



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held in the Flannel Flower Meeting Room on

THURSDAY 5 OCTOBER 2017

**Minutes of a Meeting of the Development Determination Panel
held on Thursday 5 October 2017
in the Flannel Flower Meeting Room
Commencing at 12.40 p.m.**

ATTENDANCE:

Panel Members

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Anna Williams	Manager Development Assessment
Anne-Maree Newbery	Manager Strategic Planning

1.0 APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

No conflict of interest

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 22 SEPTEMBER 2017

RECOMMENDATION

That the Minutes of the Development Determination Panel held 22 September 2017, were adopted by all Panel Members at the time of the meeting and have been posted on the Council's website

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA0293/2015 - 10-12 ROSS STREET, SEAFORTH - SECTION 96(2) APPLICATION TO MODIFY APPROVED ALTERATIONS AND ADDITIONS TO AN EXISTING CHILD CARE CENTRE – PART 2

PROCEEDINGS IN BRIEF

The Panel viewed the site.

The Panel supports the recommendation contained in the report with a change to proposed condition ANS07 in relation to a noise management plan.

DECISION

That the application DA0293/2015 – Part 2 to modify Development Consent DA0293/2015 for alterations and additions to an existing child care centre at 10-12 Ross Street, Seaforth be approved subject to the recommendations in the report and replacing proposed condition ANS07 with the following:

ANS07

Noise Management Plan

A Noise Management Plan is to be prepared for the Childcare centre.

The Plan is to make provisions for and address the following (but not limited to):

- A separate daily program for both warmer and cooler months should be established in order to regulate the total time spent outdoors and indoors
- The program should be made publicly available to parents and the neighbours
- A contact phone number of the centre's director should be made available to neighbours to facilitate communication and to resolve any neighbourhood issues that may arise due to the operation of the centre
- The number of children playing outside at any one time needs to be limited to meet the noise criteria
- The total time spend outside in the play area may need to be limited to less than 2 hours per day to meet the noise criteria
- Parents and guardians should be informed of the importance of noise minimisation when entering the site, dropping off or picking up children
- Child care staff should be educated to control the level of their voices while outside
- Amplified music should not create offensive noise to nearby residential receivers

Details are to be submitted to the Certifying Authority prior to the issue of an Occupation Certificate.

Reason: To ensure that the acoustic amenity of the area is maintained.

3.2 N0417/16/S96/1 - 31 KARLOO PARADE, NEWPORT – MODIFICATION TO DEVELOPMENT CONSENT N0417/16 WHICH APPROVED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING INCLUDING ADDITION OF ANOTHER LEVEL, GARAGE WITH LIFT ACCESS AND SWIMMING POOL

PROCEEDINGS IN BRIEF

The Panel viewed the site.

Prior to the meeting the panel was addressed by the applicant, Robert Furey.

The Panel noted the Assessment Report indicated that the northern terrace should be reduced in width by 1m, however the Panel considered by amending the landscape plan with more appropriate species, the visual impacts of the landscaping can be satisfied. The Panel supports the recommendation in the report with the following:

Insert a condition to amend the landscape plan to use more appropriate species in the side boundary setback adjoining the northern terrace (in particular reference to the *Banksia Integrifolia* and *Pittosporum Undulatum*).

Amend condition B2 to remove reference to condition B1 which is deleted as part of this application i.e. delete the words (*as modified by Condition B1*)

Amend conditions B31 and E11 to remove reference to superseded landscape plan numbers i.e. delete the words (*Walter Barda Design, A103 Issue 1, 28/4/17*)

DECISION

That the application N0417/16/S96/1, to modify Development Consent N0417/16, for alterations and additions to existing dwelling including addition of another level, garage with lift access and swimming pool at 31 Karloo Parade, Newport, be approved subject to the recommendations in the report as amended by the following:

Insert Condition C16 as follows:

C16. The landscape plan is to be amended to replace the *Banksia Integrifolia* and *Pittosporum Undulatum* within the setback between the northern terrace and side boundary with more appropriate species with a minimum mature height of 4 metres, such as *Acmena Smithii*.

Amend Condition B2 to read:

B2. A privacy screen is to be erected on the northern elevation of the first floor terrace at the rear of the dwelling, and shall be designed as follows:

- The screen shall be 1.7m high, as measured from the Finished Floor Level (FFL) of the terrace; and
- The screen shall be obscured glass.

Amend Condition B31 to read:

B31. Landscaping is to be implemented in accordance with the approved Landscape Plan. The new landscaping is to be approved as completed by the accredited certifier upon issue of the Occupation Certificate unless further conditions regarding the completion timeframe are imposed. This landscaping is to then be maintained for the life of the development.

Amend Condition E11 to read:

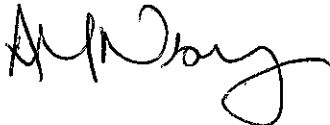
E11. Prior to the issue of an Occupation Certificate, certification is to be provided that the landscaping has been implemented in accordance with the approved Landscape Plan.



Peter Robinson
**Executive Manager, Development Assessment
Chairperson**



Anna Williams
Manager, Development Assessment



Anne-Maree Newbery
Manager, Strategic Planning

The meeting concluded at 1.53PM

This is the final page of the Minutes comprising 6 pages
numbered 1 to 6 of the Development Determination Panel meeting
held on Thursday 5 October 2017