

Memo

Development Assessment

To: Application Determination Panel (ADP)

From: Kevin Short
Planner

Date: 29 February 2016

Subject: Supplementary memo following minutes from the ADP meeting held
24 February 2016

Record Number 2016/046325 (ADP Minutes) & 2016/063547 (amended ADP
Assessment Report)

Re: DA2015/1079 for Alterations and Additions to an existing Shop Top Housing Development and Strata Subdivision of low rental dwellings under SEPP (Affordable Rental Housing) 2009 at 68 A Queenscliff Road Queenscliff

I refer to the minutes from the ADP meeting held 24 February 2016 provided below;

1. *That the matter is deferred until a supplementary memo is received by the Panel.*

The supplementary memo includes the following amendments to the assessment report:

- A) Minor rewording and corrections to the text of the report; and
- B) Revision of WLEP 4.6 Exception to Development Standard section of the report

A. Rewording and corrections to the text of the report

The following rewording and corrections to the report have been made to the ADP Assessment Report:

1. Removal of all references to "*hairdressing saloon*" and replacement with "*hairdressing salon*";
2. Removal of all references to "*cafe*" and replacement with "*takeaway food and drink premises*".
3. Change from "*off-street parking*" to "*on-street parking*" (page 8);
4. Change from "*driveway widen to 6m*" to "*driveway widened to 6m*" (page 9);
5. Change from "*medium rent rate*" to "*median rent rate*" (page 27);
6. Change from "*for the existing development*" to "*for the proposed development*" (page 38);
7. Amendment to Condition No. 26 Deed of agreement with a local Community Housing Provider:



"rent does not at any time exceed the median rental level for that time" to "rent not exceeding the median rental level for that time" (page 56);

8. Amendment to Condition 38. Median Rental Level:

Deletion of the following wording in the condition: ~~"or the issue of an Occupation Certificate, whichever is the later"~~ (page 59).

B. Revision of WLEP 4.6 Exception to Development Standard section of the report

The ADP Assessment Report, as amended in Assess, provides a revised WLEP 4.6 Exception to Development Standard assessment, including an assessment against the WLEP Land Zoned B1 Neighbourhood Centre objectives.

Recommendation

That the revised report be referred to the ADP in accordance with the minutes from the ADP meeting held 24 February 2016.

That Council as the consent authority grant Development Consent to DA2015/1079 for Alterations and Additions to an existing Shop Top Housing Development and Strata Subdivision of low rental dwellings under SEPP (Affordable Rental Housing) 2009 on land at Lot A DP 961049, 68 A Queenscliff Road, Queenscliff, subject to the conditions contained in the revised report:

Rodney Piggott
Planning Assessment Manager

Kevin Short
Planning Assessment Manager