

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

Electronically determined on

FRIDAY 12 JULY 2019

Minutes of a Meeting of the Northern Beaches Local Planning Panel

Electronically determined on Friday 12 July 2019

ATTENDANCE:

Panel Members

Peter Biscoe	Chair
Steve Kennedy	Urban Design Expert
Graham Brown	Town Planner
Peter Cotton	Community Representative

3.0 DEVELOPMENT APPLICATIONS

3.6 MOD2019/0029 - 46 VICTORIA PARADE, MANLY - MODIFICATION OF DEVELOPMENT CONSENT DA367/2010 GRANTED FOR DEMOLITION WORKS AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING

PROCEEDINGS IN BRIEF

At the Northern Beaches Local Planning Panel meeting on 3 July 2019 this item was deferred to allow amended plans to be submitted to Council to reflect the applicant's deletions and changes to the modification proposal listed in the minutes of 3 July 2019. Thereafter such amended plans, dated 8 July 2019 and listed below, were submitted to Council.

DECISION ON MODIFICATION APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. MOD2019/0029 for Modification of Development Consent DA367/2010 granted for demolition works and construction of a residential flat building at Lot CP SP 10040, 46 Victoria Parade, Manly, subject to the following:

1. The amendment of condition DA1 to read as follows:

DA1 - Documents relating to consent

The development, except where modified by the conditions of this consent, is to be carried out in accordance with the following plans and documentation.

Drawing No	Dated	Prepared By
2424-A099 – Rev A – Basement Plan	08/07/2019	ARC Architects
2424-A101 - Rev A - Ground Floor Plan	08/07/2019	ARC Architects
2424-A103 – Rev A – Level 1 Plan	08/07/2019	ARC Architects
2424-A105 – Rev A – Level 2 Plan	08/07/2019	ARC Architects
2424-A107 – Rev A – Level 3 Plan	08/07/2019	ARC Architects
2424-A109 – Rev A – Level 4 Plan	08/07/2019	ARC Architects
2424-A111 – Rev A – Roof Plan	08/07/2019	ARC Architects
2424-A200 – Rev A – North Elevation	08/07/2019	ARC Architects
2424-A201 – Rev A – East Elevation	08/07/2019	ARC Architects
2424-A202 – Rev A – South Elevation	08/07/2019	ARC Architects
2424-A203 – Rev A – West Elevation	08/07/2019	ARC Architects
2424-A300 – Rev A – Section A	08/07/2019	ARC Architects
2424-A301 – Rev A – Section B	08/07/2019	ARC Architects
2424-A303 – Rev A – Section D	08/07/2019	ARC Architects
2424-A405 – Rev A – Fire Stairs 2 & 3	08/07/2019	ARC Architects
1304-LP1 – REV G Landscape Plan - Ground Level	January 2014	Mark Baldock Landscape Architect
1304-LP2 – REV G Landscape Plan -Level 1, 2	January 2014	Mark Baldock Landscape Architect
1304-LP3 – REV G	January 2014	Mark Baldock Landscape

Landscape Plan -Level 3, 4		Architect
1304-LP4 – REV G Landscape Plan - Notes	January 2014	Mark Baldock Landscape Architect
1304-LP5 – REV G Landscape Plan - Council Footpath Details	January 2014	Mark Baldock Landscape Architect

Documentation affixed with Council's stamp relating to Section 96 (AA) - Part 3 - DA367/2010 - determined on 21 August 2014:

- Statement of Modification prepared by Design Cubicle dated: 24 January 2014 and received by Council on the 07 February 2014.
- Statement of Modification prepared by Design Cubicle dated: 24 March 2014 and received by Council on the 26 March 2014.
- Statement of Modification prepared by Design Cubicle dated: 01 July 2014 and received by Council on the 07 July 2014.
- Geo-technical report prepared by JK Geotechnics dated 21 May 2014 and received by Council on the 23 May 2014.
- Preliminary Acid Sulphate Soil Management Plan prepared by Environmental Investigation Services dated 19 May 2014 and received by Council on the 23 May 2014.

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

Reason: To ensure that the form of the development undertaken in accordance with the determination of Council

2. The amendment of condition 101 to read as follows:

101

The extent of the proposed west elevation (including new services at Level 4) is to be limited such that there will be no shadowing of the east facing living room windows and balconies to the existing residential flat building at No.42-44 Victoria Parade additional to that cast by the modified shadow diagrams prepared by Urbaine Architecture Pty Ltd attached to their letter dated 24 May 2019.

Reason: To reduce impacts on the amenity of adjoining residential properties.

Reasons for approval:

The applicant has made deletions and changes to the modification proposal as listed in the Panel's minutes of 3 July 2019 and has submitted the above amended plans dated 8 July 2019 to reflect such deletions and changes, thus eliminating any objection to the proposal and making it unnecessary for the Panel to consider the proposal in its previous form.

Vote:4/0

This is the final page of the Minutes comprising 4 pages
numbered 1 to 4 of the Northern Beaches Local Planning Panel meeting
held on Friday 12 July 2019.