona Donald, Michael Twemlow, Andrew O’Sullivan, Fiona Nash, Alexander Ordon, Alexander Ordon on behalf of Stephen Davidson, Romana Kin, Daniel Wescott, Paul Serra, Shane Redmond, George Elmassian, Matt Vertzonis, Kevin Flanagan, Steve McGuire ○ On behalf of the applicant – Tina Christie, Stephen Abolakian, Aaron Gadiel, Chris Avis, Nigel Dickson
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 10 June 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Gail Giles-Gidney, Linda McClure ○ <u>Council assessment staff</u>: Ritu Shankar, Chris Nguyen • Final briefing to discuss council’s recommendation: 3 November 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Jan Murrell (Chair), Susan Budd, Stephen Gow, Gail Giles-Gidney, Norma Shankie-Williams ○ <u>Council assessment staff</u>: Ritu Shankar, Chris Nguyen, Ian Arnott, Clare Woods • Site inspection: 20 January 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Jan Murrell (Chair), Susan Budd, Stephen Gow, Norma Shankie-Williams • Final briefing to discuss council’s recommendation: 5 February 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Jan Murrell (Chair), Susan Budd, Stephen Gow, Norma Shankie-Williams ○ <u>Council assessment staff</u>: Ritu Shankar, Chris Nguyen, Ian Arnott, Clare Woods, Tim Keith ○ <u>Secretariat staff</u>: Kim Holt, Kim Johnston, Jane Gibbs
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Officer’s addendum report