



Warringah Council

**Minutes of
Application Determination
Panel Meeting
held on Thursday**

15 September 2011

Time: 12.20am
Location: Office of Director,
Strategic and Development Services

ATTENDANCE:

Panel Member

Malcolm Ryan, Chairperson, Acting Director Community & Environmental Services

Michael McDermid, Acting Manager Strategic Planning, Strategic and Development Services

Kathryn Fadeev, Principal Strategic Planner

Advisors

Ryan Cole, Acting Manager, Development and Compliance Services (SDS)

Tony Collier, Senior Development Assessment Officer (SDS)

Minute Secretary

Cathie Arkell, Development Panel Coordinator, Development Assessments (SDS)

Ryan Couston, Administration Officer

Application Determination Panel

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1. CONFIRMATION OF MINUTES

DECISION OF APPLICATION DETERMINATION PANEL

That the Minutes of the Application Determination Panel Meeting held on 21 July 2011, are true and accurate record of that meeting and have been signed off by Malcolm Ryan as Chairperson of that meeting.

2. DECLARATION OF PECUNIARY INTEREST

Nil

3. DEVELOPMENT APPLICATIONS

3.1	Lot 1 & 2 Anzac Avenue, Collaroy – Demolition Works and Construction of a Sports Amenities and Golf Administration Building
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DA2011/0774

Proceedings in Brief

The Panel concurred with the assessment report and recommendation of the assessment officer. A memo was distributed to the Panel at the meeting in relation to the temporary toilets and an agreement in relation to the care and control of the any portions of the development which are under the care and control of Council or the Crown. The following 2 new conditions to be included in the recommendation.

1. Insert a new condition No. 18A as follows:-

18A. Provision of temporary public toilets and change rooms

Temporary toilets (being either connected to the sewer or an accredited sewer management facility) and change room facilities for the general public are to be provided during the demolition and construction stages of the development. The total number of temporary toilets are to equate to the number of toilets currently available in the toilet block which is proposed to be demolished as part of this consent.

Approval is to be obtained from Council prior to the placement of the toilets.

The temporary toilets are to be removed upon completion of works and the occupation of the facility.

Details are to be provided demonstrating compliance prior to the issue of a Construction Certificate.

Reason: Public amenity.

2. Insert a new condition No. 16A as follows:-

16A. Agreement

Prior to the issue of a Construction Certificate for work to which this consent relates, the applicant shall enter into an Agreement with the Council/Crown regarding any portions of the development which will revert back to the care and control of Council or the Crown.

Reason: To ensure appropriate building standards are achieved.

DECISION OF APPLICATION DETERMINATION PANEL

That the recommendation of the Development Assessment Officer for approval be adopted with the following amendments.

1. Insert a new condition No. 18A as follows:-

18A. Provision of temporary public toilets and change rooms

Temporary toilets (being either connected to the sewer or an accredited sewer management facility) and change room facilities for the general public are to be provided during the demolition and construction stages of the development. The total number of temporary toilets are to equate to the number of toilets currently available in the toilet block which is proposed to be demolished as part of this consent.

Approval is to be obtained from Council prior to the placement of the toilets.

The temporary toilets are to be removed upon completion of works and the occupation of the facility.

Details are to be provided demonstrating compliance prior to the issue of a Construction Certificate.

Reason: Public amenity."

2. Insert a new condition No. 16A as follows:-

16A. Agreement

Prior to the issue of a Construction Certificate for work to which this consent relates, the applicant shall enter into an Agreement with the Council/Crown regarding any portions of the development which will revert back to the care and control of Council or the Crown.

Reason: To ensure appropriate building standards are achieved."

Meeting Concluded 12.32pm



Malcolm Ryan
Acting Director Community and Environment Services
Chairperson

Memo

Strategic and Development Services

To: ADP Panel Members
From: Ryan Cole, Acting Manager Development Compliance
Date: 14 September 2011
Subject: DA2011/0774 Construction of a Multi Use Sports Amenities Building - Additional conditions

Dear Panel Members

Council's Manager Property and Commercial Development has requested that two additional conditions be included into the Recommendation of the report for DA2011/0774 which proposes demolition works and the construction of a sports amenities and golf administration building on land at Lot 1 in DP 1144187 and Lot 2 in DP 1144187 Anzac Avenue, Collaroy.

The additional conditions relate to the continued availability and access of the public amenities facilities during construction and standard fit-out.

The first requested condition "The public toilets and any associated changing facilities need to be available to the public during the whole construction period. Should the existing facilities need to be demolished prior to the new facilities being opened then temporary facilities providing at least the same number of pans and an equivalent changing area will need to be provided at no cost to Council" is agreed upon.

In this regard, the following condition is to be included:

"18A. Provision of temporary public toilets and change rooms

Temporary toilets (being either connected to the sewer or an accredited sewer management facility) and change room facilities for the general public are to be provided during the demolition and construction stages of the development. The total number of temporary toilets are to equate to the number of toilets currently available in the toilet block which is proposed to be demolished as part of this consent.

Approval is to be obtained from Council prior to the placement of the toilets.

The temporary toilets are to be removed upon completion of works and the occupation of the facility.

Details are to be provided demonstrating compliance prior to the issue of a Construction Certificate.

Reason: Public amenity."

The second requested condition "The new public toilet facilities to be provided within the Long Reef Golf Club Pro-shop and Cougars facility need to be designed, constructed and fitted out to the satisfaction of Council's Manager Property and Commercial development, and at no cost to Council"

In this regard, the following condition is to be included:

"16A. Agreement

Prior to the issue of a Construction Certificate for work to which this consent relates, the applicant shall enter into an Agreement with the Council/Crown regarding any portions of the development which will revert back to the care and control of Council or the Crown.

Reason: To ensure appropriate building standards are achieved."

Regards

Ryan Cole