



northern
beaches
council

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

Electronically determined on

THURSDAY 11 MARCH 2021

Minutes of the Northern Beaches Local Planning Panel

Electronically determined on Thursday 11 March 2021

ATTENDANCE:

Panel Members

Peter Biscoe	Chair
Robert Hussey	Town Planner
Annelise Tuor	Town Planner
Peter Cotton	Community Representative

4.0 NON PUBLIC MEETING ITEM

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

This application was deferred at the Northern Beaches Local Planning Panel meeting on 3 February 2021.

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

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.

DETERMINATION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** 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 subject to the conditions set out in the Supplementary Assessment Report, subject to the following:

1. The amendment of the following conditions:

Amendments to the approved plans

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

- (a) Plans are to be amended to delete the stairs and landing located on the eastern boundary of the site adjoining the public reserve.
- (b) The planter to the north of the stairs is to be extended across the area of the deleted stairs and landing.
- (c) Tree, shrub and groundcovers indicated on the Landscape Plan in the planter to the north are to be extended across the new planter.
- (d) The Air-conditioning units are to be located within appropriate screen structures (such as a seating box) to ensure the units are integral part of the balconies.

- (e) The carpark and kitchen exhausts are to be concealed by suitable screening to minimise the visual impact from public domain and adjoining properties. The colour and material of the screen is to blend it with the building.
- (f) The kitchen exhausts shall not exceed 1200mm in height.

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 and to ensure public safety.

Mechanical Ventilation certification

Prior to the issuing of any interim / final occupation certificate, certification is to be provided from the installer of the mechanical ventilation system that the design, construction and installation of the mechanical ventilation system is compliant with the requirements of AS 1668.2 – 2012 The use of mechanical ventilation.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure that the mechanical ventilation system complies with the design requirements. (DACHPFPOC4)

2. The addition of the following condition:

Internal Noise Level

Internal noise levels from mechanical ventilation or air-conditioning should not exceed 35 dBA for bedroom areas and 40 dBA for all other habitable areas.

External noise levels from mechanical ventilation or air-conditioning should not exceed 5 dB over the lowest existing background noise level (LAF90) when in day time use and when measured at the neighbouring boundary. Night time noise levels must meet the requirements of the Protection of the Environment Operations (Noise Control) Regulation 2017.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure that the mechanical ventilation system complies with the design requirements. (DACHPFPOC4)

Reason: Complies with the acoustic report.

REASONS FOR DETERMINATION:

Subject to the above, the Panel agrees generally with the assessment report and the supplementary assessment report.

Vote: 4/0

This is the final page of the Minutes comprising 4 pages
numbered 1 to 4 of the Northern Beaches Local Planning Panel meeting
held on Thursday 11 March 2021.