

MINUTES OF KU-RING-GAI PLANNING PANEL HELD ON WEDNESDAY, 14 MAY 2008

Present: Elizabeth Crouch (Chairperson)
Kerry Bedford
Vince Berkhout

Staff Present: General Manager (John McKee)
Director Corporate (John Clark)
Director Development & Regulation (Michael Miocic)
Manager Urban Planning (Antony Fabbro)
Senior Governance Officer (Geoff O'Rourke)

The Meeting commenced at 5.08pm

PP23 **APOLOGIES**

File: S06347

Mr Bill Tsakalos tendered an apology for non-attendance and requested leave of absence.

Resolved:

That the apology by Mr Bill Tsakalos for non-attendance be accepted and leave of absence be granted.

CARRIED UNANIMOUSLY

DECLARATIONS OF INTEREST

The Chairperson adverted to the necessity for Ku-ring-gai Planning Panel Members and Staff to declare a Pecuniary Interest/Conflict of Interest in any item on the Business Paper.

No Interest was declared.

DOCUMENTS CIRCULATED TO THE PANEL

The Chairperson adverted to the documents circulated in the Ku-ring-gai Planning Panel Members' papers and advised that the following matters would be dealt with at the appropriate time during the meeting:

Memorandums: Refer GB.2 - 9 Telegraph Road, Pymble - Demolition of Existing Dwelling & Construction of SEPP (Housing for Seniors or People with a Disability) Development comprising 6 Units with Basement Car Parking for 13 Vehicles -
Memorandum by Director Development & Regulation dated 14 May 2008 regarding a non-compliance with the provisions of Clause 26(2)(iii) of SEPP (Housing for Seniors or People with a Disability).

CONFIRMATION OF MINUTES

PP24 **Minutes of Ku-ring-gai Planning Panel**

File: S06347

Meeting held 30 April 2008
Minutes numbered PP19 to PP22

Resolved:

(Moved: Kerry Bedford/Vince Berkhout)

That Minutes numbered 19 to 22 circulated to Planning Panel Members were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

CARRIED UNANIMOUSLY

MINUTES FROM THE CHAIRPERSON

PP25 **The Work of the Ku-ring-gai Panel**

File: S06347

The Ku-ring-gai Planning Panel has now been meeting in various forms since 30 January 2008. In that time the Panel has dealt with a number of significant development applications in Ku-ring-gai. Not so obvious to the general public however, is an immense amount of work that the Panel has done behind the scenes to familiarise itself with the strategic planning issues facing the community of Ku-ring-gai; issues which the Panel is now responsible for finalising.

To assist the Panel in its work, it has received numerous briefings from Council staff and consultants on such issues as:

- The problems, opportunities and expectations of Council and the community in relation to dual occupancy development;
- The structure of zones in the Ku-ring-gai Planning Scheme Ordinance, the new zones under LEPs 194 and 200, and how they would translate into the new Standard LEP template;
- Opportunities for additional yield around the town centres to meet the requirements of the Metropolitan Strategy and broader State planning policies in relation to provision of housing diversity; and
- Council's open space acquisition strategy and the implications for the town centres planning process.
- Current issues around dual occupancy in Ku-ring-gai

This process of briefings and workshops will continue in the coming months.

The Panel has also conducted site inspections of a number of town centres including Gordon, Turramurra and Pymble to get an understanding of how the centres work and to get an appreciation for how the centres function and in some cases, do not function. This understanding will help the Panel members when they come to make decisions about improving the functionality and liveability of the town centres. While in the field, the Panel members also took the opportunity to visit sites that were the subject of upcoming development applications which the Panel was to determine.

The Panel has also commenced meeting with key stakeholders to get an appreciation for the issues and outcomes that the broader community is looking for as the Panel undertakes its functions under the Minister's Order. The Panel has a number of such meetings arranged over coming months and will endeavour to see as many stakeholders as possible.

By the very nature of the work that it is charged with carrying out, the Panel must continue where necessary to conduct confidential briefings and workshops with Council staff and consultants. The same would in fact be true of any Council undertaking their normal course of reviewing planning controls which apply to land.

The Panel appreciates the importance of the issues it has been asked to finalise. Consequently I have asked Council's General Manager to give some consideration to initiating a series of information briefings which may be open to the public to attend. The idea of these briefings is to keep the community up to date with where the panel is at in its deliberation on key matters which will impact on the community going forward. A schedule of briefings will be posted on Council's website shortly, however I anticipate that briefings will cover such issues as:

- Council's recently completed Employment Lands Study;
- The implications for Council's Open space acquisition strategy on town centres planning;
- Heritage planning;

- Development contributions;
- Dwelling yields;
- Public domain planning and preparation of a technical manual; and
- Parking management.
- Dual occupancy

To start this series of open briefings I have asked Council's General Manager to arrange a briefing on vegetation mapping for the Panel's next meeting on May 28th. When the Panel meets on 11th June I am advised that Council officers will present the revised Ku-ring-gai Town Centres Draft Local Environmental Plan which the Panel requested at its meeting of March 26th. I am pleased that this work will be presented ahead of schedule. I anticipate that an open briefing will be made in relation to the improvements made to the revised draft local environmental plan from the version submitted to the Department of Planning previously.

We have initiated this series of open briefings so that the community can be assured that the panel is carrying out its functions in an open and accountable manner and there is good scope for community input. The Panel will continue to work closely with stakeholders in the months ahead.

Resolved:

(Moved: Kerry Bedford/Vince Berkhout)

- A. That the Minute from the Chairperson, as printed, be adopted.
- B. That a copy of the Minute be placed on Council's website.

CARRIED UNANIMOUSLY

GENERAL BUSINESS

PP26 **Timetable for Completion of Town Centres & Dual Occupancy LEPs**

Files: S06523, S06524

The following members of the public addressed the Panel:

P Dobrijevic
P Dobrijevic (on behalf of M Brun-Smit)
A Hendrics

To present to the Planning Panel a work program for the finalisation of the Town Centres Local Environmental Plan (LEP) and the development of a local environmental plan relating to dual occupancy development.

Resolved:

(Moved: Vince Berkhout/Kerry Bedford)

That the Planning Panel endorse the work program for the completion of the Town Centres and Dual Occupancy Local Environmental Plans.

CARRIED UNANIMOUSLY

PP27

9 Telegraph Road, Pymble - Demolition of Existing Dwelling & Construction of SEPP (Housing for Seniors or People with a Disability) Development comprising 6 Units with Basement Car Parking for 13 Vehicles

File: DA1337/07

Ward: Gordon

Applicant: Warrick Hanna

Owner: Deldale Pty Limited

The following members of the public addressed the Panel:

S Sefanic

A Rowland

To determine Development Application No. 1337/07 for the demolition of existing dwelling & construction of SEPP (Housing for senior or people with a disability) development comprising 6 units with basement car parking for 13 vehicles.

Resolved:

(Moved: Kerry Bedford/Vince Berkhout)

- A. That the Ku-ring-gai Planning Panel defer consideration of DA1337/07 (9 Telegraph Road, Pymble) in order to allow the applicant to address the non-compliance with the requirements of Clause 26 (2)(iii) of SEPP (Housing for Seniors or People with a Disability).
- B. That the matter be referred back to a subsequent meeting of the Ku-ring-gai Planning Panel for consideration and determination.

CARRIED UNANIMOUSLY

The Meeting closed at 5.36pm

The Minutes of the Ku-ring-gai Planning Panel held on 14 May 2008 (Pages 1 - 5) were confirmed as a full and accurate record of proceedings on 28 May 2008.

Chairperson