

# MINUTES

## **NORTHERN BEACHES LOCAL PLANNING PANEL MEETING**

held via teleconference on

**WEDNESDAY 17 JUNE 2020**

**Minutes of a Meeting of the Northern Beaches Local Planning Panel  
held on Wednesday 17 June 2020  
Commencing at 1.00pm**

**ATTENDANCE:**

**Panel Members**

Peter Biscoe	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 3 JUNE 2020**

The Panel notes the Minutes of the Northern Beaches Local Planning Panel held 3 June 2020, were adopted by the Chairperson and have been posted on the Council's website.

### 3.0 DEVELOPMENT APPLICATIONS

#### 3.1 DA2020/0262 - 4 BUNGALOE AVENUE, BALGOWLAH HEIGHTS - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

##### PROCEEDINGS IN BRIEF

The proposal is to carry out alterations and additions to the existing dwelling house.

The following works are proposed:

- Enclosure of the existing sub floor area to provide a sunroom and construction of a new adjacent sundeck. The existing clothes drying area will be retained outside and adjacent to the sunroom. A paved terrace is proposed between the sundeck and the swimming pool.
- The existing metal carport adjacent to the southern boundary is to be replaced with a single garage in substantially the same location and the external stairs providing access from the rear of the garage to the rear yard are to be reconstructed. The existing external stairs to the ground floor level adjacent to the southern boundary are to be demolished and the ground floor entry door converted to a window with frosted glazing.
- A hard stand area for bin storage is proposed adjacent to the front boundary north of the existing driveway.

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

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##### DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2020/0262 for alterations and additions to a dwelling house at Lot 120 DP 526584, 4 Bungaloe Avenue, Balgowlah Heights subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. The amendment of condition 7 to be titled '**Excavation**'
2. The amendment of condition 17 to be titled '**Stormwater Certification**'

Vote: 4/0

### 3.2 MOD2020/0037 - 46 VICTORIA PARADE, MANLY - MODIFICATION OF DEVELOPMENT CONSENT DA367/2010 GRANTED FOR DEMOLITION AND CONSTRUCTION OF A SEVEN (7) STOREY RESIDENTIAL FLAT BUILDING

#### PROCEEDINGS IN BRIEF

The proposed application seeks to modify Development Consent No. DA367/2010 for the following:

- The provision of a new fire rated roof cover over the driveway to meet with Ausgrid's statutory requirements within proximity of the adjacent Ausgrid substation,
- Fire rated boundary wall to Ausgrid blast loading requirement, and
- Relocation of the car park vehicular entry door from the bottom section of the ramp to the top section immediately fronting Dungowan Lane.

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel was addressed by one objector and six 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. Mod2020/0037 for Modification of Development Consent DA367/2010 granted for demolition and construction of a seven (7) storey Residential Flat Building at Lot CP SP 10040, 46 Victoria Parade, Manly subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. The amendment of proposed condition DA1B to reference the correct revisions below:

- a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
2424-A509 - Rev 6 - Ausgrid (Detail Plan and Section)	27/04/2020	ARC Architects
2424-A001 - Rev 5 - Site Ground Plan	10/01/2020	ARC Architects
2424-A002 - Rev 6 - Level 1 Site Plan	10/01/2020	ARC Architects
2424-A201 - Rev 5 - East Elevation	10/01/2020	ARC Architects
2424-A202 - Rev 10 - South Elevation	10/01/2020	ARC Architects
2424 - Rev A - Exterior Materials -- Non-Trafficable Roof Terrace	Jan 2020	ARC Architects

2. The addition of the following condition:

#### Finish

The finish of the southern wall and planter bed wall, and western planter bed wall adjacent to the western boundary shall match and be of substantially the same quality as the existing building and be finished with Dulux acratex 3mm rendercoat – off white, in accordance with any applicable manufacturer's specifications and requirements.

Reason: To ensure compatibility and quality.

3. The addition of the following condition:

**Structural Transfer Slab and Beam**

The structural transfer slab and beam on top of the driveway access to the basement is to be sloped so as not to pond and is to be covered with the same sandy/brown washed river gravel as placed on the new slab over the driveway.

Reason: To ensure compatibility and quality and avoid ponding.

Vote: 4/0

**3.3 MOD2020/0101 - 46 VICTORIA PARADE, MANLY - MODIFICATION OF  
DEVELOPMENT CONSENT DA367/2010 GRANTED FOR DEMOLITION OF EXISTING  
AND CONSTRUCTION OF A SEVEN (7) STOREY RESIDENTIAL FLAT BUILDING**

**PROCEEDINGS IN BRIEF**

This application was withdrawn by the applicant prior to the meeting.

*The meeting concluded at 3.30pm*

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 17 June 2020.