

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via teleconference on

WEDNESDAY 1 APRIL 2020

**Minutes of a Meeting of the Northern Beaches Local Planning Panel
held on Wednesday 1 April 2020
Commencing at 1.00pm**

ATTENDANCE:

Panel Members

Lesley Finn	Chair
Brian Kirk	Town Planner
Robert Hussey	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 18 MARCH 2020**

That the Minutes of the Northern Beaches Local Planning Panel held 18 March 2020, were adopted by the Chairperson and have been posted on the Council's website

3.0 DEVELOPMENT APPLICATIONS

3.1 DA2019/0512 - 19-23 THE CORSO, MANLY - ALTERATIONS AND ADDITIONS TO AN EXISTING SHOP TOP HOUSING DEVELOPMENT

PROCEEDINGS IN BRIEF

The proposal seeks consent for alterations and additions to the existing shop top housing development, including:

- Reconfiguration of the existing ground floor;
- Alteration to first, second and third floor residential units;
- Construction of one additional third floor residential unit with terrace;
- Reconfiguration of services and circulation (stairs and lift);
- Changes to windows and doors on The Corso and Market Lane frontages; and
- New roof.

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

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.

B. The Panel assumes the concurrence of the Secretary, Department Planning and Environment required under clause 4.6.

DECISION ON DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2019/0512 for alterations and additions to an existing Shop Top Housing Development at Lot CP SP 12989, 19-23 The Corso, Manly for the following reasons:

1. The application fails to meet the provision of the SEPP 65 Design Quality of Residential Apartment Development together with the Apartment Design Guide in relation to the provision of communal open space.
2. The proposal fails to satisfactorily address good design and amenity as specified in section 1.3(a), (c) and (g) of the Environmental Planning and Assessment Act 1979.

3. The proposal fails to achieve the particular aims of Manly Local Environmental Plan 2013 section 1.2(2)(a)(iv) to ensure all development appropriately responds to environmental constraints and does not adversely affect the character, amenity or heritage of Manly or its existing permanent residential population.

Vote: 4/0

3.2 DA2019/1493 - 163 RIVERVIEW ROAD, AVALON BEACH - CONSTRUCTION OF A BOAT SHED

PROCEEDINGS IN BRIEF

The application seeks consent for the construction of a boatshed and associated works. In particular, the application includes:

- The construction of a boatshed with an electric retractable hoist on the western elevation;
- Associated timber decking.

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 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 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. DA2019/1493 for construction of a boat shed at Lot 100 DP 1250837, 163 Riverview Road, Avalon Beach subject to the conditions and for the reasons set out in the Assessment Report.

Vote: 4/0

3.3 DA2019/1448 - 25 ANANA ROAD, ELANORA HEIGHTS - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The proposal seeks approval for alterations and additions to an existing dwelling-house.

The additions are summarised as follows:

- Extend living area under existing verandah roof at northeast corner of dwelling.
- Replace existing balustrades to deck on northern side of dwelling.
- Existing porch area on western side of dwelling to be demolished and infilled to create a new ensuite and robe for master bedroom.
- New skylights to existing roof form.
- New deck to be constructed on southern side of dwelling.
- New/replacement window and door openings as required.

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

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2019/1448 for alterations and additions to a dwelling house at Lot 2 DP 1115977, 25 Anana Road, Elanora Heights subject to the conditions and for the reasons set out in the Assessment Report.

Vote: 4/0

3.4 DA2019/1265 - 15 MONASH CRESCENT, CLONTARF - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE AND GARAGE

PROCEEDINGS IN BRIEF

The applicant proposes that the application is for alterations and additions to the existing dwelling. However, an assessment under the Land and Environment Court established planning principle for "Demolition" under Clause 4.4.2 of this report has found that the proposal involves a significant departure from the existing position. As such, the proposal is considered to be for a new dwelling.

The proposal involves the following:

Ground Floor

- Lobby
- Open plan dining/kitchen/rumpus, powder room
- Study
- Pantry
- Laundry
- Rear open plan living and dining
- Rumpus area
- Storeroom

First Floor

- Bathroom
- Gym
- Four bedrooms (including three robes and three ensuites)
- Balcony

External

- New roof terrace with new internal access stairs, new lift shaft and new glass balustrade
- BBQ area
- Outdoor Dining
- Paving
- Lawn
- Fire pit
- Terrace
- A three car space garage
- New pedestrian entry
- New entry structure with open pergola
- New outdoor entertaining

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 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.

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, **refuses** Application No. DA2019/1265 for alterations and additions to a dwelling house and garage at Lot 54 DP 9745, 15 Monash Crescent, Clontarf for the reasons set out in the Assessment Report and Supplementary Report.

Vote: 4/0

The meeting concluded at 3.13pm

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 1 April 2020.