



DATE OF DEFERRAL	28 October 2020
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Annelise Tuor, Brian Kirk
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held by teleconference on 28 October 2020, opened at 1.30pm and closed at 2.40pm.

MATTER DEFERRED

PPSSNH-160 – Northern Beaches – MOD2019/0627 at Lot 101 Wyatt Avenue Belrose for modification to an approved development application (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel resolved to defer the application to seek further information from the Applicant as outlined below.

The proposal seeks to modify Staged development consent No.DA2015/0558 issued by the then Joint Regional Planning Panel on 18 May 2015 for Staged Development for new classrooms and ancillary works and staged increase in student numbers at John Colet School. The proposal modifies Stages “Q” and “L” for a revised Stage Q of the staged consent, which will enlarge the western extension of the existing Chisholm House school building. The modification will enlarge the approved 1st floor classrooms by approximately 100m² and add a new ground floor art room, 140m² in area. Corresponding increases in the overall building height, and reductions in the front boundary setback and side boundary setback will result from the proposed modifications.

However, during the course of the public meeting it became apparent the Panel required clarification of the school’s car parking arrangements.

Consequently, the Panel resolved to defer the application to urgently seek further information from the Applicant on the proposed modifications to onsite car parking, resultant access arrangements, to amend architectural plans to include the basketball court on the designated car parking (if this is proposed as part of the modification) and obtain the Applicant’s advice regarding use of the basketball court and consequential car parking arrangements during use of the court.

It is envisaged the above information could be provided to Council in the next few weeks. Once the Applicant has provided the information to Council, a Supplementary Assessment Report will be prepared. The Panel will then consider the Supplementary Report electronically as soon as possible.

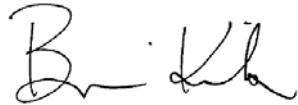
PANEL MEMBERS



Peter Debnam (Chair)



Julie Savet Ward



Brian Kirk



Annelise Tuor



Steve Kennedy

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-160 – Northern Beaches – MOD2019/0627
2	PROPOSED DEVELOPMENT	Modification to DA2015/0558 granted for Staged Development for new classrooms and ancillary works and staged increase in student numbers at John Colet School.
3	STREET ADDRESS	Lot 101 in DP 874509, (No. 8) Wyatt Avenue, Belrose
4	APPLICANT/OWNER	Templum Design Architects
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.56 Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Warringah Local Environmental Plan 2000 Draft environmental planning instruments: Nil Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 16 October 2020 Council memo: 27 October 2020 Written submissions during public exhibition: 11 Unique submissions received by way of objection: 11 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Community members – Ron Patton on behalf of the Belrose Rural Community Association, Clare McElroy Council assessment officer – Nick England On behalf of the applicant – Olivia Page, Demetrius Condos
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 26 February 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Annelise Tuor, Steve Kennedy <u>Council assessment staff</u>: Nick England Final briefing to discuss council's recommendation: 28 October 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Annelise Tuor, Steve Kennedy <u>Council assessment staff</u>: Nick England
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report