



northern  
beaches  
council

# MINUTES

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

held in the via teleconference on

**WEDNESDAY 3 FEBRUARY 2021**

## **Minutes of the Northern Beaches Local Planning Panel held on Wednesday 3 February 2021**

The public meeting commenced at 12.00pm and concluded at 12.35pm.

The deliberations and determinations commenced immediately following the public meeting and concluded at 1.57pm.

### **ATTENDANCE:**

#### **Panel Members**

Peter Biscoe	Chair
Robert Hussey	Town Planner
Annelise Tuor	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 20 JANUARY 2021**

The Panel notes that the Minutes of the Northern Beaches Local Planning Panel held 16 December 2020, were adopted by the Chairperson and have been posted on the Council's website

### 3.0 PUBLIC MEETING ITEMS

#### 3.1 DA2020/1163 - 24 WANDEEN ROAD, CLAREVILLE - CONSTRUCTION OF A DWELLING HOUSE INCLUDING A SWIMMING POOL

##### PROCEEDINGS IN BRIEF

The proposal seeks consent for the construction of a dwelling house with swimming pool and associated landscaping works.

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel was addressed by 1 neighbour and 3 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. DA2020/1163 for construction of a dwelling house including a swimming pool at Lot 102 DP 13760, 24 Wandeen Road, Clareville subject to the conditions set out in the Assessment Report, subject to the following:

1. The addition of the following condition:

##### **Amendment to approved plans**

The vertical window to the stairwell on the ground floor western elevation shall be opaque and all other windows on the ground floor level on the western elevation shall be opaque to a height level of at least 1.6m (when measured from the finished floor level).

Amended plans are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: to protect the amenity of the adjoining property to the west

##### REASONS FOR DETERMINATION:

The Panel agrees generally with the assessment report subject to inclusion of the above condition.

Vote: 4/0

### **3.2 PLANNING PROPOSAL (PEX2020/0002) - 5 BOWLING GREEN LANE, AVALON BEACH**

#### **PROCEEDINGS IN BRIEF**

The planning proposal seeks to amend Pittwater Local Environmental Plan to zone the land for recreational purposes.

The Panel viewed the site and its surrounds. At the public meeting the Panel was not addressed by any speakers.

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#### **RECOMMENDATION ON PLANNING PROPOSAL**

That the Panel advise Council that the Planning Proposal for 5 Bowling Green Lane, Avalon Beach, be submitted to the Department of Planning, Infrastructure and Environment to seek a Gateway Determination.

#### **REASONS FOR RECOMMENDATION:**

The Panel agrees generally with the Council assessment and the Planning Proposal .

Vote: 4/0

## 4.0 NON PUBLIC MEETING ITEMS

### 4.1 DA2020/1260 - 16 GRANDVIEW DRIVE, NEWPORT - CONSTRUCTION OF A SECONDARY DWELLING

#### PROCEEDINGS IN BRIEF

The proposal seeks Development Consent for construction of a secondary dwelling at the rear of an existing dwelling house.

The Panel viewed the site and its surrounds.

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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. DA2020/1260 for construction of a secondary dwelling at Lot 93 DP 16029, 16 Grandview Drive, Newport subject to the conditions set out in the Assessment Report.

#### REASONS FOR DETERMINATION:

The Panel agrees generally with the assessment report.

Vote: 4/0

#### 4.2 DA2020/0739 - 54-62 MAY ROAD, NARRAWEENA - DEMOLITION WORKS AND CONSTRUCTION OF A SHOP TOP HOUSING DEVELOPMENT WITH BASEMENT CARPARKING

##### PROCEEDINGS IN BRIEF

The applicant seeks consent for demolition works and construction of mixed use development.

The Panel viewed the site and its surrounds.

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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, **defers** Application No. DA2020/0739 for demolition works and construction of a Shop Top Housing Development with basement carparking at Lots 13-17 DP 801798, 54-62 May Road, Narrabeena, for the following reasons:

The applicant has confirmed that air conditioning is to be provided. Furthermore the carparking and ground floor uses will require ventilation, ductwork and equipment. These requirements are likely to involve design changes to the building (including possible increase in heights) and therefore need to be assessed at the Development Application stage rather than be the subject of a Modification Application. The application is therefore deferred to provide the applicant the opportunity to address this issue within 14 days.

The applicant is also requested to provide within that 14 day period the acoustic report referred to in the draft deferred commencement condition in the Assessment Report together with any design modifications to achieve the acoustic recommendations in the report.

After the said 14 day period, the Panel will determine the application on the information before it.

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 3 February 2021.