

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

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

WEDNESDAY 21 AUGUST 2019

**Minutes of a Meeting of the Northern Beaches Local Planning Panel
held on Wednesday 21 August 2019
at Council Chambers, Civic Centre, Dee Why
Commencing at 1.00pm**

ATTENDANCE:

Panel Members

Peter Biscoe	Chair
Steve Kennedy	Urban Design Expert
Marcus Sainsbury	Environmental Expert
Ray Mathieson	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

Nil

In relation to item 3.4 Ray Mathieson disclosed that he was the chair of a local community group in the area of this application, but had no knowledge or involvement with this item within the community group.

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF NORTHERN BEACHES LOCAL PLANNING PANEL HELD 14 AUGUST 2019

The chairperson noted that the Minutes of the Northern Beaches Local Planning Panel held 14 August 2019, were adopted by the chairperson of that panel and have been posted on the Council's website

3.0 DEVELOPMENT APPLICATIONS

3.1 MOD2019/0227 - 27 PITTWATER ROAD, MANLY - MODIFICATION OF DEVELOPMENT CONSENT DA2017/1229 GRANTED FOR A MIXED USE DEVELOPMENT, ALTERATIONS AND ADDITIONS TO A HERITAGE BUILDING, USE AS A SERVICED APARTMENT AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING

PROCEEDINGS IN BRIEF

The proposed modification involves amendment of the Schedule of Conservation Works (SCW) referred to in Conditions 1 and 30 of the Notice of Determination for development application no. DA2017/1229. The modification application arises because several items in the SCW are said to be impractical and/or inadvisable. Specifically, it relates to paint removal from the front facade (impractical due to consequential fretting and damage to bricks and joints), brick cleaning (impractical due to consequential damage to the porous masonry), internal walls (plaster inadvisable because of the high moisture level in the room), and the existing painted finish to brickwork at the southern facade (requires repainting as specified and for the reasons stated in the report of Heritage 21 dated 12 April 2019).

Conditions 1 and 30 are proposed to be modified to refer to the issue and date of the updated SCW.

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 MODIFICATION APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. MOD2019/0227 for Modification of Development Consent DA2017/1229 granted for a mixed use development, alterations and additions to a heritage building, use as a serviced apartment and construction of a residential flat building at Lot 1 DP 515950, 27 Pittwater Road, Manly subject to the conditions and for the reasons set out in the Assessment Report.

Vote: 4/0

3.2 MOD2019/0170 - KANGAROO STREET, MANLY - MODIFICATION OF DEVELOPMENT CONSENT DA265/2015 GRANTED FOR REDEVELOPMENT OF THE KANGAROO STREET CHILD CARE CENTRE AND YOUTH CENTRE

PROCEEDINGS IN BRIEF

The proposal includes the following modifications:

- Changes to the vehicle impact barriers (Jersey kerbs) along Kangaroo St to improve both pedestrian safety and reduce potential for vehicle conflict
- Amend the design for the proposed new platform lift from the car park to the ground floor
- Delete the approved pop up roof over the building entry;
- Add skylights to western side of existing roof
- Change the existing roof in the north east and north west corners by re-pitching the roof and resheeting
- Amend the proposed interior fitout of the Child Care Centre and Community Centre.
- Amend the design of the child proof fence at the Child Care Centre entry and at the north west corner of the building;
- Provide a new accessible entry along the western and northern side of the building
- Refurbish landscaping at entry forecourt including pavements, repairs to planter boxes, a retaining wall and drainage works

The Panel viewed the site and its surrounds. At the public meeting which followed there were no registered 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. MOD2019/0170 for Modification of Development Consent DA265/2015 granted for redevelopment of the Kangaroo Street Child Care Centre and Youth Centre at Lot 2623 DP 752038, Kangaroo Street, Manly subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. The amendment to proposed condition ANS08 to read as follows:

ANS08

The development is to comply with the recommendations in the report Kangaroo Street, Manly – Child Care and Community Centre Safety Assessment, prepared by Transport and Traffic Planning Associates dated 28 February 2019, except that the relocation of a Jersey kerb to protect an existing utility pole is to be deleted.

Reason: To improve the safety of pedestrians and for vehicles on Kangaroo St and to maintain the safety of the children within the childcare facility. The reason for the deletion of the relocation of the Jersey kerb to protect an existing utility pole is to improve the traffic flow and remove a hazard within the road corridor. Council's Traffic Engineer advises that the removal of the entire Jersey kerb installation in front of the childcare centre does not adversely impact the safety of the children in the playground.

2. The amendment to proposed condition 2a to read as follows:

2a - Submission Roads Act Application for Civil Works in the Public Road

An Application for Infrastructure work on road reserve, including engineering plans is to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993. The application is to include engineering plans for the design of the fence and bollards which are to be generally in accordance with the Development Application and Council's specification for engineering works – AUSSPEC #1 and/ or Council's Minor Works

Policy.

The plans shall be prepared by a qualified engineer. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges. Council's approval is to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To provide public and private safety.

Vote: 4/0

**3.3 DA2018/0487 - 4 BROOKVALE AVENUE, BROOKVALE - CONSTRUCTION OF A
RESIDENTIAL FLAT BUILDING WITH BASEMENT PARKING****PROCEEDINGS IN BRIEF**

This application was withdrawn by the applicant prior to today's meeting.

3.4 MOD2019/0222 - 17 COVE AVENUE, MANLY - MODIFICATION OF DEVELOPMENT CONSENT DA275/2017 GRANTED FOR ALTERATIONS AND ADDITIONS TO AN EXISTING HOSPITAL

PROCEEDINGS IN BRIEF

The proposal involves deletion of the deferred commencement condition in the existing Notice of Determination for DA275/2017. This condition reads as follows:

A. Privacy

The proposed windows on the south-west and north-east elevations are to be vertical floor to ceiling pop-out windows angled 45 degrees to the proposed extended wall line and orientated towards Cove Avenue. The overall window face shall be no more than 450mm wide.

Reason: To maintain privacy.

The condition was imposed by the Northern Beaches Local Planning Panel (NBLPP), and replaced a condition recommended by the assessing officer that required fixed horizontal external louvres on the external faces of all windows on the north-eastern and south-western elevations of the building.

The current modification application proposes to provide fixed external horizontal louvres to the windows on the North Elevation plan, and fixed external vertical louvres to the windows on the South Elevation plan. The vertical louvres would be angled to the west towards the views of Sydney Harbour but prevent direct side views towards the south western neighbour.

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

DECISION ON MODIFICATION APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. MOD2019/0222 for Modification of Development Consent DA275/2017 granted for Alterations and Additions to an existing hospital at Lot 2 DP 543531, 17 Cove Avenue, Manly subject to the conditions and for the reasons set out in the Assessment Report, and subject to the following:

1. The addition of condition 1C to read as follows:

1C

The proposed windows on the north and south elevations shall have a minimum sill height of 1 metre and the proposed fixed louvres to the outside face of those windows shall be non-reflective and with a minimum blade dimension of 150mm and a spacing of not more than 150mm measured from the centre of each blade.

Reason: To ensure the amenity of hospital residents and adjoining properties.

Vote: 4/0

The meeting concluded at 3.22pm

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 21 August 2019.