NORTHERN BEACHES
COUNCIL

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6 October 2016

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Mr Michael Chain
Network Refurbishments And Constructions
1/873 Victoria Road
RYDE NSW 2112

Dear Michael,

Development Application No: Mod2016/0194 for Modification of Development Consent DA2015/0815 granted for Alterations and additions to a recreational facility (outdoor) and registered club at 146 Forest Way BELROSE.

I refer to your application that was received by Council on 19/07/2016. An assessment of your application has identified insufficient information that will not allow Council to support this application in its current form.

The insufficient information is discussed below:

Noise Assessment

There is insufficient information to determine if the proposed modification will meet the provisions of Part D3 Noise of the *Warringah Development Control Plan 2011* (WDCP 2011).

The original application provided a noise impact assessment report (prepared by Noise and Sound Services dated April 2015) which undertook a thorough assessment of the potential impact to properties adjoining the subject site.

As the proposed modification involves a modification to the outdoor gaming area, it is then reasonable to expect that a revised report be provided, to determine if the proposed modification can satisfy the relevant State and Council requirements for regulation of noise from development.

Provision of Car Parking

There is insufficient information to determine if the proposed modification will meet the provisions of Part C3 Parking Facilities of the *Warringah Development Control Plan 2011* (WDCP 2011).

The original application provided a traffic and parking impact assessment report (prepared by ML Traffic Engineers dated May 2015) which undertook a thorough

assessment of the potential increased demand for traffic as a result of the development.

As the proposed modification involves an increase in the overall gross floor area of the registered club (approximately 52m^2) and an increase in gaming machines by six (6), it is then reasonable to expect that a revised report be provided, to determine if the proposed modification can satisfy the relevant Council requirements for car parking.

Advice To The Applicant

You are strongly encouraged to withdraw this application and resubmit an application that addresses all of the issues listed above.

However, if information satisfying the issues above can be provided in a timely manner, Council may accept additional information. If you choose to take this course of action, you should discuss this with the Development Planner assigned to your application, to establish appropriate timeframes for the provision of this information.

If you choose to withdraw this application, Council may refund a portion of the development application fees.

If you have not contacted Council by 14 days of the date of this letter, Council will assume that you are not withdrawing this application and no fees will be refunded and we will assess this application in its current form.

If you wish to discuss any issues raised in this letter, please contact Nick England, Development Planner, on 9942 2111 between 8.30am to 5.00pm Monday to Friday or anytime at council@warringah.nsw.gov.au

Yours faithfully

Rodney Piggott
Planning Assessment Manager