

MINUTES

NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL MEETING

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

WEDNESDAY 19 JULY 2017

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

held on Wednesday 19 July 2017

at Manly Council Chambers, Civic Centre, Dee Why

Commencing at 6 p.m.

ATTENDANCE:

Panel Members

Lesley Finn	Chair (Environmental Law)
Steve Kennedy	Urban Design Expert
Marcus Sainsbury	Environmental Expert
Jennifer Cooper	Community Representative

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 16
MAY 2017**

RECOMMENDATION

That the Minutes of the Northern Beaches Independent Assessment Panel held on 16 May 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 CROWN RESERVE 84882, GRIFFIN ROAD, CURL CURL - INSTALLATION OF A TELECOMMUNICATIONS FACILITY (MONOPOLE AND ANTENNAE) WITH ASSOCIATED EQUIPMENT SHELTER

PROCEEDINGS IN BRIEF

The proposal before the Panel was for the erection of a Optus Mobile Tower with associated equipment shelter.

The Panel viewed the subject site located within the Crown Reserve (John Fisher Park Reserve). The Panel viewed the proposed telecommunications monopole from vantage points within proximity of the proposed site.

At the Panel meeting which followed, fourteen (14) local residents made submissions and the Panel was addressed by three (3) representatives for the applicant.

A large number of the local residents who attended the panel meeting expressed concerns about the use of a valuable and important community asset such as the Crown Reserve being used for the purposes of a telecommunications facility and its visual impact.

The Panel resolved that the application should be refused as it will have an unacceptable impact on the natural environment of the locality, has an unacceptable visual impact due to its excessive height and is an inappropriate development in the location proposed.

The Panel also adopts the reasons for refusal as set out in the Council recommendation.

DECISION OF NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL

THAT the Northern Beaches Independent Assessment Panel as the consent authority refuses Development Consent to DA2017/0298 for Installation of a Telecommunications Facility (Monopole) with associated equipment shelter on land at Lot 7356 DP 116221 Griffin Road, Curl Curl (John Fisher Park Reserve), for the reasons outlined as follows:

1. Pursuant to Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development will have unacceptable impacts with regard to the natural and built environments and the social impacts in the locality.
2. Pursuant to Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the Clause 115(3) of SEPP (Infrastructure) 2007 - (Guidelines).
3. Pursuant to Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Clause D4 Electromagnetic Radiation of the Warringah Development Control Plan 2011.
4. Pursuant to Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Clause D7 Views of the Warringah Development Control Plan 2011.
5. Pursuant to Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Clause D9 Building Bulk of the Warringah Development Control Plan 2011.
6. Pursuant to Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Clause E7 Development on Land Adjoining Public Open Space of the Warringah Development Control Plan 2011.
7. Pursuant to Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of State Environmental Planning Policy No 71 – Coastal Protection.
8. Pursuant to Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the Aims of the Warringah Local Environmental Plan 2011.
9. Pursuant to Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the Objectives of the RE1 – Public Recreation zone under the Warringah Local Environmental Plan 2011.
10. Pursuant to Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979, the proposed development is not in the public interest.

4.0 REVIEW OF DETERMINATIONS

Nil

5.0 PLANNING PROPOSALS

Nil

The meeting concluded at 7 p.m.

This is the final page of the Minutes comprising 6 pages
numbered 1 to 6 of the Northern Beaches Independent Assessment Panel meeting
held on Wednesday 19 July 2017.