

MINUTES

NORTHERN BEACHES INDEPENDENT PUBLIC HEARING

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

WEDNESDAY 2 MAY 2018

**Minutes of an Independent Public Hearing
held on Wednesday 2 May 2018
in the Council Chambers, Civic Centre, Dee Why
Commencing at 11.30AM**

ATTENDANCE:

Panel Members

Paul Vergotis	Chair
Marcus Sainsbury	Environmental Expert
Robert Hussey	Town Planner
Lloyd Graham	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING**2.1 MINUTES OF NORTHERN BEACHES LOCAL INDEPENDENT PUBLIC HEARING
HELD 14 FEBRUARY 2018**

The Minutes of the Northern Beaches Independent Public Hearing held 14 February 2018 were adopted by the Chairperson and have been posted on Council's website

3.0 CATEGORY 3 APPLICATIONS

3.1 DA2017/1182 - PORTION 1110 DP 752038 OXFORD FALLS ROAD FRENCHS FOREST - ALTERATIONS AND ADDITIONS TO AN EXISTING PREMISES AND CHANGE OF USE FOR PART OF THE BUILDING TO A MEDICAL CENTRE (CHILDREN'S HEALTH CENTRE) AND SIGNAGE

PROCEEDINGS IN BRIEF

Development consent is sought for additions and alterations including internal fit-out to an existing building and ancillary works and use of the building for the purposes of a Medical Centre.

The Panel viewed the site and its surrounds and considered the applicant's Statement of Environmental Effects. At the public meeting which followed the Panel was addressed by a neighbour and three representatives of the applicant.

DESIRED FUTURE CHARACTER

In relation to the assessment under the Desired Future Character of the area the Panel agrees with the assessment of the development application set out in the Council Assessment Report that the proposal will be consistent with the Desired Future Character of the B2 Oxford Falls Locality under the Warringah Local Environment Plan 2000.

The Panel finds that the manner in which the development application is now presented will result in a development that is low intensity and low impact use.

DECISION ON DEVELOPMENT APPLICATION

The Independent Hearing Panel, on behalf of Northern Beaches Council as the consent authority, recommends **approval** for Application No. DA2017/1182 for Alterations and additions to an existing premises and change of use for part of the building to a medical centre (children's health centre) and signage at Portion 1110 DP 752038, Oxford Falls Road, Frenchs Forest subject to the conditions and for the reasons set out in the Assessment Report, as amended by the following conditions:

1. The amendment of Condition 7 to read as follows:

7. **Signposting at northern driveway**

The car parking area on the northern end of the premises shall be allocated to the staff parking and be clearly signposted as staff-only car parking area at the entrance to the car park.

Reason: To enable the safe use of the driveway (DACTRCPC2)

2. The amendment of Condition 8 to read as follows:

8. **Enter and exit all driveways in a forward direction**

All vehicles are to enter and exit all driveways in a forward direction.

Reason: To comply with DCP (DACTRBOC2)

3. The amendment to Condition 24 to read as follows:

24. **Noise Impact on Surrounding Areas**

Any noise from the premise shall not exceed more than 5dB(A) above the ambient background level when measured at the property boundary and will comply with the Environment Protection Authority's NSW Industrial Noise Policy and any appropriate legislation to prevent offensive noise.

Reason: To ensure that noise generated from the premise does not create offensive noise. (DACHPGOG5)

4. The amendment of Condition 28 to read as follows:

28. **Loading Within Site**

All loading and unloading operations, including the collection of waste/garbage, shall be carried out wholly within the confines of the site and within the approved loading areas, at all times.

Reason: To ensure that deliveries can occur safely within the site and does not adversely affect traffic or pedestrian safety and amenity. (DACPLG20)

5. The amendment to Condition 30 to read as follows:

30. **Operational Plan of Management**

The development shall operate in accordance with the Operational Plan of Management (OPM), as prepared by Kite Centre dated October 2017. To ensure compliance with this condition, the OPM is to be reviewed annually (or as required by the operator, the Council or any relevant authority) and any proposed amendments to the operation of the facility incorporated accordingly. All changes to the OPM must be supported by sound reasoning for the amendments and submitted to Northern Beaches Council each year for endorsement and confirming compliance.

Reason: To ensure compliance with the permissibility of the development under Warringah Local Environmental Plan 2000 (DACPLGOG1)

Vote: 4/0

The meeting concluded at 1.55pm

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Northern Beaches Local Planning Panel meeting
held on Wednesday 2 May 2018.