

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

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

WEDNESDAY 6 NOVEMBER 2019

**Minutes of a Meeting of the Northern Beaches Local Planning Panel
held on Wednesday 6 November 2019
at Council Chambers, Civic Centre, Dee Why
Commencing at 1.50pm**

ATTENDANCE:

Panel Members

Peter Biscoe	Chair
Marcus Sainsbury	Environmental Expert
Robert Hussey	Town Planner
Peter Cotton	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

Peter Cotton, Community Representative, declared a reasonable perceived conflict of interest in relation to item 3.1 - 41 Marine Parade, Avalon Beach. Mr Cotton was not involved in the site inspection, public meeting or deliberation for this item.

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF NORTHERN BEACHES LOCAL PLANNING PANEL HELD 16 OCTOBER 2019

The Minutes of the Northern Beaches Local Planning Panel held 16 October 2019, were adopted by the Chairperson and have been posted on the Council's website.

3.0 DEVELOPMENT APPLICATIONS

3.1 MOD2019/0457 - 41 MARINE PARADE, AVALON BEACH - MODIFICATION OF DEVELOPMENT CONSENT N0279/16 GRANTED FOR DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A NEW DWELLING - REMOVAL OF CONDITION OF CONSENT B34

PROCEEDINGS IN BRIEF

Peter Cotton, Community Representative, declared a reasonable perceived conflict of interest in relation to this matter. Mr Cotton was not involved in the site inspection, public meeting or deliberation for this item.

The proposed modification involves deletion of condition B34 from the consent, which reads as follows:

Windows W27 and W28 on the northern elevation of the upper level are to comprise frosted or opaque glazing (or are to be finished with a frosted or opaque surface treatment) to a minimum height of 1.5m above the finished floor level of the respective internal room (Ensuite and Robe 2).

Reason: To ensure privacy between adjoining properties and for future occupants of the development.

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel was addressed by one neighbour.

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2019/0457 for Modification of Development Consent N0279/16 granted for demolition of existing structures and construction of a new dwelling at Lot 6 DP 553660, 41 Marine Parade, Avalon Beach by deleting condition B34, subject to the substitution of the following new condition B34:

B34.

The six *Banksia integrifolia* currently planted between the front of the house on the property and 43 Marine Parade shall be properly maintained in perpetuity with the object of providing an effective screen between windows W27 and W28 on the northern elevation of the upper level and 43 Marine Parade. In the event that any of them perish, a replacement advanced *Banksia integrifolia* shall be planted in the same location and likewise maintained in perpetuity. The applicant shall within 7 days submit to the Council for approval a Landscape Plan showing the location of the six *Banksia integrifolia* trees.

Reason: The substituted new condition B34 provides reasonable privacy for 43 Marine Parade.

Vote: 3/0

3.2 MOD2019/0348 - 1B EDGECLIFFE ESPLANADE, SEAFORTH - MODIFICATION OF DEVELOPMENT CONSENT DA255/2017 GRANTED FOR ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING HOUSE

PROCEEDINGS IN BRIEF

The proposal seeks to modify Development Consent DA255/2017 with the following:

- Modify the eastern elevation of the Level 3 terrace from a 1.2m high opaque glass balustrade with a masonry rendered wall along the north and east sides, and install a vertical 'green wall' to the terrace area,
- Garage - extend the garage roof for the entire width of the garage,
- Front Garden Walls - replace and increase height.

The Panel viewed the site and its surrounds.

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2019/0348 for Modification of Development Consent DA255/2017 granted for alterations and additions to the existing dwelling house at Lot 1 DP 854513, 1B Edgecliffe Esplanade, Seaforth subject to the conditions and for the reasons set out in the Assessment Report.

Vote: 4/0

3.3 MOD2019/0220 - 223 PLATEAU ROAD, BILGOLA PLATEAU - MODIFICATION OF DEVELOPMENT CONSENT N0482/10 FOR A SHOP TOP HOUSING DEVELOPMENT. MODIFICATION INCLUDES MECHANICAL ROOF PLANT, MINOR INTERNAL CHANGES AND EXTERNAL FAÇADE CHANGES

PROCEEDINGS IN BRIEF

The proposed modification seeks consent for the following changes:

Level 1 Basement Plan

- The relocation of the retail lift;
- The relocation of the residential bin storage area from Level 2 Basement;
- The reconfiguration of Stair 2;
- The reallocation of carparking spaces; and
- The nomination of carpark supply air and exhaust ducts.

Level 2 Basement Plan

- The relocation of the retail lift;
- The reconfiguration of the retail bin storage area;
- The reconfiguration of Stair 2;
- The reallocation of carparking spaces;
- The nomination of carpark exhaust ducts;
- The reconfiguration of the accessible WC to comply with current standards; and
- The provision of a second egress door from the switch room to comply with the BCA.

Level 3 Ground Floor Plan

- The relocation of the retail lift;
- The creation of a retail service corridor accessible from the retail lift and Grandview Drive frontage;
- The reconfiguration of the residential lobby to facilitate services and compliant accessibility;
- Minor façade shopfront glazing changes; and
- Nomination of carpark exhaust ducts.

Level 4 Floor Plan

- Minor internal reconfiguration of bathroom, ensuite and kitchen areas; and
- Introduction of sun awnings over west facing bedroom windows and face brickwork to external wall elements

Level 5 Floor Plan

- Minor internal reconfiguration! introduction of bathroom, ensuite and laundry areas and reconfiguration of kitchens;
- Introduction of face brickwork to external wall elements;
- The extension of the Unit 4 balcony over the approved external void area;
- The deletion of the Unit 5 spa; and
- The extension of the fire stairs to roof level for maintenance access.

Roof Plan

- Minor extension of the eastern roof upstand hob;
- The extension of the fire stairs to roof level for maintenance access;
- The relocation of a number of approved skylights; and
- The provision of an indicative mechanical plant exhaust layout;
- Provision of aluminium louvre screening around mechanical plant; and
- Increase lift overrun by 70mm.

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

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2019/0220 for Modification of development consent N0482/10 for a shop top housing development. Modification includes mechanical roof plant, minor internal changes and external façade changes. at Lots 336-338 DP 16327, 223 Plateau Road, Bilgola Plateau subject to the conditions and for the reasons set out in the Assessment Report.

Vote: 4/0

4.0 REVIEW OF DETERMINATIONS

4.1 REV2019/0047 - 5 DALLEY STREET, QUEENSCLIFF - REVIEW OF DETERMINATION OF DEVELOPMENT APPLICATION DA2018/1069 FOR DEMOLITION WORKS AND THE CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING

PROCEEDINGS IN BRIEF

The proposal seeks a review of the refusal of development application DA2018/1069, which sought consent for:

- the demolition of existing site improvements,
- the construction of a residential flat building comprised of four x three bedroom units and basement parking for seven vehicles, and
- associated earthworks, landscaping and infrastructure.

In response to the refusal of DA2018/1069, the development has been amended in a number of ways, as summarised below:

- the deletion of the ground floor (subterranean) apartment, such that only three apartments are now proposed,
- the lowering of each residential level and the building as a whole by 575mm,
- an increase to the FFL of the basement car park level by 2.5m and base of the car stackers by 2.85m, and in turn a reduction to the volume of excavation proposed, and
- the deletion of the visitor parking space.

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

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. REV2019/0047 for Review of Determination of development application DA2018/1069 for demolition works and the construction of a residential flat building at Part Lot 1 DP 302634, 5 Dalley Street, Queenscliff for the reasons set out in the Assessment Report and because the cumulative effect of the non-compliances with the relevant development controls results in the over development of the site with the site being not suitable for the scale and bulk of the proposal.

Vote: 4/0

4.2 REV2019/0028 - 12L MCDONALD STREET, FRESHWATER - REVIEW OF DETERMINATION OF MODIFICATION 2018/432 DEMOLITION WORKS CONSTRUCTION OF ATTACHED DWELLINGS AND SUBDIVISION OF LAND

PROCEEDINGS IN BRIEF

The proposal seeks to review the decision by NBLPP to approve MOD2018/0432, which required in effect:

- the removal of 14 existing unauthorised air conditioner units from the roof of the proposed development; and
- lowering of the existing unauthorised ventilation stack by approximately 700mm.

The applicant proposes that 7 of the existing air conditioner units (for units 7 to 14) remain on the roof and that Council erred in the assessment of the impact of these units in the original determination.

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

At the public meeting, Mr Alek Novakovic representing the applicant, proposed that the air conditioning units be rotated 90 degrees and the screening around them be removed and the cowl on the ventilation stack be reduced in height, he submitted photo montages and drawing which indicated these proposed changes.

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, in relation to Application No. REV2019/0028 for Review of Determination of Modification 2018/432 for demolition works and construction of attached dwellings and subdivision of land at Lots 1-14 DP 1226906, 12A-L McDonald Street and 25 & 27 Coles Road, Freshwater **approves** the location of the air conditioning units and ventilation stacks on the roof on the basis that the air conditioning units are rotated 90 degrees and the screening around them are removed and the cowl on the ventilation stacks is reduced in height, all as indicated on the photo montages and drawings submitted by the applicant at the public hearing on 6 November 2019.

Statement of Reasons:

The matters approved on review, which the applicant proposed at the public hearing, will have an acceptable impact on views enjoyed by the neighbouring properties and in that respect represents a substantial improvement on the existing situation on the roof.

Vote: 4/0

The meeting concluded at 6.30pm

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 6 November 2019.