

# MINUTES

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

held via teleconference on

**WEDNESDAY 2 SEPTEMBER 2020**

## **Minutes of a Meeting of the Northern Beaches Local Planning Panel held on Wednesday 2 September 2020**

The public meeting commenced at 1.00pm and concluded at 1.34pm.

The deliberations and determinations commenced immediately following the public meeting and concluded at 1.56pm.

### **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 19 AUGUST 2020**

The Panel notes that the Minutes of the Northern Beaches Local Planning Panel held 19 August 2020, were adopted by the Chairperson and have been posted on the Council's website

### 3.0 DEVELOPMENT APPLICATIONS

#### 3.1 DA2020/0205 - 18 ALEXANDER STREET, COLLAROY - PART DEMOLITION WORKS AND CONSTRUCTION OF BOARDING HOUSE WITH ASSOCIATED CARPARKING AND LANDSCAPING

##### PROCEEDINGS IN BRIEF

The proposal seeks consent for demolition of the existing structures, excluding the swimming pool on the site and construction of a two (2) and three (3) storey, split level boarding house containing ten (10) double rooms, a manager's room and basement/undercroft parking.

The application also includes earthworks and excavation, associated civil infrastructure, including onsite stormwater detention, a new driveway offset to the eastern side of the front boundary and site landscaping.

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel was addressed by two neighbours who also spoke of behalf of multiple properties.

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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, **refuses** Application No. DA2020/0205 for part demolition works and construction of Boarding House with associated carparking and landscaping at Lot 9 DP 6984, 18 Alexander Street, Collaroy for the reasons set out in the Assessment Report, subject to the following:

1. The addition of the following reason for refusal:

##### **Inadequately dimensioned drawings**

The proposed development does not satisfy Schedule 1 of the *Environmental Planning & Assessment Regulation, 2000* as it does not provide suitably dimensioned drawings.

Particulars:

a) The plans that accompany the proposed development provides inadequately dimensioned drawings result in the application failing to:

- i. Properly locate the buildings in relation to site boundaries.
- ii. Properly locate all encroachments into setback zones (courtyards, first floor balconies and the like).
- iii. Adequately describe proposed building articulation
- iv. Identify all room sizes.
- v. Properly address proposed design quality, architectural character, environmental performance and durability

Vote: 4/0

### 3.2 DA2020/0261 - 18 ALEXANDER STREET, COLLAROY - PARTIAL DEMOLITION WORKS AND CONSTRUCTION OF A BOARDING HOUSE WITH ASSOCIATED CARPARKING AND LANDSCAPE WORKS

#### PROCEEDINGS IN BRIEF

The proposal seeks consent for demolition of the existing structures, excluding the swimming pool on the site and construction of a two (2) and three (3) storey, split level boarding house containing twelve (12) double rooms, a manager's room and basement/undercroft parking on Lot 8.

The application also includes earthworks and excavation, associated civil infrastructure, including onsite stormwater detention, a new driveway located at the centre of the boundary and site landscaping.

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel was addressed by two neighbours who also spoke of behalf of multiple properties.

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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, **refuses** Application No. DA2020/0261 for partial demolition works and construction of a Boarding House with associated carparking and landscape works at Lot 8 DP 6984, 18 Alexander Street, Collaroy for the reasons set out in the Assessment Report, subject to the following:

1. The addition of the following reason for refusal:

##### **Inadequately dimensioned drawings**

The proposed development does not satisfy Schedule 1 of the *Environmental Planning & Assessment Regulation, 2000* as it does not provide suitably dimensioned drawings.

Particulars:

a) The plans that accompany the proposed development provides inadequately dimensioned drawings result in the application failing to:

- i. Properly locate the buildings in relation to site boundaries.
- ii. Properly locate all encroachments into setback zones (courtyards, first floor balconies and the like).
- iii. Adequately describe proposed building articulation
- iv. Identify all room sizes.
- v. Properly address proposed design quality, architectural character, environmental performance and durability

Vote: 4/0

### 3.3 DA2019/1480 - 242 WARRINGAH ROAD, BEACON HILL - DEMOLITION WORKS AND THE CONSTRUCTION OF A BOARDING HOUSE

#### PROCEEDINGS IN BRIEF

The proposal seeks development consent for the construction of a part two/part three-storey Boarding House, (pursuant to SEPP (Affordable Rental Housing) 2009), containing 12 lodger rooms, plus managers room.

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel was addressed by two representatives of the applicant.

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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. DA2019/1480 for demolition works and the construction of a Boarding House at Lot 10 Sec 1 DP 6854, 242 Warringah Road, Beacon Hill subject to the conditions and for the reasons set out in the Assessment Report.

Vote: 4/0

This is the final page of the Minutes comprising 6 pages  
numbered 1 to 6 of the Northern Beaches Local Planning Panel meeting  
held on Wednesday 2 September 2020.