Warringah Council

Minutes of Application Determination Panel Meeting held on Thursday

3 December 2009

Time: 11.30am
Location: Office of Director,
Planning and Development Services

ATTENDANCE:

Panel Members

Gayle Sloan, Chairperson, Director of Community & Environment Services

Malcolm Ryan, Director Planning and Development Services

David Kerr, Manager Strategic Planning, Planning and Development Services

Advisors

Peter Robinson, Manager, Development Assessments, Planning and Development Services

Amy Sutherland, Senior Development Assessment Officer Planning and Development Services

Steven Findlay, Team Leader Planning and Development Services

Ryan Cole, Team Leader Planning and Development Services

Minute Secretary

Teresa Fazzolari, Administration Officer, 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 **19 November**, 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	**19 Selby Avenue Dee Why, Demolition of an Existing Dwelling and Construction of a Two Storey Dwelling House, including Fencing and Ancillary Site Works**

DA2009/0773

Proceedings in Brief

The Panel asked for clarification that the overshadowing of No. 17 Selby Avenue complies with the minimum requirements of Clause 62 of Warringah Local Environmental Plan 2000.

DECISION OF APPLICATION DETERMINATION PANEL

That this application be deferred to enable the applicant to provide further evidence other than simply the present shadow diagrams to address the issues raised by the Panel and to be referred back to the Panel for further consideration.

3.2	**65 Headland Road, North Curl – Alterations and Additions to an Existing Dwelling House, including a Ground and First Floor Additions, a new Swimming Pool and widened Driveway**

DA2009/0889

Proceedings in Brief

The Panel were happy with the recommendation in the Assessment Report but resolved to add a condition relating to the swimming pool.

DECISION OF APPLICATION DETERMINATION PANEL

That the recommendation of the Development Assessment Officer for approval be adopted with a new condition as follows:

10a. Reduction in area of the Pool and Paving (Rear Setback)

The area occupied by the swimming pool and paving within the rear setback area of the site is to be reduced to comply with the requirement in the F5 – Curl Curl Locality that such structures can not exceed 50% of the rear setback area. Amended plans demonstrating compliance are to be provided to the Certifying Authority prior to the release of the Construction Certificate.

Reason: Compliance with Warringah Local Environmental Plan 2000 to ensure a satisfactory landscape setting is provided.

3.3	**2 Myoora Road Terrey Hills – Alterations and Additions to an Existing Shop and Office**

DA2009/1433

Proceedings in Brief

The Panel concurred with the recommendations of the special report. The WLEP requires a test of whether the proposal is of a 'Minor nature' in order to determine whether the application should be assessed against the Desired Future Character and presented at an independent public hearing. The Panel were unanimous in their decision that the works proposed were not of a minor nature. The increase in the floorspace, both retail and storage, constitutes a significant change to the scale and size of the buildings and land uses on the site.

DECISION OF APPLICATION DETERMINATION PANEL

That this application be referred to the Warringah Development Assessment Panel as a Category 3 development.

Meeting Closed at 12.17 p.m.

Gayle Sloan
Director Community & Environment Services
Chairperson