



northern
beaches
council

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via teleconference on

WEDNESDAY 16 MARCH 2022

Minutes of the Northern Beaches Local Planning Panel held on Wednesday 16 March 2022

The public meeting commenced at 12.00pm and concluded at 1.30pm. The public meeting reconvened at 2.30pm and concluded at 2.45pm.

The deliberations and determinations commenced immediately following the public meeting and concluded at 3.45pm.

ATTENDANCE:

Panel Members

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|------------------|--------------------------|
| David Crofts | Chair |
| Marcus Sainsbury | Environmental Expert |
| Kara Krason | Town Planner |
| Peter Cotton | Community Representative |

The Panel have visited all sites personally, or electronically (due to COVID restrictions), and have had regard to the assessment report, all accompanying documentation, submissions from the public and any supplementary reports in determining all applications.

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF NORTHERN BEACHES LOCAL PLANNING PANEL HELD 2 MARCH 2022

That the minutes of the Northern Beaches Local Planning Panel held 2 March 2022, were adopted by the Chairperson and have been posted on the Council's website

3.0 CATEGORY 3 APPLICATIONS

4.0 PUBLIC MEETING ITEMS

4.1 DA2021/1805 - 4 ALEXANDER STREET, COLLAROY - DEMOLITION WORKS AND CONSTRUCTION OF A SENIORS HOUSING DEVELOPMENT

PROCEEDINGS IN BRIEF

The proposal is for demolition works and the construction of a seniors housing development comprising five (5) apartments made pursuant to the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

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

DETERMINATION OF DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2021/1805 for demolition works and construction of a seniors housing development at Lot A DP 379308, 4 Alexander Street COLLAROY, for the reasons for refusal set out in the Assessment Report.

Vote: 4/0

4.2 DA2021/2055 - 32 GRIFFITHS STREET, FAIRLIGHT - ALTERATIONS AND ADDITIONS TO A SEMI-DETACHED DWELLING

PROCEEDINGS IN BRIEF

The proposal is for alterations and additions to the existing semi-detached dwelling.

The Panel viewed the site and its surrounds. At the public meeting which followed the Panel was addressed by five neighbours and one representative of the applicant and the owner.

The Panel notes that Council received a Statement of Heritage Impact from the applicant the day before the meeting and as a result this did not form part of the assessment or consideration of this matter because of the timeframe.

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 4.4 Floor Space Ratio 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.

DETERMINATION OF DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2021/2055 for alterations and additions to a semi-detached dwelling at Lot 1 DP 1110439, 32 Griffiths Street, Fairlight, subject to the conditions set out in the Assessment Report, subject to the following:

1. The addition of the following condition:

Privacy

The rear bifold doors to be replaced with fixed solid material that is translucent or obscure, to a height of 1100mm above floor level, and the remaining glazed area to be 50% non-opening (fixed), with the exclusion of the door to the spiral staircase.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To maintain visual and acoustic privacy.

2. The amendment of condition 11 to read as follows:

11. Upper Level Setback

The roof eave overhang of the upper level is to be maximum 450mm.

Details demonstrating compliance with this condition are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To minimise the adverse impact on the streetscape.

Vote: 4/0

4.3 DA2021/1408 - 16 ADDISON ROAD, MANLY - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING A BOATSHED

PROCEEDINGS IN BRIEF

The proposal is for demolition works and construction of a three storey dwelling house, double garage and boatshed.

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

DETERMINATION OF DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2021/1408 for Demolition works and construction of a dwelling house including a boatshed at Lot 2 DP 325220, 16 Addison Road, MANLY, Lot LIC 30003605, 16 Addison Road, MANLY for the reasons for refusal set out in the Assessment Report.

Vote: 4/0

5.0 NON PUBLIC MEETING ITEMS

5.1 DA2021/1766 - 18 ALEXANDER STREET, COLLAROY - DEMOLITION WORKS AND CONSTRUCTION OF A HOUSING DEVELOPMENT COMPRISING FIVE (5) SELF-CONTAINED APARTMENTS INCLUDING BASEMENT CAR PARKING PURSUANT TO SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

PROCEEDINGS IN BRIEF

The proposal is for demolition works and construction of a seniors housing development comprising five (5) apartments made pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

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.

DETERMINATION OF DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2021/1766 for demolition works and construction of a housing development comprising five (5) self-contained apartments including basement car parking pursuant to SEPP (Housing for Seniors or People with a Disability) 2004 at Lot 8 DP 6984, 18 Alexander Street, COLLAROY, Lot 9 DP 6984, 18 Alexander Street, COLLAROY, subject to the conditions set out in the Assessment Report.

Vote: 4/0