



northern
beaches
council

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held in the Council Chambers, Civic Centre, Dee Why on

WEDNESDAY 16 OCTOBER 2019

**Minutes of a Meeting of the Northern Beaches Local Planning Panel
held on Wednesday 16 October 2019
at Council Chambers, Civic Centre, Dee Why
Commencing at 1.00pm**

ATTENDANCE:

Panel Members

Paul Vergotis	Chair
Brian Kirk	Town Planner
Robert Hussey	Town Planner
Phil Jacombs	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF NORTHERN BEACHES LOCAL PLANNING PANEL HELD 2 OCTOBER 2019

The Minutes of the Northern Beaches Local Planning Panel held 2 October 2019, were adopted by the Chairperson and have been posted on the Council's website.

3.0 DEVELOPMENT APPLICATIONS

3.1 DA2019/0789 - 13 LINDLEY AVENUE, NARRABEEN - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The proposal is for alterations and additions to the existing dwelling including:

Carport (under proposed deck)

- The existing carport is to be extended in width towards Lindley Avenue to a total width of 4m
- Existing shed behind carport to be removed and an enclosed work bench installed

Level One

- Addition of ensuite for guest bedroom (western side of dwelling)
- Addition of laundry (eastern side of dwelling)
- Deck (45.9m²) on northern side of dwelling with stair access on eastern and western side to garden.
- Internal alterations to allow for guest bedroom, new windows
(Note – there is no internal access to dwelling, there is also no kitchen, so this is not considered to be a secondary dwelling.)

Level Two

- Enclosure of existing balcony to north west of existing living room/ bedroom 3 to enlarge these rooms.
- Deck (38.92m²) on western side of dwelling directly accessed from living area
- Extension to the south west to provide ensuite to Bedroom 2 and pantry area
- New fit out of existing bathroom including windows
- Internal stair to level three
- Minor internal alterations to layout and room use

Level Three

- New level incorporating master suite with dressing room and ensuite
- Internal stair to level Two
- Tiled deck facing east (35.55m²)

The Panel viewed the site and its surrounds. At the public meeting which followed there were no speakers.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Warringah Local Environmental Plan 2011 seeking to justify a contravention of clause 4.3 Height of Buildings development standard has adequately addressed and demonstrated that:
 - a) compliance with the standard is unreasonable or unnecessary in the circumstances of the case; and
 - b) there are sufficient environmental planning grounds to justify the contravention.
- 2) the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives for development within the zone in which the development is proposed to be carried out.

- B. The Panel assumes the concurrence of the Secretary, Department Planning and Environment required under clause 4.6.

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2019/0789 for alterations and additions to a dwelling house at Lot 1 DP1049263, 13 Lindley Avenue, Narrabeen subject to the conditions and for the reasons set out in the Assessment Report.

Vote: 4/0

3.2 DA2019/0739 - 193 HEADLAND RD, NORTH CURL CURL - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The proposal is for alterations and additions to the existing dwelling including:

Ground level

- New kitchen wall cabinets within existing floor plan

First Floor

- New bedroom located at front of dwelling in northern corner
- Reconfiguration of Bedroom 2, bathroom and hallway

The Panel viewed the site and its surrounds. At the public meeting which followed there were no speakers.

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2019/0739 for alterations and additions to a dwelling house at Lot 3 DP16078, 193 Headland Road, North Curl Curl subject to the conditions and for the reasons set out in the Assessment Report.

Vote: 4/0

3.3 DA2018/1669 - 21 WHISTLER STREET, MANLY - DEMOLITION WORKS AND CONSTRUCTION OF A SHOP TOP HOUSING DEVELOPMENT INCLUDING STRATA SUBDIVISION

PROCEEDINGS IN BRIEF

The proposal is for the demolition of the existing buildings and construction of a five storey shop top housing development with eight residential units and basement parking.

The Panel viewed the site and its surrounds. At the public meeting which followed there were no speakers.

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2018/1669 for demolition works and construction of a shop top housing development including strata subdivision at Lot B DP 368451, 21 Whistler Street, Manly for the reasons set out in the Assessment Report, subject to the following:

1. The amendment of reason 1 to read as follows:
 1. Pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979 the demolition of a building with heritage significance will result in a significant social impact within the locality, having regard to the gazettal of the Interim Heritage Order No. 1 published in the Government Gazette on 27 September 2019 (Folio 4233).

Vote: 4/0

3.4 MOD2019/0294 - 25 PITTWATER ROAD, MANLY - MODIFICATION OF DEVELOPMENT CONSENT DA2017/1217 GRANTED FOR ALTERATIONS AND ADDITIONS TO AN EXISTING HERITAGE ITEM AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING

PROCEEDINGS IN BRIEF

The modification seeks consent to alter the allocation of the parking spaces. Specifically, the applicant proposes the modification of Condition 35 and the deletion of Condition 36.

The Panel viewed the site and its surrounds. At the public meeting which followed there were no speakers.

DECISION ON MODIFICATION APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2019/0294 for Modification of Development Consent DA2017/1217 granted for alterations and additions to an existing heritage item and construction of a residential flat building at Lot 1 DP 1252275, 25 Pittwater Road, Manly subject to the conditions and for the reasons set out in the Assessment Report.

Vote: 4/0

3.5 DA2019/0154 - 1955 PITTWATER ROAD, BAYVIEW - DEMOLITION WORKS AND CONSTRUCTION OF A SENIORS HOUSING DEVELOPMENT

PROCEEDINGS IN BRIEF

The proposal is for demolition works and the construction of a seniors housing development comprising 4 self-contained dwellings. Specifically, the proposal involves:

- Demolition of the existing dwelling and other structures
- Tree removal
- Excavation and civil works, including construction of new driveway, passing bay and on-site detention system
- Construction of a two storey building comprising of 3 x three bedroom dwellings, 1 x two bedroom dwelling and basement carparking for eight (8) cars
- Construction of pedestrian footpaths to the nearest bus stops in Pittwater Road
- Retaining walls
- New landscaping

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel was addressed by two neighbours.

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2019/0154 for demolition works and construction of a seniors housing development at Lot 1 DP 373531, 1955 Pittwater Road, Bayview for the reasons set out in the Assessment Report, subject to the following:

1. The addition of the following reason:
 1. The proposed development is not approved in its current form as it is inconsistent with the requirements with Clause 40(4)(b) of SEPP (HSPD) 2004 in that the development is more than two storeys in height adjacent to the boundaries of the subject site, and the contravention of the development standard is not justified under clause 4.6.
2. The renumbering of the other conditions.

Vote: 4/0

The meeting concluded at 1.23pm

This is the final page of the Minutes comprising 9 pages numbered 1 to 9 of the Northern Beaches Local Planning Panel meeting held on Wednesday 16 October 2019.