



northern  
beaches  
council

# MINUTES

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

held via teleconference on

**WEDNESDAY 2 JUNE 2021**

## **Minutes of the Northern Beaches Local Planning Panel held on Wednesday 2 June 2021**

The public meeting commenced at 12.00pm and concluded at 12.50pm.

The deliberations and determinations commenced immediately following the public meeting and concluded at 2.40pm.

### **ATTENDANCE:**

#### **Panel Members**

Paul Vergotis	Chair
Brian Kirk	Town Planner
Robert Hussey	Town Planner
Nick Lawther	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 MAY 2021**

The Panel notes that the Minutes of the Northern Beaches Local Planning Panel held 19 May 2021, were adopted by the Chairperson and have been posted on the Council's website

### 3.0 PUBLIC MEETING ITEMS

#### 3.1 DA2021/0006 - 10 JAMIESON PARADE, COLLAROY - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOL AND SPA

##### PROCEEDINGS IN BRIEF

The proposal is for the demolition of the existing dwelling and the construction of a new part two (2) part three (3) storey dwelling with pool and spa.

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

This application is to be submitted back to the same Panel for electronic determination constituted on 2 June 2021.

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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. DA2021/0006 for demolition works and construction of a dwelling house including swimming pool and spa at Lot 14 Sec 22 DP 12012, 10 Jamieson Parade, Collaroy subject to the applicant submitting amended plans within the next seven days that do the following:

1. Privacy treatment, the design shall be amended as follows:
  - a. Windows W6, W9, W17, W18, W26 and W32 are to be high level with a sill height of 1.6m.
  - b. Windows W12 and W13 shall be amended to fixed glass (as opposed to louvres) with have fixed angled privacy screens.
  - c. Windows W33 and W34 shall have obscure glazing.
  - d. A 1.6m height fixed and angled privacy screen shall be installed along the northern side of the internal courtyard.
  - e. 1.6m height fixed and angled privacy screens shall be installed along the northern and southern edge of the front elevated deck.
  - f. The southern wall of the BBQ area shall be increased in height to be 1.6m from the finished floor level.
  - g. The first floor front deck to the master bedroom shall be set back an additional 500mm from both the north and south side boundaries.
2. Reduction in areas of hard surface, the design shall be amended as follows:
  - a. The hard surface area adjacent to the gym (reference garage floor plan (DA4)) shall be deleted.
  - b. The area of paving to the southern edge of the pool shall be deleted and the driveway width reduced to a maximum of 4.5m in width.
3. Increase in the side set back of level 1, the design shall be amended as follows:
  - a. 500mm increase in the set back of bedroom 2 level 1 from the northern side boundary.
  - b. 500mm increase in the setback of bedroom 3 level 1 from the southern side boundary.
4. Landscaping and levels to frontage and door to gym
  - a. The door to the gym reference W1 shall be replaced with a highlight window with a sill height of 1.6m, window W2 may be increased in length to ensure light and access to the gym.
  - b. The existing ground level across the front of the property to remain at RL25 at the southern front corner of the dwelling and RL 25.2 adjoining the southern side of the stairs at the front of the dwelling, with the exception of a 900mm setback along the front elevation of the dwelling (the gym).
  - c. Along the front boundary the land shall remain at RL25 in the south east corner and 24.8 adjoining the southern alignment with the stairs.

- d. Planting to reach a minimum 1m height to be planted along the front of the gym.

### 3.2 DA2021/0311 - 2 THE CIRCLE, NARRAWEENA - DEMOLITION WORKS AND CONSTRUCTION OF A BOARDING HOUSE

#### PROCEEDINGS IN BRIEF

The proposal is for the construction of a boarding house comprising of 12 boarding rooms and 1 managers room.

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

The Panel notes that the design of the building is of high quality given its location and placement within The Circle, however given that the application has not reasonably demonstrated safe access to and from the premises in relation to the nearest bus stop consent in these circumstance cannot be granted.

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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. DA2021/0311 for demolition works and construction of a Boarding House at Lot 7 DP 36192, 2 The Circle, Narrabeena subject for the reason set out below:

Reasons for Refusal:

1. Pursuant to 4.16 (1)(b) the proposed development is contrary to the definition of 'walking distance' under the State Environmental Planning Policy Affordable Rental Housing 2009, in that the application has not reasonably demonstrated that the route to and from the nearest bus stop may be safely walked by pedestrian occupants of the boarding house using as far as reasonably practicable, public footpaths and pedestrian crossings.

#### REASONS FOR DETERMINATION:

The Panel agrees generally with the assessment report and the above.

Vote: 4/0

## 4.0 NON PUBLIC MEETING ITEMS

### 4.1 DA2021/0113 - 28 LEWIS STREET, DEE WHY - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

#### PROCEEDINGS IN BRIEF

The proposal is for alterations and additions to a dwelling house.

The Panel viewed the site and its surrounds.

The Panel considered the additional submissions made by the applicant in relation to the proposed carport, however the Panel reaffirms the conditions as recommended in the Assessment Report for the deletion of the carport.

#### 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 standards is unreasonable or unnecessary in the circumstances of the case; and
  - b) there are sufficient environmental planning grounds to justify the contraventions.
- 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.

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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. DA2021/0113 for alterations and additions to a dwelling house at Lot 1 DP 861565, 28 Lewis Street, Dee Why 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 DA2021/0151 - 25 CLIFF STREET, MANLY - ALTERATIONS AND ADDITIONS TO A RESIDENTIAL FLAT BUILDING

##### PROCEEDINGS IN BRIEF

The proposal is for alterations and additions to an existing residential flat building.

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, **refuses** Application No. DA2021/0151 for alterations and additions to a residential flat building at Lot CP SP 12958, 25 Cliff Street, Manly subject to the reasons set out in the Assessment Report.

##### REASONS FOR DETERMINATION:

The Panel agrees generally with the assessment report.

Vote: 4/0



**4.3 MOD2021/0171 - QUEENSCLIFF SURF LIFE SAVING CLUB, MANLY - MODIFICATION OF DEVELOPMENT CONSENT DA302/2012 FOR ALTERATIONS AND ADDITIONS TO THE EXISTING QUEENSCLIFF SURF LIFE SAVING CLUB BUILDING INCLUDING MEZZANINE FLOOR, NEW ROOF AND INTERNAL MODIFICATIONS**

**PROCEEDINGS IN BRIEF**

The proposal is for alterations and additions to a community facility being the Queenscliff Surf Life Saving Club (SLSC) building.

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. Mod2021/0171 for Modification of Development Consent DA302/2012 for alterations and additions to the existing Queenscliff Surf Life Saving Club building including mezzanine floor, new roof and internal modifications at Lot 1 DP 909018 & Lot 1 DP 178410, Queenscliff Surf Life Saving Club, Manly subject to the conditions set out in the Assessment Report.

**REASONS FOR DETERMINATION:**

The Panel agrees generally with the assessment report.

Vote: 4/0

#### 4.4 DA2020/1606 - 10 COURTLEY ROAD, BEACON HILL - CONSTRUCTION OF A DWELLING HOUSE

##### PROCEEDINGS IN BRIEF

The proposal is for the construction of a two-storey rendered brick dwelling with a tile roof.

The Panel viewed the site and its surrounds.

This application is to be submitted back to the same Panel for electronic determination constituted on 2 June 2021.

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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. DA2020/1606 for construction of a dwelling house at Lot 7 DP 238331, 10 Courtley Road, Beacon Hill for the Panel to review a Supplementary Assessment Report.

#### 4.5 DA2020/1632 - 14/75-76 WEST ESPLANADE, MANLY - ALTERATIONS AND ADDITIONS TO AN APARTMENT WITHIN AN EXISTING RESIDENTIAL FLAT BUILDING

##### PROCEEDINGS IN BRIEF

The proposal is for alterations and additions to the existing town house (No. 14) located along the northern side of the site fronting Gilbert Street.

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 Manly Local Environmental Plan 2013 seeking to justify a contravention of clause 4.3 Height of Buildings development standard has adequately addressed and demonstrated that:
  - a) compliance with the standards is unreasonable or unnecessary in the circumstances of the case; and
  - b) there are sufficient environmental planning grounds to justify the contraventions.
- 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.

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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. DA2020/1632 for alterations and additions to an apartment within an existing residential flat building at Lot 14 SP 53663, 14/75-76 West Esplanade, Manly subject to the conditions set out in the Assessment Report.

##### REASONS FOR DETERMINATION:

The Panel agrees generally with the assessment report.

Vote: 4/0

#### 4.6 DA2021/0372 - 32 GRANDVIEW PARADE, MONA VALE - DEMOLITION AND CONSTRUCTION OF A NEW DWELLING

##### PROCEEDINGS IN BRIEF

The proposal is for demolition of portions of the existing dwelling and construction of a new dwelling, including portions of the existing structure.

The Panel viewed the site and its surrounds.

Nick Lawther has declared a non-pecuniary conflict of interest and did not participate in the determination of this item.

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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. DA2021/0372 for demolition and construction of a new dwelling at Lot 2 DP 1106194, 32 Grandview Parade, Mona Vale subject to the conditions set out in the Assessment Report, and the following:

1. The addition of the following condition:

##### **5A. Activity Approval – Solid Fuel Heater**

An activity application under section 68 of the Local Government Act 1993 shall be submitted for approval in relation to the solid fuel heater as required by the table contained in Section 68 (Part F).

##### REASONS FOR DETERMINATION:

The Panel agrees generally with the assessment report and the above.

Vote: 3/0

**4.7 DA2021/0047 - LOT 21/9999 KOOLOORA AVENUE, FRESHWATER - ALTERATIONS  
AND ADDITIONS TO A COMMUNITY FACILITY****PROCEEDINGS IN BRIEF**

The proposal is for alterations and additions to a community facility being the Freshwater SLSC building.

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. DA2021/0047 for alterations and additions to a Community Facility at Lot 21 Sec 2 & Lot 22 Sec 2 DP 975183, Lot 2797 DP 820312 & Lot 1 DP 909023, 21/9999 Kooloora Avenue, Freshwater subject to the conditions 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 13 pages  
numbered 1 to 13 of the Northern Beaches Local Planning Panel meeting  
held on Wednesday 2 June 2021.