

MINUTES

NORTHERN BEACHES INDEPENDENT PUBLIC HEARING PANEL MEETING

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

WEDNESDAY 6 MAY 2020

Minutes of a Meeting of the Northern Beaches Independent Public Hearing Panel

held on Wednesday 6 May 2020

Commencing at 10.30am

ATTENDANCE:

Panel Members

Lesley Finn	Chair
Steve Kennedy	Urban Design Expert
Graham Brown	Town Planner
Nick Lawther	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF NORTHERN BEACHES INDEPENDENT PUBLIC HEARING PANEL HELD 6 NOVEMBER 2019

The Panel note that the Minutes of the Northern Beaches Local Planning Panel held 6 November 2019 were adopted by the Chairperson and have been posted on Council's website.

3.0 CATEGORY 3 APPLICATIONS

3.1 DA2019/1340 - LOT 100/ MEATWORKS AVENUE, OXFORD FALLS - ALTERATIONS AND ADDITIONS TO THE EXISTING PREMISES

PROCEEDINGS IN BRIEF

The application proposes demolition and excavation works and the construction of 13 additional industrial/warehouse units with ancillary office space and basement parking.

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel was addressed by 6 residents and 1 representative of the applicant.

ASSESSMENT OF NORTHERN BEACHES INDEPENDENT PUBLIC HEARING PANEL

That the Northern Beaches Independent Public Hearing Panel, on behalf of Northern Beaches Council as the consent authority, recommend **refusal** of Application No. DA2019/1340 for alterations and additions to the existing premises at Lot 100 DP 1023183, Lot 100/ Meatworks Avenue, Oxford Falls for the following reasons:

1. Pursuant to Section 4.15 (1) (a) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Warringah Local Environmental Plan 2000, in that the development is inconsistent with the Desired Future Character statement in the B2 Oxford Falls Valley Locality in that the development unacceptably impacts on the natural landscape including landforms and vegetation.
2. Pursuant to Section 4.15 (1)(a) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Warringah Local Environmental Plan 2000, in that the proposed development is does not comply with the Building Height and Side Boundary Setback Built Form Controls.
3. Pursuant to Section 4.15(1)(a) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Warringah Local Environmental Plan 2000, in that the development is inconsistent with the following 'General Principles of Development Control':
 - a. Clause 43 Noise
 - b. Clause 56 Retaining Unique Environmental Features
 - c. Clause 57 Development on Sloping Land
 - d. Clause 58 Protection of Existing Flora
 - e. Clause 60 Watercourses & Aquatic Habitats
 - f. Clause 63 Landscaped open space
 - g. Clause 66 Building Bulk
 - h. Clause 72 Traffic and Access and Safety
4. The proposed development provides insufficient information to properly address the following matters under Schedule 15:
 - a. Traffic, access and safety
 - b. Geotechnical stability
 - c. Water Management
 - d. Acoustic impacts

5. Pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposed development is not considered to be in the public interest as the development is inconsistent with the scale and intensity of development that the community can reasonably expect to be provided on this site and locality.

Vote: 4/0

The meeting concluded at 12.15pm

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Northern Beaches Independent Public Hearing Panel meeting
held on Wednesday 6 May 2020.