



Minutes of Application Determination Panel Meeting held on Thursday

5 March 2015

Time: 4 p.m.

Location: Office of Deputy General Manager, Environment

ATTENDANCE:

Panel Member

Malcolm Ryan, Chairperson, Deputy General Manager, Environment

David Kerr, Group Manager Development and Compliance Services

Peter Robinson, Group Manager Strategic Planning

Advisors

Phil Lane, Planning Assessment Manager

Luke Perry Senior Development Planner

Dave Auster, Development Planner

Daniel Milliken, Development Planner

Minute Secretary

Teresa Fazzolari, Acting Technical Planning Coordinator

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 5 February 2015, are true and accurate record of that meeting and have been signed off by all Panel members.

2. DECLARATION OF PECUNIARY INTEREST

Nil

3. DEVELOPMENT APPLICATIONS

3.1	DA2014/1201 – 1059 Pittwater Road Collaroy – Alterations and Additions to existing building and use of premises as boarding house made under SEPP (ARH) 2009
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Proceedings in Brief

The Panel recommends that the application be refused due to insufficient accommodation size (boarding rooms) resulting in poor amenity for future occupants.

DECISION OF APPLICATION DETERMINATION PANEL

That Development Application No. DA2014/1201 for Alterations and Additions to existing building and use of premises as a boarding house made under SEPP (ARH) 2009 is refused for the following reasons:

1. Pursuant to Section 79(1)(a)(i) of the Environmental Planning and Assessment Act, 1979, the proposed development does not comply with Clause 29 (2), Part (f) Accommodation Size of State Environmental Planning Policy (Affordable Residential Housing) 2009 in that the floor area of boarding rooms is insufficient and will result in poor amenity for future occupants.
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3.2	Mod2014/0225 – 56-58 Glen Street Belrose – Modification of Development Consent DA2013/1447 granted for demolition works, the construction of a retail centre and signage (Glenrose Shopping Centre)
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Proceedings in Brief

The Panel concurred with the assessment report and recommendation and resolved to approve the application subject to the conditions in the staff recommendation.

DECISION OF APPLICATION DETERMINATION PANEL

That the recommendation of the Development Assessment Officer for approval be adopted.

3.3

Mod2014/0284 – 55 Sorlie Road Frenchs Forest – Modification of Development Consent DA2011/0378 granted for Internal fitout, change of use to business premises (Personal Weight Loss Consulting) and signs

Proceedings in Brief

The Panel notes a letter from the applicant dated 4 March 2015 and a letter from the owner dated 4 March 2015 were distributed to the Panel before the meeting.

The Panel concurred with the assessment report and recommendation and resolved to adopt the recommendation for refusal.

DECISION OF APPLICATION DETERMINATION PANEL

That Modification of Development Consent DA2011/0378 granted for internal fitout, change of use to business premises (Personal Weight Loss Consulting) and signs be refused for the following reasons:

1. Warringah Development Control Plan – D3 Noise

Pursuant to Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Warringah Development Control Plan 2011 in that the development will result in unreasonable noise impact on surrounding residential properties, which is contrary to the objectives of Part D3 – Noise of the WDCP 2011.

2. That the Recommendation to modify Condition 11 be deleted.

A. Modify Condition 11 – Hours of Operation to read as follows:

The hours of operation are regulated as follows:

The hours of operation must be restricted to between 7.00 am and 12.00 pm and 2.00 pm and 9 pm (inclusive) Monday to Friday and 7.00 am to 12.00 pm (inclusive) Saturdays

Reason: To protect the amenity of the surrounding area.

3.4

DA2014/1303 – 11 Fairport Street North Curl Curl – Demolition works and construction of a dwelling house and swimming pool

Proceedings in Brief

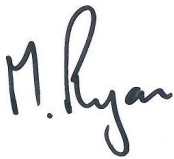
The Panel discussed the proposed wind driven electricity generator in relation to SEPP infrastructure and whether the electricity generator could be approved. The height limit under WLEP applies as discussed in the report.

The Panel concurred with the assessment report and recommendation for Demolition works and construction of a dwelling house and swimming pool subject to the conditions in the staff recommendation.

DECISION OF APPLICATION DETERMINATION PANEL

That the recommendation of the Assessment Officer for approval be adopted.

Meeting Concluded 5 p.m.



Malcolm Ryan
**Deputy General Manager, Environment
Chairperson**



Peter Robinson
Group Manager, Strategic Planning



David Kerr
Group Manager, Compliance and Development Services