



northern
beaches
council

MINUTES

NORTHERN BEACHES INDEPENDENT PUBLIC HEARING

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

WEDNESDAY 14 AUGUST 2019

Minutes of a Meeting of the Northern Beaches Independent Public Hearing

held on Wednesday 14 August 2019

at Council Chambers, Civic Centre, Dee Why

Commencing at 3.00pm

ATTENDANCE:

Panel Members

Paul Vergotis	Chair
Marcus Sainsbury	Environmental Expert
Annelise Tuor	Town Planner
Phil Jacombs	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF NORTHERN BEACHES LOCAL PLANNING PANEL HELD 7 AUGUST 2019

That the Minutes of the Northern Beaches Local Planning Panel held 7 August 2019, were adopted by the Chairperson and have been posted on the Council's website

3.0 CATEGORY 3 APPLICATIONS

3.1 DA2018/0865 - POR 1039/ OXFORD FALLS ROAD, OXFORD FALLS - ALTERATIONS AND ADDITIONS AND INCREASE IN CHILD CARE NUMBERS FOR AN EXISTING CHILDCARE CENTRE

PROCEEDINGS IN BRIEF

The proposal seeks development consent for alterations and additions, and an additional 48 childcare places within the existing childcare centre. The proposal as lodged development involves:

- Alterations and additions to the existing building known as the 'stone cottage' for use for use by 0-2 year old child places;
- Alterations to the existing 'storage shed' building and use as an education space for arts and crafts;
- Use for 48 additional child places;
- 5 additional car parking spaces;
- Creation of 'outdoor playground 3'

The Panel viewed the site and surrounds. At the public meeting which followed the Panel was addressed by two representatives of the applicant.

The Panel noted the written submission from Mr Barry and Mrs Glynnis Condon in relation their opposition to the number of attendees (children) to occupy the premises. The Panel considered all matters raised in this submission in reaching its recommendation.

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, as amended with a reduction of children to a maximum of 90, set out in the Council recommendation the proposal will be consistent with the Desired Future Character of the B2 Oxford Falls Valley Locality under the Warringah Local Environment Plan 2000.

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

RECOMMENDATION OF INDEPENDENT PUBLIC HEARING

That the Northern Beaches Independent Public Hearing Panel, on behalf of Northern Beaches Council as the consent authority, **recommends approval** for Application No. DA2018/0865 for alterations and additions and increase in child care numbers for an existing childcare centre at Lot 1039 DP 752038, Por 1039/ Oxford Falls Road, Oxford Falls subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. The amendment of condition 22 to read as follows:

22. Children Numbers

The maximum number of children to be cared for at any one time on the whole premises shall not exceed 90 children.

Reason: To ensure compliance with original consent and requirements under the Building Code of Australia.

2. The addition of condition 2A to read as follows:

2A.

This consent modifies DA2006/0339 to the extent to any inconsistencies where this development consent will prevail.

Reason: To ensure there are no inconsistencies between development consents relating to the land.

Vote: 4/0

The meeting concluded at 4.51pm

This is the final page of the Minutes comprising 5 pages numbered 1 to 5 of the Northern Beaches Independent Public Hearing meeting held on Wednesday 14 August 2019.