

DATE OF DETERMINATION	23 December 2020
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Annelise Tuor, Steve Kennedy
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 11 December 2020.

MATTER DETERMINED

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

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council supplementary report.

CONDITIONS



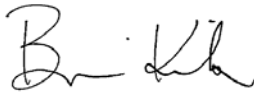


The development application was approved subject to the conditions in the council supplementary report dated 21 December 2020.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The panel notes that issues of concern included:

- Inconsistency with the requirements of the C8 Belrose North locality of WLEP 2000;
- Non-compliance with Built Form Controls;
- Adverse impact on surrounding road network;
- Impact on local residential amenity

The panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Brian Kirk	 Steve Kennedy
 Annelise Tuor	

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 • Council supplementary report: 8 December 2020 • Council supplementary report: 21 December 2020 • Written submissions during public exhibition: 11 • Unique submissions received by way of objection: 11 • Verbal submissions at the public meeting 28 October 2020: <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