

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via teleconference on

WEDNESDAY 2 DECEMBER 2020

Minutes of the Northern Beaches Local Planning Panel held on Wednesday 2 December 2020

The public meeting commenced at 1.00pm and concluded at 2.30pm.

The deliberations and determinations commenced immediately following the public meeting and concluded at 3.00pm.

ATTENDANCE:

Panel Members

Lesley Finn	Chair
Annelise Tuor	Acting Chair - Item 3.2
Annelise Tuor	Town Planner
Graham Brown	Town Planner
Nick Lawther	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

Item 3.2 - Lesley Finn declared a conflict of interest and did not attend the site inspection and had no involvement in the public meeting, deliberation or determination of this item.
Annelise Tuor was acting Chair for this item.

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF NORTHERN BEACHES LOCAL PLANNING PANEL HELD 18 NOVEMBER 2020

The Panel notes that the Minutes of the Northern Beaches Local Planning Panel held 18 November 2020, were adopted by the Chairperson and have been posted on the Council's website

3.0 PUBLIC MEETING ITEMS

3.1 DA2020/0502 - 34-36 BARDO ROAD NEWPORT - DEMOLITION WORKS AND CONSTRUCTION OF SENIORS HOUSING COMPRISING 12 SELF-CONTAINED DWELLINGS AND SITE CONSOLIDATION

PROCEEDINGS IN BRIEF

The proposal seeks approval for the consolidation of the two existing allotments into one lot, demolition of the existing structures followed by the construction of twelve (12) self-contained dwellings under the provisions of SEPP (Housing for Seniors and People with a Disability) 2004.

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

The applicant requested that the matter be deferred. The Panel noted that the amended plans had not been formally accepted by Council or fully assessed by Council, nor had they been exhibited. The Panel considered that there was no utility in deferring the matter due to the time, the amount of amendments that needed to be assessed and the option of a review application being available.

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2020/0502 for demolition works and construction of Seniors Housing comprising 12 self-contained dwellings and site consolidation at Lots 33 and 34 DP 4689, 34-36 Bardo Road, Newport for the reasons for refusal set out in the Assessment Report.

REASONS FOR DETERMINATION:

The Panel agrees generally with the assessment report.

Vote: 4/0

3.2 DA2020/0442 - 231 WHALE BEACH ROAD WHALE BEACH - DEMOLITION WORKS AND CONSTRUCTION OF A MIXED USE DEVELOPMENT COMPRISING SHOP TOP HOUSING AND RETAIL PREMISES, WITH ASSOCIATED CARPARKING, LANDSCAPING AND STRATA SUBDIVISION

PROCEEDINGS IN BRIEF

The proposal seeks consent for demolition of the existing building and construction of five-storey Shop Top Housing development, including 5 residential apartments, 3 retail premises and 1 basement level of parking for 21 cars. The proposed development also proposes associated site and landscape works and associated strata subdivision.

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

The applicant requested that the matter be deferred. The Panel noted that the amended plans had not been formally accepted by Council or fully assessed by Council, nor had they been exhibited. The Panel considered that there was no utility in deferring the matter due to the time, the amount of amendments that needed to be assessed and the option of a review application being available.

The Panel acknowledges the support for the in principal redevelopment of the site as outlined in the assessment report.

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2020/0442 for demolition works and construction of a mixed use development comprising shop top housing and retail premises, with associated carparking, landscaping and strata subdivision at Lot B DP 316404, 231 Whale Beach Road, Whale Beach for the reasons for refusal set out in the Assessment Report.

REASONS FOR DETERMINATION:

The Panel agrees generally with the assessment report.

Vote: 3/0

4.0 NON PUBLIC MEETING ITEMS

4.1 DA2020/0607 - 9 ANEMBO ROAD DUFFYS FOREST - DEMOLITION WORKS AND CONSTRUCTION OF AN EMERGENCY SERVICES FACILITY AND SUBDIVISION

PROCEEDINGS IN BRIEF

The proposal seeks to demolish the existing rural fire station including the primary structure (278m²), demolish metal shed and carpark area, construct of a new single storey (6.3m) fire station building and consolidate the boundaries of the existing 4 lots to create 2 new simplified lots with a small area of additional space given from the Reserve to the Rural Fire Station lot

The Panel viewed the site and its surrounds.

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2020/0607 for demolition works and construction of an emergency services facility and subdivision at Lot 440, DP 46550, Lot 7003, DP1054793, Lot 7015, DP 1054791, 9 Anembo Road, Duffys Forest and Lot 7003 in DP 93993, Anembo Reserve, Duffys Forest subject to the conditions and for the reasons set out in the Assessment Report.

REASONS FOR DETERMINATION:

The Panel agrees generally with the assessment report.

Vote: 4/0

4.2 DA2020/1317 - 6 PALM ROAD NEWPORT - CHANGE OF USE TO A KIOSK

PROCEEDINGS IN BRIEF

The proposal development is for the establishment of a kiosk within the ground of the Newport Bowling Club.

The Panel viewed the site and its surrounds.

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2020/1317 for change of use to a kiosk at Lot 2 DP 1066239, 6 Palm Road, Newport subject to the conditions and for the reasons set out in the Assessment Report.

REASONS FOR DETERMINATION:

The Panel agrees generally with the assessment report.

Vote: 4/0

4.3 DA2020/1215 - 5/20 DOWLING STREET QUEENSCLIFF - ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENTIAL FLAT BUILDING

PROCEEDINGS IN BRIEF

The proposal seeks development consent for alterations and additions to an existing residential flat building. The works are confined to Unit 5 of the flat building and occur within the footprint of the existing outdoor terrace.

The Panel viewed the site and its surrounds.

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 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. DA2020/1215 for alterations and additions to an existing residential flat building at Lot 5 SP 5340, 5/20 Dowling Street, Queenscliff subject to the conditions and for the reasons set out in the Assessment Report.

REASONS FOR DETERMINATION:

The Panel agrees generally with the assessment report.

Vote: 4/0

This is the final page of the Minutes comprising 8 pages
numbered 1 to 8 of the Northern Beaches Local Planning Panel
held on Wednesday 2 December 2020.