

| | |
|---------------------------------|--|
| DATE OF DEFERRAL | 15 December 2020 |
| PANEL MEMBERS | Peter Debnam (Chair), Julie Savet ward, Brian Kirk, Steve Kennedy, Annelise Tuor |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | None |

Papers circulated electronically on 8 December 2020.

MATTER DEFERRED

PPSSNH-120 – Northern Beaches – DA2020/0717 at 357-373 Warringah Road, Frenchs Forest for Bunnings Warehouse (as described in Schedule 1)

REASONS FOR DEFERRAL



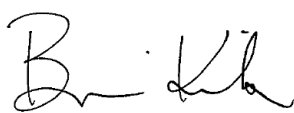


The Panel agreed to defer the determination of the DA until the Applicant and Council resolve their disagreement over traffic and access arrangements and TfNSW concurrence is also provided. Additionally, the Applicant and Council must resolve their disagreement over Condition 52 – Half Road and Footpath Construction – Rodborough Road. Any design implications from the resolution of these arrangements needs to be also concluded and amended plans need to be submitted if required.

During this time, the Applicant and Council should resolve the outstanding issues regarding façade colours, materials branding and signage.

Council and the Applicant are clearly best placed to resolve these issues prior to further Panel consideration. The Panel believes those remaining points of disagreement could be resolved reasonably quickly and a Supplementary Report prepared by Council.

When the Supplementary Assessment Report has been received, the Panel will urgently determine the matter electronically.

The decision to defer the matter was unanimous.

| PANEL MEMBERS | |
|---|--|
|  Peter Debnam (Chair) |  Julie Savet Ward |
|  Brian Kirk |  Steve Kennedy |
|  Annelise Tuor | |

| SCHEDULE 1 | | |
|------------|---|--|
| 1 | PANEL REF – LGA – DA NO. | PPSSNH-120 – Northern Beaches – DA2020/0717 |
| 2 | PROPOSED DEVELOPMENT | Demolition works, construction of a 5 level commercial and warehouse building for use as a hardware and building supplies and garden centre, subdivision (road widening), car parking and signage. |
| 3 | STREET ADDRESS | Lot 1, DP 1209581, No. 357-373 Warringah Road, Frenchs Forest |
| 4 | APPLICANT/OWNER | The Trust Company (Australia) Limited (Owner) Bunnings Group Ltd (Applicant) |
| 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 Warringah Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Warringah Development Control Plan 2011 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: 4 December 2020 Council Conditions report received: 8 December 2020 Applicant submission: 10 December 2020 Council memo: 15 December 2020 Written submissions during public exhibition: 1 Number of unique submissions received by way of objection: 1 |
| 8 | MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> Applicant Briefing: Wednesday 30 September 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Annelise Tuor, Steve Kennedy <u>Council assessment staff</u>: Renee Ezzy, Steve Findlay, Phil Devon <u>Applicant representatives</u>: Phil Drew Final briefing to discuss council's recommendation: 15 December 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Annelise Tuor, Steve Kennedy <u>Council assessment staff</u>: Renee Ezzy, Steve Findlay, Phil Devon <u>Applicant representatives</u>: Phil Drew, Ross Nettle |
| 9 | COUNCIL RECOMMENDATION | Refusal |
| 10 | DRAFT CONDITIONS | Attached to the council assessment report |