

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL

Electronically determined on

FRIDAY 13 NOVEMBER 2020

Minutes of the Northern Beaches Local Planning Panel

Electronically determined on Friday 13 November 2020

Panel Members

Paul Vergotis	Chair
Robert Hussey	Town Planner
Graham Brown	Town Planner
John Simmonds	Community Representative

**ELECTRONIC DETERMINATION OF THE NORTHERN BEACHES LOCAL PLANNING PANEL –
13 NOVEMBER 2020 – SCHEDULE 2, PART 5, ITEM 26 ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979 (NSW)**

Panel constituted by: Paul Vergotis (Chair), Bob Hussey (Expert), Graham Brown (Expert) & John Simmonds (Community representative).

Development applications: DA 2020/0263 (No. 59 Myoora Road, Terry Hills) & DA 2020/0264 (No. 57 Myoora Road, Terrey Hills).

Proposed developments: DA 2020/0263 – Proposed use of an existing industrial building for the purposes of the sale of hardware and building supplies; DA 2020/0264 – Proposed use of an existing industrial building for the purposes of a warehouse facility for the storage and distribution of warehouse products.

Premises: DA 2020/0263 - Lot 4, DP 547022 (No. 59) Myoora Road, Terrey Hills; DA 2020/0264 – Lot 2, DP 530175 (No. 57) Myoora Road, Terrey Hills

Determinations: Pursuant to s 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979* (NSW) conditional development consents are granted to development application no. 2020/0263 and development application no. 2020/0264 for the use of existing industrial buildings at Lot 4, DP 547022 (No. 59) Myoora Road, Terrey Hills; and Lot 2, DP 530175 (No. 57) Myoora Road, Terrey Hills for the purposes of the sale of hardware and building supplies; and as a warehouse facility for the storage and distribution of warehouse products respectively.

Consents are granted in accordance with the conditions set out in the supplementary assessment reports presented to the Northern Beaches Local Planning Panel on 12 November 2020 and the recommended draft conditions nos. 1 to 40 inclusive for development application no. 2020/ 0263 (No. 59 Myoora Road) and recommended draft conditions nos 1 to 31 inclusive for development application no. 2020/0264.

Statement of Reasons: These development applications were the subject of objections from the adjoining neighbours who, in the main, made many valid arguments before the Panel about the merits of the proposed developments. Notably the assessment reports presented to the Panel summarised these contentious issues and concluded by recommending that the applications should be approved subject to conditions that would address the amenity concerns of the objectors.

The Panel after considering the submissions made by the applicants and the resident objectors decided to deferred the determinations of the development applications and requested the proponent, Hardware and General, to address a number of matters primarily related to vehicle manoeuvring, loading and unloading, acoustic attenuation, pedestrian safety and the need for a revised plan of management.

Following the Panel's deferral of the development applications the proponent provided amended and revised information to the council which has been assessed and reported on council's staff back to the Panel.

After careful consideration of the amended and revised information the majority of the Panel were satisfied that the two uses at the respective sites can operate in a manner that will have minimal impact on the surrounding residential neighbourhood and in accordance with relevant objective of the zone.

As such, the majority of the Panel is of the view that the development applications should be approved subject to conditions to safeguard the amenity of the neighbourhood.

Voting: FOR the decisions to grant development consent to the development applications – Vergotis, Brown & Simmonds; AGAINST the decisions to grant development consent to the development applications – Hussey.

Confirmed: Paul Vergotis (Chair), Bob Hussey (Expert), Graham Brown (Expert) & John Simmonds (Community representative) as the constituted Northern Beaches Local Planning Panel pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (NSW).

This is the final page of the Minutes comprising 4 pages
numbered 1 to 4 of the Northern Beaches Local Planning Panel
electronically determined on Friday 13 November 2020.