

# MINUTES

## **NORTHERN BEACHES LOCAL PLANNING PANEL MEETING**

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

**WEDNESDAY 24 JULY 2019**

**Minutes of a Meeting of the Northern Beaches Local Planning Panel  
held on Wednesday 24 July 2019  
at Council Chambers, Civic Centre, Dee Why  
Commencing at 1.00pm**

**ATTENDANCE:**

**Panel Members**

Lesley Finn	Chair
Graham Brown	Town Planner
Peter Cotton	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 17 JULY 2019**

The Minutes of the Northern Beaches Local Planning Panel held 17 July 2019, were adopted by the Chairperson and have been posted on the Council's website

### 3.0 DEVELOPMENT APPLICATIONS

#### 3.1 DA2019/0524 - 28 LEWIS STREET, DEE WHY - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SPA POOL

##### PROCEEDINGS IN BRIEF

The proposal seeks to carry out alterations and additions to the existing dwelling house.

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

Condition 5 is to be amended to reference Council's updated *Northern Beaches Section 7.12 Contributions Plan 2019*.

##### DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2019/0524 for Alterations and additions to a dwelling house including a spa pool on land at Lot 1 DP 861565, 28 Lewis Street, Dee Why subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. The amendment of condition 5 to read as follows:

##### **Policy Controls**

Northern Beaches 7.12 Contributions Plan 2019

A monetary contribution of \$4,000.00 is payable to Northern Beaches Council for the provision of local infrastructure and services pursuant to section 7.12 of the Environmental Planning & Assessment Act 1979 and the Northern Beaches Section 7.12 Contributions Plan 2019. The monetary contribution is based on a development cost of \$400,000.00.

The monetary contribution is to be paid prior to the issue of the first Construction Certificate or Subdivision Certificate whichever occurs first, or prior to the issue of the Subdivision Certificate where no Construction Certificate is required. If the monetary contribution (total or in part) remains unpaid after the financial quarter that the development consent is issued, the amount unpaid (whether it be the full cash contribution or part thereof) will be adjusted on a quarterly basis in accordance with the applicable Consumer Price Index. If this situation applies, the cash contribution payable for this development will be the total unpaid monetary contribution as adjusted.

The proponent shall provide to the Certifying Authority written evidence (receipt/s) from Council that the total monetary contribution has been paid.

The Northern Beaches Section 7.12 Contributions Plan 2019 may be inspected at 725 Pittwater Rd, Dee Why and at Council's Customer Service Centres or alternatively, on Council's website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au)

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To provide for contributions in accordance with the Contribution Plan to fund the provision of new or augmented local infrastructure and services

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

**Amended Plans**

- a) The proposed carport, hardstand carspace and driveway crossing are not approved and are to be deleted from the plans with the front setback area retained as landscaped open space. Revised plans showing these deletions are to be included in the plans accompanying the Construction Certificate.

Reason: To maintain the streetscape, improve the appearance of the development and maintain the provision of landscaped open space.

- b) The approved plans and supporting documentation are to be amended to provide for two carparking spaces at the rear of the dwelling where one space is proposed. This will necessitate the removal of the metal shed, the relocation of the rain water tank and the construction of new kerbs for the two carparking spaces to provide protection for the pedestrian walkway that provides access to the rear of the dwelling.

Reason: To provide adequate carparking onsite for the additional floor area.

Vote: 3/0

### 3.2 DA2019/0124 - 4 AUGUSTA ROAD, MANLY - ALTERATIONS AND ADDITIONS TO THE EXISTING MULTI DWELLING HOUSING

#### PROCEEDINGS IN BRIEF

The development application seeks consent for alterations and additions to the existing three (3) dwelling multi dwelling housing development.

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

#### DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is not 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.

#### DECISION ON DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2019/0124 for Alterations and additions to the existing multi dwelling housing at Lot 2 DP 2428, 4 Augusta Road, Manly for the following reasons:

1. The proposed development does not properly address the sloping topography of the site, will not be in keeping with the current and future desired character of the area and is inconsistent with the general height and bulk of the surrounding residential development.
2. The proposed development has unacceptable view and privacy impacts on the neighbours at 6 Augusta Road and 3 Sheridan Place considering that a more sympathetic design could minimise these view and privacy impacts.

Vote: 3/0

*The meeting concluded at 1.42pm*

This is the final page of the Minutes comprising 6 pages  
numbered 1 to 6 of the Northern Beaches Local Planning Panel meeting  
held on Wednesday 24 July 2019.