

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

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

WEDNESDAY 5 JUNE 2019

**Minutes of a Meeting of the Northern Beaches Local Planning Panel
held on Wednesday 5 June 2019
at Council Chambers, Civic Centre, Dee Why
Commencing at 2.00pm**

ATTENDANCE:

Panel Members

Paul Vergotis	Chair
Steve Kennedy	Urban Design Expert
Brian Kirk	Town Planner
John Simmonds	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

John Simmons, Community Representative, declared a non-pecuniary conflict of interest for Item 3.3 – DA2018/769 – 163 Riverview Road, Avalon Beach. Mr Simmonds did not partake in the site inspection, public meeting, deliberation or decision making for this item.

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF NORTHERN BEACHES LOCAL PLANNING PANEL HELD 15 MAY 2019

The Minutes of the Northern Beaches Local Planning Panel held 15 May 2019, were adopted by the Chairperson and have been posted on the Council's website

3.0 DEVELOPMENT APPLICATIONS

3.1 DA2018/1861 - 25 CRESCENT STREET, FAIRLIGHT - ALTERATIONS AND ADDITIONS TO A SEMI-DETACHED DWELLING

PROCEEDINGS IN BRIEF

The proposal includes the following:

Lower Ground Floor Level

- Driveway from Griffiths street
- Excavation to provide for garage and storage area below existing dwelling
- Deep soil planter along the western boundary.

Ground Floor Level

- Alterations and additions to existing ground floor level to provide for laundry/bathroom, two bedrooms, open plan kitchen/living/dining area.
- Internal stair access to upper level
- New deck and terraced planters to the west and north of the new deck.

First Floor Level

- Proposed first floor addition to provide for master bedroom, kids bedroom, bathroom/ensuite and storage area within the existing roof void

Other works

- Roofing
- Driveway and crossover
- Fencing to northern boundary
- Associated landscaping and retaining walls

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel were addressed by the applicant.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Manly Local Environmental Plan 2013 seeking to justify a contravention of clause 4.4 Floor Space Ratio 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. DA2018/1861 for alterations and additions to a semi-detached dwelling at Lot A DP 33413, 25 Crescent Street, Fairlight subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. The addition of the following condition:

Engineering Certification of Party Wall

Prior to the issue of a Construction Certificate, Architectural Plans accompanied by a Structural Certificate must be provided to the Principal Certifying Authority. The Certificate must verify that the architectural plans that are the subject of the Construction Certificate application do not rely on the Party Wall for lateral or vertical support and that additions are independently supported. A copy of the Certificate & plans must be provided to the consent authority and all owners of the party wall/s.

Reason: To ensure the existing building is able to support additional loading.

2. The addition of the following condition:

Engineering Certification of Existing Structures

A Certificate prepared by an appropriately qualified and practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction must be provided prior to the issue of a Construction Certificate to the satisfaction of the Principal Certifying Authority. The certificate shall also include all details of the methodology to be employed in construction phases to achieve the above requirements without resulting in demolition of elements marked on the approved plans for retention.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

Reason: To ensure the existing building is able to support additional loading.

3. The addition of the following condition:

Dilapidation Report

A dilapidation report including a photographic survey of the following adjoining properties must be provided to Principal Certifying Authority prior to any demolition or works commencing on the site or the issue of a Construction Certificate (whichever comes first). The dilapidation report must detail the physical condition of those properties listed below, both internally and externally, including walls, ceilings, roof, structural members and other similar items.

Property	Structures / Area
23 Crescent Street, Fairlight	Whole building

If excavation works are proposed the dilapidation report must report on the visible and structural condition of neighbouring structures within the zone of influence of the excavations. This zone is defined as the horizontal distance from the edge of the excavation face to twice the excavation depth.

The dilapidation report is to be prepared by a practising Structural Engineer. All costs incurred in achieving compliance with this condition shall be borne by the person entitled to act on the consent. A copy of the report must be provided to Council, the Principal Certifying

Authority and the owners of the affected properties prior to any works commencing.

In the event that access for undertaking the dilapidation report is denied by an adjoining owner, the applicant must demonstrate, in writing that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written correspondence from the owners of the affected properties or other evidence must be obtained and submitted to the Principal Certifying Authority in such circumstances that demonstrates such documentation has been received. The Principal Certifying Authority must be satisfied that the requirements of this condition have been met prior to commencement of any works.

Note: This documentation is for record keeping purposes and may be used by an applicant or affected property owner to assist in any action required to resolve any civil dispute over damage rising from the works.

Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

Reason: To maintain proper records in relation to the proposed development.

4. The addition of the following condition:

Works to be within Site Boundaries

The proposed structure(s) to be erected must stand wholly within the boundaries of the subject site. No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach onto adjoining properties or upon public property.

To ensure that the location of the building satisfies the provision of the approval, the footings and walls within one (1) metre of the property boundaries must be set out by or the location certified by a registered surveyor in accordance with the approved plans, prior to the commencement of works.

To ensure that the location of the building satisfies the provision of the approval, a check survey certificate shall be submitted to the Principal Certifying Authority either prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, indicating the location of the building with respect to the boundaries of the site.

Reason: To ensure compliance with the terms of this consent.

5. The addition of the following condition:

Dilapidation Report - 2

A second Dilapidation Report including photos of any damage evident at the time of inspection must be submitted after the completion of works. A copy of this Dilapidation Report must be given to the property owners referred to in this Development Consent. The report must:

- Compare the post construction report with the pre-construction report required by these conditions,
- Clearly identify any recent damage and whether or not it is likely to be associated with the development works including suggested remediation methods.

A copy must be lodged with Council and the Principal Certifying Authority prior to the issue of an Occupation Certificate. Details demonstrating compliance with the requirements of this

condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issuing of any Occupation Certificate

Reason: To maintain proper records in relation to the proposed development.

6. The addition of the following condition:

Roof Design

The design of the proposed upper storey is to be amended to relocate the eastern wall towards the west to ensure that the proposed roof and associated gutter is set back a minimum of 200mm from the eastern point of the ridge of the existing shared roof with no. 23 Crescent Street, Fairlight.

Reason: To ensure a consistent roofscape is maintained within the street.

Vote: 4/0

3.2 DA2019/0019 - 7 CARLTON STREET, MANLY - ALTERATIONS AND ADDITIONS TO AN EXISTING SEMI-DETACHED DWELLING

PROCEEDINGS IN BRIEF

The proposal includes the following:

Ground Floor

- Demolition works
- Construction of an open plan living kitchen and dining area with attached deck
- Minor internal alterations

First Floor

- First floor addition including attic space, bathroom study and master bedroom with ensuite.
- Landscaping
- Construction of fencing, garden store deck

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

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Manly Local Environmental Plan 2013 seeking to justify a contravention of clause 4.4 Floor Space Ratio 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. DA2019/0019 for alterations and additions to an existing semi-detached dwelling at Lot 2 DP 583113, 7 Carlton Street, Manly subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. The addition of the following condition:

Engineering Certification of Party Wall

Prior to the issue of a Construction Certificate, Architectural Plans accompanied by a Structural Certificate must be provided to the Principal Certifying Authority. The Certificate must verify that the architectural plans that are the subject of the Construction Certificate application do not rely on the Party Wall for lateral or vertical support and that additions are independently supported. A copy of the Certificate & plans must be provided to the consent authority and all owners of the party wall/s.

Reason: To ensure the existing building is able to support additional loading.

2. The addition of the following condition:

Engineering Certification of Existing Structures

A Certificate prepared by an appropriately qualified and practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction must be provided prior to the issue of a Construction Certificate to the satisfaction of the Principal Certifying Authority. The certificate shall also include all details of the methodology to be employed in construction phases to achieve the above requirements without resulting in demolition of elements marked on the approved plans for retention.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

Reason: To ensure the existing building is able to support additional loading.

3. The addition of the following condition:

Dilapidation Report

A dilapidation report including a photographic survey of the following adjoining properties must be provided to Principal Certifying Authority prior to any demolition or works commencing on the site or the issue of a Construction Certificate (whichever comes first). The dilapidation report must detail the physical condition of those properties listed below, both internally and externally, including walls, ceilings, roof, structural members and other similar items.

Property	Structures / Area
9 Carlton Street, Manly	Whole Building

If excavation works are proposed the dilapidation report must report on the visible and structural condition of neighbouring structures within the zone of influence of the excavations. This zone is defined as the horizontal distance from the edge of the excavation face to twice the excavation depth.

The dilapidation report is to be prepared by a practising Structural Engineer. All costs incurred in achieving compliance with this condition shall be borne by the person entitled to act on the consent. A copy of the report must be provided to Council, the Principal Certifying Authority and the owners of the affected properties prior to any works commencing.

In the event that access for undertaking the dilapidation report is denied by an adjoining owner, the applicant must demonstrate, in writing that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written correspondence from the owners of the affected properties or other evidence must be obtained and submitted to the Principal Certifying Authority in such circumstances that demonstrates such documentation has been received. The Principal Certifying Authority must be satisfied that the requirements of this condition have been met prior to commencement of any works.

Note: This documentation is for record keeping purposes and may be used by an applicant or affected property owner to assist in any action required to resolve any civil dispute over damage rising from the works.

Requirements of this condition are to be met prior to works commencing or prior to release of

a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

Reason: To maintain proper records in relation to the proposed development.

4. The addition of the following condition:

Works to be within Site Boundaries

The proposed structure(s) to be erected must stand wholly within the boundaries of the subject site. No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach onto adjoining properties or upon public property.

To ensure that the location of the building satisfies the provision of the approval, the footings and walls within one (1) metre of the property boundaries must be set out by or the location certified by a registered surveyor in accordance with the approved plans, prior to the commencement of works.

To ensure that the location of the building satisfies the provision of the approval, a check survey certificate shall be submitted to the Principal Certifying Authority either prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, indicating the location of the building with respect to the boundaries of the site.

Reason: To ensure compliance with the terms of this consent.

5. The addition of the following condition:

Dilapidation Report - 2

A second Dilapidation Report including photos of any damage evident at the time of inspection must be submitted after the completion of works. A copy of this Dilapidation Report must be given to the property owners referred to in this Development Consent. The report must:

- Compare the post construction report with the pre-construction report required by these conditions,
- Clearly identify any recent damage and whether or not it is likely to be associated with the development works including suggested remediation methods.

A copy must be lodged with Council and the Principal Certifying Authority prior to the issue of an Occupation Certificate. Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issuing of any Occupation Certificate

Reason: To maintain proper records in relation to the proposed development.

Vote: 4/0

3.3 DA2018/1769 - 1167 BARRENJOEY ROAD, PALM BEACH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE AND SEAWALL

PROCEEDINGS IN BRIEF

The proposal includes the following:

Ground Floor

- Laundry/pantry room off existing kitchen;
- Excavation and construction of a retaining wall to lower portion of the escarpment;
- External side access stairway connecting the laundry/pantry room;
- External steps seaward and to the north of the existing dwelling; and
- Internal stairs replacing existing.

First Floor

- Roof over existing west facing deck;
- North facing windows to Bedroom 1 to be removed and wall to be filled;
- New store room;
- Widening of existing entry; and
- Internal stairs replacing existing.

Second Floor

- East facing additions comprising an ensuite and Bedroom 4;
- Decked area to the western and eastern elevation;
- Roof over new decked areas;
- External stairs connecting to the parking platform area towards the rear;
- New bin enclosure to parking platform area; and
- Internal stairs replacing existing.

Landscaping Works

- Increase of sea wall and retaining wall height;
- Tree removal and replacement plantings; and
- Raising of lawned area to the rear of the dwelling

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel was addressed by three representatives of the applicant.

The Panel notes that the variation to the development standard is 162.5% as opposed to the percentage originally quoted in the Assessment Report of 262.5%.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Pittwater Local Environmental Plan 2014 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. DA2018/1769 for alterations and additions to a dwelling house and seawall at Lot 2 DP 830669, 1167 Barrenjoey Road, Palm Beach subject to the conditions and for the reasons set out in the Assessment Report.

Vote: 4/0

3.4 DA2018/2015 - 163 RIVERVIEW ROAD, AVALON BEACH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE AND CONSTRUCTION OF A SWIMMING POOL

PROCEEDINGS IN BRIEF

The proposal includes the following:

- Demolition of the existing roof and construction of a new "butterfly" roof;
- New external balconies;
- Installation of two internal lifts and an external inclinor;
- Internal reconfiguration;
- Swimming pool and associated decking; and
- Concrete slab for improved external access from the driveway, external stairs and associated landscaping.

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

The Panel notes that on page 131 of the agenda the correct zoning in relation to the development is E4 Environmental Living rather than the R2 Low Density Residential Zone.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Pittwater Local Environmental Plan 2014 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. DA2018/2015 for alterations and additions to a dwelling house and construction of a swimming pool at Lot 100 DP 1250837, 163 Riverview Road, Avalon Beach subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. The amendment of condition 19 to delete tree no. 16

Vote: 3/0

3.5 DA2018/1438 - 6A CARLTON STREET, MANLY - ALTERATIONS AND ADDITIONS TO A SEMI DETACHED DWELLING

PROCEEDINGS IN BRIEF

The development application seeks consent for the construction of a second floor addition, terrace extension and pergola atop of an existing two storey semi-detached dwelling house.

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

The Panel notes that on page 192 of the agenda the correct zoning in relation to the development is R3 Medium Density Residential Zone rather than the R2 Low Density Residential Zone.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Manly Local Environmental Plan 2013 seeking to justify a contravention of clause 4.3 Height of Buildings development standard and clause 4.4 Floor Space Ratio development standard has adequately addressed and demonstrated that:
 - a) compliance with the standards is unreasonable or unnecessary in the circumstances of the case; and
 - b) there are sufficient environmental planning grounds to justify the contraventions.
- 2) the proposed development will be in the public interest because it is consistent with the objectives of the standards 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. DA2018/1438 for alterations and additions to a semi detached dwelling at Lot 105 DP 1136451, 6A Carlton Street, Manly subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. The addition of the following condition:

Engineering Certification of Party Wall

Prior to the issue of a Construction Certificate, Architectural Plans accompanied by a Structural Certificate must be provided to the Principal Certifying Authority. The Certificate must verify that the architectural plans that are the subject of the Construction Certificate application do not rely on the Party Wall for lateral or vertical support and that additions are independently supported. A copy of the Certificate & plans must be provided to the consent authority and all owners of the party wall/s.

Reason: To ensure the existing building is able to support additional loading.

2. The addition of the following condition:

Engineering Certification of Existing Structures

A Certificate prepared by an appropriately qualified and practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction must be provided prior to the issue of a Construction Certificate to the satisfaction of the Principal Certifying Authority. The certificate shall also include all details of the methodology to be employed in construction phases to achieve the above requirements without resulting in demolition of elements marked on the approved plans for retention.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

Reason: To ensure the existing building is able to support additional loading.

3. The addition of the following condition:

Dilapidation Report

A dilapidation report including a photographic survey of the following adjoining properties must be provided to Principal Certifying Authority prior to any demolition or works commencing on the site or the issue of a Construction Certificate (whichever comes first). The dilapidation report must detail the physical condition of those properties listed below, both internally and externally, including walls, ceilings, roof, structural members and other similar items.

Property	Structures / Area
6B Carlton Street, Manly	Whole Building

If excavation works are proposed the dilapidation report must report on the visible and structural condition of neighbouring structures within the zone of influence of the excavations. This zone is defined as the horizontal distance from the edge of the excavation face to twice the excavation depth.

The dilapidation report is to be prepared by a practising Structural Engineer. All costs incurred in achieving compliance with this condition shall be borne by the person entitled to act on the consent. A copy of the report must be provided to Council, the Principal Certifying Authority and the owners of the affected properties prior to any works commencing.

In the event that access for undertaking the dilapidation report is denied by an adjoining owner, the applicant must demonstrate, in writing that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written correspondence from the owners of the affected properties or other evidence must be obtained and submitted to the Principal Certifying Authority in such circumstances that demonstrates such documentation has been received. The Principal Certifying Authority must be satisfied that the requirements of this condition have been met prior to commencement of any works.

Note: This documentation is for record keeping purposes and may be used by an applicant or affected property owner to assist in any action required to resolve any civil dispute over damage rising from the works.

Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

Reason: To maintain proper records in relation to the proposed development.

4. The addition of the following condition:

Works to be within Site Boundaries

The proposed structure(s) to be erected must stand wholly within the boundaries of the subject site. No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach onto adjoining properties or upon public property.

To ensure that the location of the building satisfies the provision of the approval, the footings and walls within one (1) metre of the property boundaries must be set out by or the location certified by a registered surveyor in accordance with the approved plans, prior to the commencement of works.

To ensure that the location of the building satisfies the provision of the approval, a check survey certificate shall be submitted to the Principal Certifying Authority either prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, indicating the location of the building with respect to the boundaries of the site.

Reason: To ensure compliance with the terms of this consent.

5. The addition of the following condition:

Dilapidation Report - 2

A second Dilapidation Report including photos of any damage evident at the time of inspection must be submitted after the completion of works. A copy of this Dilapidation Report must be given to the property owners referred to in this Development Consent. The report must:

- Compare the post construction report with the pre-construction report required by these conditions,
- Clearly identify any recent damage and whether or not it is likely to be associated with the development works including suggested remediation methods.

A copy must be lodged with Council and the Principal Certifying Authority prior to the issue of an Occupation Certificate. Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issuing of any Occupation Certificate

Reason: To maintain proper records in relation to the proposed development.

Vote: 4/0

3.6 DA2018/1606 - 97 PRINCE ALFRED PARADE, NEWPORT - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The proposal includes the following:

- Construction of an external lift located at the front of the dwelling
- Construction of a new roof over the first floor balcony with privacy screening
- Internal alterations to the ground floor and first floor level
- Replace the existing rear window with a sliding door

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel was addressed by a representative of the applicant.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Pittwater Local Environmental Plan 2014 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. DA2018/1606 for alterations and additions to a dwelling house at Lot 101 DP 13457, 97 Prince Alfred Parade, Newport subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. Condition 2 is to be deleted
2. Condition 8 is to be deleted

Vote: 4/0

3.7 DA2018/1820 - 74 BOWER STREET, MANLY - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The proposal includes the following:

- Extending upper level Master Bedroom by 2 metres to the north
- Extending upper level Bed 2 by 1 metre to the north
- Extending roof and parapet above the rooms respective to the proposed extensions
- Demolishing existing roof under the rooms respective to the proposed extensions
- Replacing existing fixed windows with operable windows in the rooms and installing three additional windows to the Master Bedroom.

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel was addressed by a representative of the applicant.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Manly Local Environmental Plan 2013 seeking to justify a contravention of clause 4.4 Floor Space Ratio 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. DA2018/1820 for alterations and additions to a dwelling house at Lot 9 DP 8075, 74 Bower Street, Manly subject to the conditions and for the reasons set out in the Assessment Report.

Vote: 4/0

3.8 DA2018/2014 - 14 LAUDERDALE AVENUE, FAIRLIGHT - ALTERATIONS AND ADDITIONS TO AN APPROVED SINGLE DWELLING

PROCEEDINGS IN BRIEF

The proposal includes the following:

Ground Floor

- No changes to Ground Floor.

First Floor

- Alterations and additions to existing first floor level to provide for the demolition of existing internal stairs and the construction of new internal stairs.

Second Floor

- Alterations and additions to existing second floor level to provide for the demolition of existing internal stairs and the construction of new internal stairs; and
- Extension to existing bedroom, bathroom and walk in robe.

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

The Panel provided an opportunity to Ms B Cross and Ms I Paton to be addressed by the applicants designer whilst at the meeting. In addition, several Panel members provided further information to Ms Cross and Ms Paton to clarify the nature and extent of the proposed roof additions and to explain the minimal impact that the additions would have on the current view corridor enjoyed by Ms Cross and Ms Paton. On that basis the Panel concluded that the oral submissions made by Ms Paton & Ms Cross were properly considered and addressed in making a decision

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Manly Local Environmental Plan 2013 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. DA2018/2014 for alterations and additions to an approved single dwelling at Lot CP SP 14778, 14 Lauderdale Avenue, Fairlight subject to the conditions and for the reasons set out in the Assessment Report.

Vote: 4/0

The meeting concluded at 3.37pm

This is the final page of the Minutes comprising 20 pages
numbered 1 to 20 of the Northern Beaches Local Planning Panel meeting
held on Wednesday 5 June 2019.