

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via teleconference on

WEDNESDAY 19 AUGUST 2020

Minutes of a Meeting of the Northern Beaches Local Planning Panel held on Wednesday 19 August 2020

The public meeting commenced at 1.00pm and concluded at 1.38pm.

The deliberations and determinations commenced immediately following the public meeting and concluded at 2.31pm.

ATTENDANCE:

Panel Members

Lesley Finn	Chair
Robert Hussey	Town Planner
Graham Brown	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 12 AUGUST 2020

The Panel notes that the Minutes of the Northern Beaches Local Planning Panel held 12 August 2020, were adopted by the Chairperson and have been posted on the Council's website

3.0 DEVELOPMENT APPLICATIONS

3.1 DA2019/1300 - 39 PARK STREET, NARRABEEN - DEMOLITION WORKS AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING

PROCEEDINGS IN BRIEF

The proposal involves the following:

- Demolition of all existing structures and selected trees on site
- Construction of a residential flat building with basement carparking
- Ancillary site works including excavation, site preparation, landscaping, bin storage, fencing, drainage works, pathways and retaining walls

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 Warringah Local Environmental Plan 2011 seeking to justify a contravention of clause 4.3 Height of Buildings 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, **approves** Application No. DA2019/1300 for Demolition work and construction of a Residential Flat Building at Lot 3 DP 302001, 39 Park Street, Narrabeen subject to the conditions and for the reasons set out in the Assessment Report.

Vote: 4/0

3.2 DA2020/0318 - 48 THE SERPENTINE, BILGOLA BEACH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING SWIMMING POOL

PROCEEDINGS IN BRIEF

The proposal includes demolition works and alterations and additions to the existing dwelling house as follows:

Roof

- Demolition of existing roof and construction of a new skillion roof

Second Floor (Entry Level)

- Alterations and additions to provide for new entry, open plan living, dining and kitchen, extension of existing terrace balcony, new internal access stairs and WC

First Floor (Bedroom Level)

- Alterations and additions to provide for new bedroom, two ensuites, bathroom, laundry, internal access stairs and extension of existing balcony.

Ground Floor (Garden Level)

- Internal alterations to provide for new bedroom

Site

- New swimming pool, paved and turf terraces and planter box
- New double garage over existing parking hardstand
- Landscaping works

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel was addressed by one neighbour and three 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 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, **approves** Application No. DA2020/0318 for alterations and additions to a dwelling house including swimming pool at Lot 102 DP 16393, 48 The Serpentine, Bilgola Beach subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. The amendment of condition 13 to read as follows:

13. Amendments to the approved plans

The following amendments are to be made to the approved plans:

- **"Entry Level" Balcony** - The upper "entry level" balcony is to incorporate solid vertical louver balustrading on the south-western elevation angled to avoid overlooking of the adjoining property and constructed of non-transparent material or opaque glazing measured at a height of at least 1.0m above the finished floor level.
- **"Entry Level" Window (WE08)** - Privacy screens are to be installed on the "entry level" south-western window (labelled WE08) adjoining the Living Room as shown on the approved plans. The privacy screens shall be of horizontal louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development, or the glass is to be fitted with obscured glazing.
- **"Entry Level" Window (WE07)** - Privacy screens are to be installed on the "entry level" north-eastern window (labelled WE07) adjoining the Living Room as shown on the approved plans. The privacy screens shall be of horizontal louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development, or the glass is to be fitted with obscured glazing.
- **"Bedroom Level" Window (WB06)** - Privacy screens are to be installed on the "bedroom level" south-western window (labelled WB06) adjoining Bedroom 01 as shown on the approved plans. The privacy screens shall be of horizontal louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development, or the glass is to be fitted with obscured glazing.
- **"Bedroom Level" Window (WB07)** - The "bedroom level", south-western window (labelled WB07) adjoining en-suit 01 shall be fitted with obscured glazing.
- **"Bedroom Level" Window (WB02)** - The "bedroom level", north-eastern window (labelled WB02) adjoining the bathroom shall be fitted with obscured glazing.
- **"Entry Level" Windows (WE06; WE05 & WE04)** - The "entry level", north-eastern windows (labelled WE06; WE05 & WE04) adjoining the WC and stairwell shall be fitted with obscured glazing.
- **"Bedroom Level" Door (DB01)** - The "bedroom level", north-eastern door (labelled DB01) adjoining the laundry shall be of solid construction, or obscured glazing.
- **Pool Fencing** - The pool fencing shall be located entirely within the subject site and be set back a minimum of 2.0m from the south-western boundary (adjoining No.46 The Serpentine).

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

2. The amendment of condition 44 to read as follows:

44. Installation of solid/fuel burning heaters

No approval is granted for the installation of a solid/fuel burning heater.

Reason: To preserve the amenity and environmental health of adjoining properties.

3. The deletion of conditions 45, 49 and 50.

Vote: 4/0

This is the final page of the Minutes comprising 7 pages
numbered 1 to 7 of the Northern Beaches Local Planning Panel
held on Wednesday 19 August 2020.