

MINUTES

NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL MEETING

held in the Council Chambers, Town Hall, Manly on

WEDNESDAY 26 JULY 2017

**Minutes of a Meeting of the Northern Beaches Independent Assessment
Panel**

held on Wednesday 26 July 2017

at Council Chambers, Town Hall, Manly

Commencing at 1.00pm

ATTENDANCE:

Panel Members

| | |
|---------------|---------------------------|
| Lesley Finn | Chair (Environmental Law) |
| Steve Kennedy | Urban Design Expert |
| Brian Kirk | Town Planner |
| Phil Jacombs | Community Member |

1.0 APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

**2.1 MINUTES OF NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL HELD 19
JULY 2017**

RECOMMENDATION

That the Minutes of the Northern Beaches Independent Assessment Panel held on 19 July 2017, copies of which were previously circulated to all Members, are hereby confirmed as a true and correct record of the proceedings of that meeting.

3.0 NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL REPORTS

3.1 112 SYDNEY ROAD, FAIRLIGHT - DA105/2013 - SECTION 96 MODIFICATION

PROCEEDINGS IN BRIEF

The proposal seeks alterations and additions to DA105/2013 for an approved boarding house and residential apartment development, including:

- Reconfiguration of the basement level allowing for four additional parking spaces;
- Deletion of one set of fire stairs;
- Relocation of remaining fire stairs and lift;
- Relocation of the Manager's Flat and associated private open space;
- Reconfiguration of level 4 and subsequent relocation of privacy screens;
- Changes to level 4 balconies; and
- Installation of skylight.

The Panel took a view of the site and its surrounds. At the public meeting which followed two (2) residents addressed the Panel in support of their written objections to the proposal. The Panel was also addressed by a representative of the applicant.

The Panel resolved to approve the modification as sought, subject to the removal of Conditions No. ANS03 and ANS04 and the amendment of Condition No. ANS02 so that the Section 94 Contribution is \$116,000.50.

The decision was unanimous.

DECISION OF NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL

That the Northern Beaches Independent Assessment Panel as the consent authority approve Development Application No. DA105/2013 for Demolition of existing structures, construction of a boarding house, residential units and Stratum Subdivision – Part 3 at Lot 1 DP 62531, 112 Sydney Road, Fairlight for the reasons outlined in the Assessment Report.

3.2 CHALLENGER DRIVE, BELROSE - MOD2016/0335

PROCEEDINGS IN BRIEF

The subject application is made pursuant to Section 96(2) of the Environmental Planning and Assessment Act 1979 and seeks to modify condition No.10 of Development Consent No.DA2001/0456, which reads:

“The hours of operation of the proposal is to be confined to the following hours:

Monday to Friday 7am to 4pm

Saturday 7am to 1pm

No work on Sunday and Public Holidays

No processing, recycling or concrete batching or deliveries and despatches or movement of machinery is to take place outside the approved hours.”

The proposed modification seeks to increase the hours of the operation to:

- **Monday to Friday, 6.00am to 5.00pm** (1 extra hour in the AM and 1 extra hour in the PM).
- **Saturday, 6.00am to 3.00pm** (1 extra hour in the AM and 2 extra hours in the PM).

In effect, this will result in two (2) additional hours of operation between Monday to Friday and three (3) additional hours on Saturday, to permit vehicular access to the site for deliveries only.

The Panel took a view of the site and its surrounds. At the public meeting which followed the Panel was addressed by a planning consultant on behalf of the applicant.

The resolution of the Panel was that the application be approved but that Condition No. 12(b) not be imposed on the approval.

The decision was unanimous.

DECISION OF NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL

That the Northern Beaches Independent Assessment Panel as the consent authority approve Development Application No. MOD2016/0335 for Modification of Development Consent DA2001/0456 to amend Condition No.10 (hours of operation) at Lot 2 DP 1139826, Challenger Drive, Belrose for the reasons outlined in the Assessment Report.

3.3 59 CAMPBELL PARADE, MANLY VALE - DA2017/0030

PROCEEDINGS IN BRIEF

The proposal involves the demolition of an existing dwelling house and the construction of a 3 storey multi-dwelling housing development.

The Panel took a view of the site and its surrounds. At the public meeting which followed the Panel was addressed by a planning consultant on behalf of the applicant.

The Panel raised its concerns with the basement parking layout of the development with the planning consultant and the architect of the development. The Panel made suggestions to improve the layout of the parking which were acceptable to the planning consultant and to the architect. The amendments to the parking layout are contained in Condition No. 1 as approved by the Panel.

The Panel also recommended that Council's standard condition in relation to a dilapidation report be included in the conditions of consent. The dilapidation reports are to be prepared for 57 Campbell Parade and 286 Condamine Street.

The resolution of the Panel was that the application be approved, subject to the modification to the basement parking as contained in Condition No. 9A.

9A. BASEMENT AMENDMENT

- Car parking space number 8 is to be designated visitor parking and is to be equipped to provide a suitable car wash bay for the development.
- The storage cages for car spaces 4, 6, 7 and 8 are to be deleted and replaced with above bonnet storage.
- Car spaces 4, 5, 6, 7 and 8 are to be relocated to align with car spaces 1, 2 and 3.
- The structural columns between car spaces 4, 5, 6 and 7 are to be relocated to align with the structural column between car spaces 2 and 3.
- The southern wall of the basement car park is to be modified such that the return at the western end of the wall is to be relocated to align with the alignment of the junction of car spaces 1 and 2.
- The bicycle parking provided for car spaces 4, 6 and 8 are to be relocated into spaces below the stair cases to the units and/or the entrance ramp to the driveway without impacting on the deep soil provision to the development.

Amended plans are to be provided to the PCA prior to the issue of Construction Certificate.

The decision was unanimous.

DECISION OF NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL

That the Northern Beaches Independent Assessment Panel as the consent authority approve Development Application No. DA2017/0030 for Demolition works, construction of Multi Dwelling Housing and strata subdivision at Lot A DP 158527, 59 Campbell Parade, Manly Vale for the reasons outlined in the Assessment Report.

4.0 REVIEW OF DETERMINATIONS

4.1 3 AUSTIN STREET, FAIRLIGHT - DA159/2016 - SECTION 82A REVIEW

PROCEEDINGS IN BRIEF

The current application seeks a review of the determination (refusal) pursuant to Section 82A of the *Environmental Planning and Assessment Act 1979*. The proposal again involves alterations and additions to an existing dwelling, including:

- First floor addition with balcony;
- Ground floor rear extension;
- Internal alterations;
- Removal of trees;
- Demolition of existing carport; and
- Construction of a new carport

The Section 82A application has provided amendments to the proposal in an attempt to address the reasons for refusal and the amendments maintain substantially the same development as the development described in the original application.

The Panel took a view of the site and its surrounds. At the public meeting which followed the Panel was addressed by a planning consultant on behalf of the applicant.

The resolution of the Panel was that the application be approved, subject to an amendment to Condition No. ANS02 to require that the additional tree to be planted be located in the rear yard.

The decision was unanimous.

DECISION OF NORTHERN BEACHES INDEPENDENT ASSESMENT PANEL

That the Northern Beaches Independent Assessment Panel as the consent authority approve Development Application No. DA159/2016 for Section 82A Review of Determination of refused alterations and additions to an existing dwelling house – Part 2 at Lot B DP 311413, 3 Austin Street for the reasons outlined in the Assessment Report.

5.0 PLANNING PROPOSALS

Nil

The meeting concluded at

This is the final page of the Minutes comprising 8 pages numbered 1 to 8 of the Northern Beaches Independent Assessment Panel meeting held on Wednesday 26 July 2017.