

MINUTES

NORTHERN BEACHES INDEPENDENT PUBLIC HEARING PANEL MEETING

held in the Council Chambers, Civic Centre, Dee Why on

WEDNESDAY 6 NOVEMBER 2019

Minutes of a Meeting of the Northern Beaches Independent Public Hearing Panel

held on Wednesday 6 November 2019

at Council Chambers, Civic Centre, Dee Why

Commencing at 1.00pm

ATTENDANCE:

Panel Members

Peter Biscoe	Chair
Marcus Sainsbury	Environmental Expert
Robert Hussey	Town Planner
Peter Cotton	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

Nil

3.0 CATEGORY 3 APPLICATIONS UNDER WLEP 2000

3.0 DA2019/0238 - 12 WYATT AVENUE, BELROSE - CONSTRUCTION OF A CHILD CARE CENTRE AND ANCILLARY CARETAKER RESIDENCE

PROCEEDINGS IN BRIEF

The proposal seeks consent for the construction of a childcare centre and ancillary caretaker residence.

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel was addressed by four neighbours and two representatives of the applicant.

ASSESSMENT OF NORTHERN BEACHES INDEPENDENT PUBLIC HEARING PANEL

The Panel finds that a development of this type and conceptually along the lines proposed is consistent with the Desired Future Character prescribed by the WLEP 2000 and could be approved for the reasons stated in Assessment Report, subject to clarification, potential amendment and satisfactory resolution of the following:

1. Traffic Issues

Architectural drawing a8101 proposes a median strip generally located opposite the access to the proposed child care centre. The effect of this median strip as proposed is to preclude direct access to the proposed child care centre to vehicles travelling in a westerly direction. The shortening of this median strip, consistent with the recommendations of Council's Traffic Management Team (see page 23 of this panels agenda papers) should be addressed, as should the recommendation for a Give Way control.

Condition 14 requires review, at least in so far as it provides for a 10 metre wide (kerb to kerb) road carriageway along the full frontage of the site since that is inconsistent with architectural drawing a8101 in relation to the frontage of the site to the west of the driveway entrance.

Further consideration should be given to the safe and orderly transition of the new road pavement to the existing road pavement to the west of the site.

2. Acoustic Barrier

There appear to be inconsistencies between the architectural plans (e.g. a4101) and landscape plans presentation of the proposed 4.8 metre high, 30 metre long acoustic barrier.

Greater clarity is required with respect to the acoustic barrier along the eastern and northern boundaries including in relation to any footings that may be required, materials, visual impacts, and any impacts of the barrier on the internal and external amenity. Further clarity is also required on the interactions between the proposed acoustic barrier and the Landscape Plan, proposed drainage swale and other drainage infrastructure.

3. Landscape Issues

The Landscape Plan specified in condition 1 in the Assessment Report is not in fact the applicant's proposed landscape plan, rather it is the Landscape Calculation by the applicant's architect being a plan which provides supporting information and would not normally be a plan for approval. The condition should reflect the proposed Landscape Plans by Concept Landscape Architects.

4. Drainage

The DRAINS Model and the Overland Flow Report referred to at page 22 of the agenda papers should be submitted and assessed and should include an analysis of any impacts of discharge of water on the adjoining property.

Proposed condition 13 headed 'On-site Stormwater Detention Compliance' incorrectly refers to 'deferred commencement condition'; those words should be deleted and the condition redrafted.

It is preferable that condition 24 headed 'Easement over Adjoining Land' should be redrafted and expressed as a deferred commencement condition.

Vote: 4/0

This is the final page of the Minutes comprising 5 pages
of the Northern Beaches Independent Public Hearing Panel meeting
held on Wednesday 6 November 2019.