

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via teleconference on

WEDNESDAY 3 JUNE 2020

Minutes of a Meeting of the Northern Beaches Local Planning Panel
held on Wednesday 3 June 2020
Commencing at 1.00pm

ATTENDANCE:

Panel Members

Paul Vergotis	Chair
Marcus Sainsbury	Environmental Expert
Brian Kirk	Town Planner
Ray Mathieson	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 20 MAY 2020**

The Panel notes that the Minutes of the Northern Beaches Local Planning Panel held 20 May 2020, were adopted by the Chairperson and have been posted on the Council's website

3.0 DEVELOPMENT APPLICATIONS

3.1 DA2020/0234 - 25-33 ROBERTSON ROAD, SCOTLAND ISLAND - DEMOLITION WORKS AND CONSTRUCTION OF A NEW JETTY, PONTOON AND ASSOCIATED WORKS

PROCEEDINGS IN BRIEF

The proposal seeks consent to reconstruct the jetty and boat shed for the property at a higher level due to inundation. In particular, the application includes:

- The refurbishment of the existing boat shed by raising the entire structure by 360mm. The existing boat shed finished floor level measures RL 1.35 with the new boat shed finished floor level to measure RL 1.7.
- A new jetty, two (2) pontoons, skid ramp, stairs and associated decking along the northern and western side of the boat shed will be demolished and replaced like for like. All new structures within the waterway will be of timber construction and of a similar dimension to what is existing. The jetty will be raised in height at the north western end by 210mm. The height of the new piles at the north western end of the jetty will remain as existing.

The Panel viewed the site and its surrounds except that Mr Sainsbury, because of his location in Canberra, viewed the site virtually supplemented by site photos. At the public meeting which followed there were no speakers.

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. DA2020/0234 for demolition works and construction of a new jetty, pontoon and associated works at Lot 10 DP 1106130, 25-33 Robertson Road, Scotland Island subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. The amendment of condition 1 '**Approved Plans and Supporting Documentation**' to include the following report:

Report No./ Page No./ Section No.	Dated	Prepared By
Marine Habitat Survey: 23 and 25–33 Robertson Road, Scotland Island	February 7, 2018	H2O Consulting Group Pty Ltd

2. The amendment of condition 24 to read as follows:

24. Materials and Construction

All materials, finishes and construction of approved works shall be like for like

Reason: To ensure the development is consistent with the existing development and the visual prominence of the development is minimised.

3. The addition of the following condition:

26A. Replacement of Canopy Trees

At least two Black She-oak (*Allocasuarina littoralis*) trees (minimum 200L) are to be planted in an appropriate location on site to replace trees approved for removal. Evidence of compliance is to be provided to the Principal Certifying Authority prior to issue of any Occupation Certificate. These plantings are to be retained for the life of the development and/or for their safe natural life.

Reason: To achieve no net loss of native canopy trees in accordance with relevant Natural Environment LEP/DCP controls and to maintain environmental amenity.

Vote: 4/0

3.2 DA2019/0755 - 32 WESTMINSTER AVENUE, DEE WHY - DEMOLITION WORKS AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING

PROCEEDINGS IN BRIEF

The proposal includes:

- The demolition of all structures on site which includes an attached dual occupancy containing two units.
- Excavation works and site preparation.
- The construction of a basement containing 10 car parking spaces, storage areas, a bulky goods waste room and, a lift and access core.
- The construction of a three storey residential flat building containing 6 x two bedroom units with an access stairwell on the southern side.
- The construction of large raised planter beds.
- The construction of a bin enclosure.
- The construction of a new driveway and works to the footpath.
- Associated landscaping works.

The Panel viewed the site and its surrounds except that Mr Sainsbury, because of his location in Canberra, viewed the site virtually supplemented by site photos. 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. DA2019/0755 for demolition works and construction of a residential flat building at Lot CP SP 22024 & Lot 1 SP 22024 & Lot 2 SP 22024, 32 Westminster Avenue, Dee Why subject to the conditions and for the reasons set out in the Assessment Report, notwithstanding the non-compliance with the Australian Standard an appropriate condition of consent (condition 12) has been imposed to address these concerns which will be subject to specific certification from a suitably qualified Traffic Engineer.

Vote: 4/0

3.3 DA2020/0107 - 103 NARRABEEN PARK PARADE, MONA VALE - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The proposal is primarily for the construction of a pitched roof double carport with a storage room underneath. The proposal also involves a new driveway, new access stairs and a lift to provide access to the existing dwelling.

The Panel viewed the site and its surrounds except that Mr Sainsbury, because of his location in Canberra, viewed the site virtually supplemented by site photos. At the public meeting which followed the Panel was addressed by three objectors and five representatives of the applicant.

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **defers the determination** of Application No. DA2020/0107 for alterations and additions to a dwelling house at Lot 2 DP 16692, 103 Narrabeen Park Parade, Mona Vale pending the applicant providing to the Council amended driveway/carport/lift plans that demonstrate the following:

1. Orientation of a carport that has the longest wall/opening parallel to the public access from Narrabeen Park Parade to Warriewood Beach;
2. The finished floor level of the redesigned carport referred to in point 1 above shall be no greater than RL 36.00 and with a ridge height no greater than RL 38.75;
3. The redesigned carport shall have a roof constructed of non-reflective material;
4. The redesigned carport may be constructed as an enclosed garage provided the reduced levels set out in point 2 above are achieved and not exceeded;
5. The redesign is to allow for the vehicles to enter and exit the site in a forward direction;
6. If the applicant wishes to pursue the lift then it is to be redesigned having regard to points 1-5 above.

The plans are to be submitted to the Council by 3 August 2020 otherwise the application will be determined on the information currently provided. Following receipt of this information, the Panel (as constituted on 3 June 2020) will determine the application electronically, unless the Chair determines that a further public meeting is required.

Vote: 4/0

The meeting concluded at 4.05pm

This is the final page of the Minutes comprising 7 pages numbered 1 to 7 of the Northern Beaches Local Planning Panel meeting held on Wednesday 3 June 2020.