



Warringah Council

**Minutes of
Application Determination
Panel Meeting
held on Thursday**

4 June 2009

Time: 11.30 am.

Location: Office of Director,
Planning and Development Services

ATTENDANCE:

Panel Member

Gayle Sloan, Chairperson, Director of Community & Environment Services

Peter Robinson, Manager Development Assessment, Planning and Development Services

David Kerr, Manager Strategic Planning, Planning and Development Services

Advisors

Michael Edwards, Development Assessment Officer (PDS)

Ryan Cole, Team Leader, Development Assessment (PDS)

Minute Secretary

Cathie Arkell, Development Panel Coordinator, Development Assessments

Application Determination Panel

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1 CONFIRMATION OF MINUTES

DECISION OF APPLICATION DETERMINATION PANEL

That the Minutes of the Application Determination Panel Meeting held on 21 May 2009, are true and accurate record of that meeting and have been signed off by Gayle Sloan as Chairperson of that meeting.

2 DECLARATION OF PECUNIARY INTEREST

Nil

3 DEVELOPMENT APPLICATIONS

3.1	7 Hill Street, Queenscliff – Alterations and Additions to Existing Semi-detached Dwelling
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DA 2008/1773

Proceedings in Brief

The Panel concurred with the recommendation for refusal only on the grounds of owners consent and non compliance with landscaped open space, however the remaining issues were not considered grounds for refusal.

DECISION OF APPLICATION DETERMINATION PANEL

THAT Council, as the consent authority refuse Development Consent to Development Application No 2008/1773 for the alterations and additions to an existing dwelling and installation of an in-ground swimming pool on land at 7 Hill Street, Queenscliff subject to the reasons outlined as follows:

1. Pursuant to Section 79C(1)(a) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with Clause 12(2)(b) and fails Clause 20(1) of Warringah Local Environment Plan 2000 (as amended) in that a portion of the proposed development is inconsistent with the Landscaped Area development standards detailed under the applicable Built Form Controls for the H1 Freshwater Beach Locality. In this regard it is considered that the failure to comply with the development standard will:
 - Result in an insufficient soft landscaped area on site.
2. Pursuant to Section 79C(1)(a) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with Clause 12(1)(a) and Clause 18(1) of Warringah Local Environment Plan 2000 (as amended) in that portions of the proposed development are inconsistent with the General Principles outlined under Part 4 of WLEP 2000 as follows:
 - Clause 63 Landscaped open space is insufficient in area.
3. Appropriate owner's consent has not been provided to Council.

3.2

45 Sorlie Road, Frenchs Forest – Construction of two new dwellings

DA2009/0118

Proceedings in Brief

The Panel resolved to defer this application to allow the applicant to submit amended plans to address the non-compliances with the building envelope and height.

DECISION OF APPLICATION DETERMINATION PANEL

That the application be deferred to allow the applicant to submit amended plans to address the non-compliances to the building envelope and height in relation to the section of the building and the first floor office, to the satisfaction of the Manager Development Assessment in 21 days from the date of this meeting and delegation be given to the Manager Development Assessment to determine the application.

Meeting Concluded at 12.05pm



Gayle Sloan
Director Community & Environment Services
Chairperson