

WARRINGAH DEVELOPMENT ASSESSMENT PANEL MEETING

4.1	335 Mona Vale Road, Terrey Hills - Use of Premises as an Office
------------	--

Panel Member

Mary-Lynne Taylor, Chair (Environmental Law)

Steve Kennedy, Urban Design Expert

Marcus Sainsbury, Environmental Expert

Alan Linnell, Community Representative

DA2010/0506

Application Details

Use of premises as an office

Site Description

Lot 27 DP 752017, 335 Mona Vale Road, Terrey Hills

Independent Public Hearing

This report is of an independent public hearing that has been convened pursuant to cl 15 of WLEP because this application is for Category 3 development. The application was advertised as such and there were nil objections.

The Chairperson informed the hearing that applications for Category 3 development entail additional requirements. In particular, the Panel can only recommend that consent be granted if it is satisfied that the proposed development is consistent with the desired future character of the locality as described in the A4 Myoora Road Locality Statement [WLEP2000 cl 12(3)(b)]. Further, the Panel must consider the Statement of Environmental Effects, prepared by the applicant, that addresses the items listed in Schedule 15 [WLEP2000 cl 15(1)].

Site Visit

There were no objections or submissions.

Desired Future Character

For this application being a Category 3 item to be satisfactory, the application has to be consistent with the desired future character of the A4 Myoora Road Locality.

The Myoora Road locality will provide an environment for low intensity business, community and leisure uses which do not rely on exposure to passing trade for their continued operation. Along Mona Vale Road a dense bushland buffer will be retained or established.

New development or further intensification of existing development will provide safe vehicular access to the satisfaction of the Council and the Roads and Traffic Authority.

Minutes of Warringah Development Assessment Panel Meeting held on 14 July 2010

Only small, non obtrusive and non-illuminated signs that identify the use of a site are to be visible from Mona Vale Road. Signs that are designed of such size, height or visual appearance so as to attract passing trade will not be permitted. All signs are to be in keeping with the colour and textures of the natural landscape.

Articulated building forms, generous landscaped spaces around buildings and building materials that blend with the colours and textures of the natural landscape will be used to minimise the visual impact of development on long distance views of the locality.

Public Submissions

The Panel did not receive any requests of persons to speak during the public hearing.

Proceedings in Brief

The applicant and his planning advisor attended the Panel and offered to answer questions. They advised that all the conditions of consent were satisfactory.

The Panel notes the Development Assessment Officer's report and in particular the assessment against the Desired Future Character. The Panel agrees that the application meets the Desired Future Character of the A4 Myoora Road locality. The Panel notes the agreement by the applicant with conditions and the Panel also agrees with the conditions proposed in the Development Assessment Officer's report and agrees with the conclusion and recommendation in the report. The Panel recommends approval.

RECOMMENDATION OF WARRINGAH DEVELOPMENT ASSESSMENT PANEL (CATEGORY 3 ITEM)

That the recommendation of the Director Planning and Development Services for approval be adopted.

Voting 4/0