



northern  
beaches  
council

# MINUTES

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

held via Teleconference on

**WEDNESDAY 15 JUNE 2022**

## **Minutes of the Northern Beaches Local Planning Panel held on Wednesday 15 June 2022**

The public meeting commenced at 12.00pm and concluded at 12:40pm.

The deliberations and determinations commenced at 1.00pm following the public meeting and concluded at 3.04pm.

### **ATTENDANCE:**

#### **Panel Members**

Annelise Tuor	Chair
Kara Krason	Town Planner
Brian Kirk	Town Planner
Nick Lawther	Community Representative

The Panel have visited all sites personally, or electronically, 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 1 JUNE 2022****RESOLUTION**

That the minutes of the Northern Beaches Local Planning Panel held 1 June 2022, were adopted by the Chairperson and have been posted on the Council's website

**3.0 CATEGORY 3 APPLICATIONS**

Nil

## 4.0 PUBLIC MEETING ITEMS

### 4.1 DA2021/2313 - 177 SEAFORTH CRESCENT, SEAFORTH - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE.

#### PROCEEDINGS IN BRIEF

The proposal is for demolition works and construction of a dwelling house.

At the public meeting which followed the Panel was addressed by 1 neighbour and 1 representative of the applicant.

The Panel received 3 late submissions dated on 9 June and 14 June 2022.

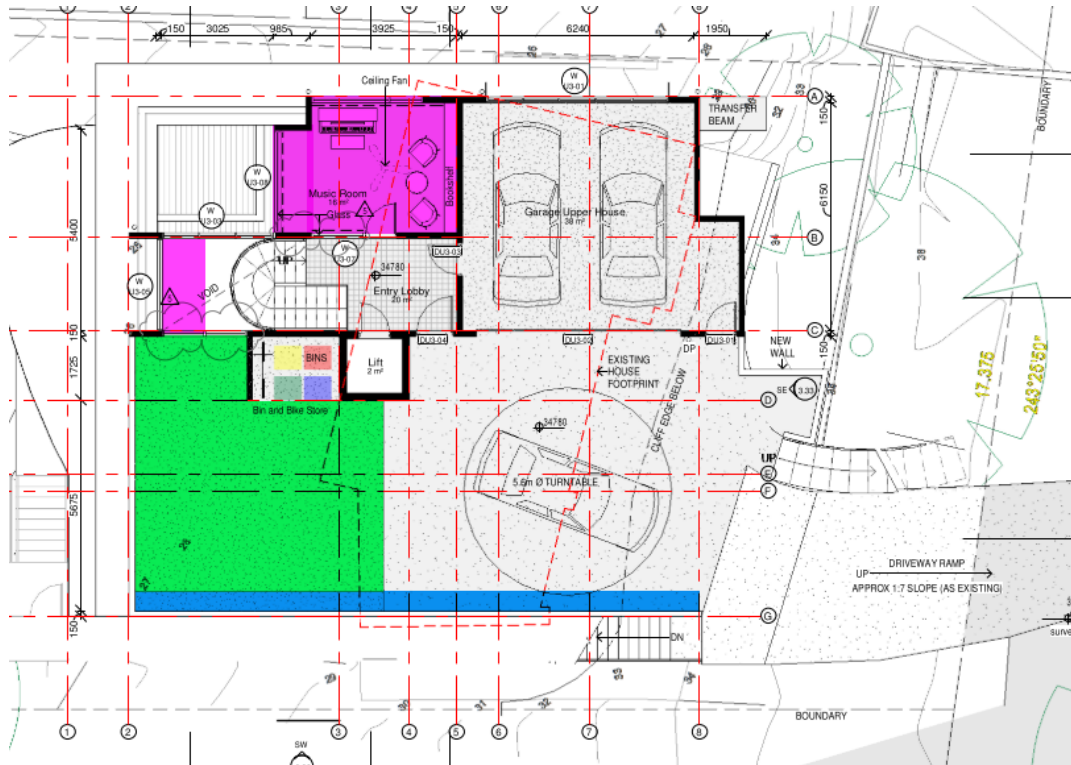
#### DEFERRAL OF DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **defers determination** of Application No. DA2021/2313 for demolition works and construction of a dwelling house on land at Lot 180 DP 4889, 177 Seaforth Crescent, SEAFORTH, to enable the applicant to submit amended plans and an amended Clause 4.6 written request to address the following:

1. The deletion of the music room and the void area at level 3 as identified in purple on the floor plan below.
2. The parking area to the south of the bin and bike store at level 3 is to be deleted and replaced with a green roof as identified in green on the floor plan below. This may require a redesign and relocation of the bin and bike store.
3. A planter box with a minimum width of 500mm shall be provided across southern edge of level 3 as identified in blue on the floor plan below.
4. All excavation works between the proposed dwelling house and southern boundary for the proposed external stairs and retaining wall is to be deleted, with existing ground level retained. This may require a redesign of the external access stairs and deletion of the proposed retaining wall.
5. The suspended path, and deck with footpath are to be deleted from the proposed landscape plan and architectural plans.

Details demonstrating compliance with all of the above are to be shown on the updated architectural plans and landscape plan.

The additional information is to be submitted to the Council by 29 June 2022 otherwise the application will be determined on the information currently provided. Following receipt of this information, the Panel (as constituted on 15 June 2022) will determine the application electronically, unless the Chair determines that a further public meeting is required.



Level 3 Floor Plan

#### REASONS FOR DEFERRAL:

The Panel does not support the extent of the exceedance of the height standard for the reasons in the Council officers report and is providing the opportunity to the applicant to submit amended plans and Clause 4.6 written request to address the concerns raised above and to provide appropriate and proper environmental planning grounds. The amended plans should also reduce the hardstand area and replace it with landscaping, the extent of excavation and the deletion of the deck to better respond to the character of the area.

Vote: 4/0

**4.2 DA2021/1506 - LOT 2506/ BUNDALEER, BELROSE - CONSTRUCTION OF A NEW BOARDING HOUSE, INCLUDING ALTERATIONS AND ADDITIONS TO AN EXISTING BOARDING HOUSE.**

**PROCEEDINGS IN BRIEF**

The proposal is for construction of a new boarding house, including alterations and additions to an existing boarding house.

At the public meeting which followed the Panel was addressed by 2 neighbours and no representatives of the applicant.

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**DETERMINATION OF DEVELOPMENT APPLICATION**

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2021/1506 for construction of a new boarding house, including alterations and additions to an existing boarding house at Lot 2506 DP 752038, Lot 2506/ Bundaleer Street BELROSE, for the reasons for refusal set out in the Assessment Report.

**REASONS FOR DETERMINATION:**

The Panel generally agrees with the assessment report.

Vote: 4/0

## 5.0 NON PUBLIC MEETING ITEMS

### 5.1 DA2022/0216 - 45 WIMBLEDON AVENUE, NORTH NARRABEEN - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING A SWIMMING POOL, SPA AND CABANA.

#### PROCEEDINGS IN BRIEF

The proposal is for demolition works and construction of a dwelling house including a swimming pool, spa and cabana.

The Panel received a submission from the architect dated 14 June 2022.

A supplementary email was provided on 15 June 2022 by Council staff.

#### DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Pittwater Local Environmental Plan 2014 seeking to justify a contravention of clause 7.8 Limited Development of Foreshore area 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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#### DETERMINATION OF DEVELOPMENT APPLICATION

- A. That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, vary Clause 7.8 Limited Development of Foreshore area Development Standard pursuant to clause 4.6 of PLEP 2014 as the applicant's written request has adequately addressed the merits required to be demonstrated by subclause (3) and the proposed development will be in the public interest and is consistent with the objectives of the standard and the objectives for development within the zone in which the development is proposed to be carried out.
- B. That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2022/0216 for Demolition works and construction of a dwelling house including a swimming pool, spa and cabana on land at Lot 49 DP 17694, 45 Wimbledon Avenue, NORTH NARRABEEN, subject to the conditions set out in the Assessment Report, subject to the following:
  1. The addition of the following condition 4a:

##### 4a. Approved Land Use

Nothing in this consent shall authorise the use of site/onsite structures/units/tenancies as detailed on the approved plans for any land use of the site beyond the definition of a dwelling

In this regard, the Cabana may not be used as a Secondary Dwelling.

Any variation to the approved land use and/occupancy of any unit beyond the scope of the above definition will require the submission to Council of a new development application.

Reason: To ensure compliance with the terms of this consent.

#### REASONS FOR DETERMINATION:

The Panel generally agrees with the assessment report.

Vote: 4/0



**5.2 MOD2022/0012 - 27 CORKERY CRESCENT, ALLAMBIE HEIGHTS - MODIFICATION OF DEVELOPMENT CONSENT DA2020/0854 GRANTED FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING SWIMMING POOL.**

**PROCEEDINGS IN BRIEF**

The proposal is for a Modification of Development Consent DA2020/0854 granted for alterations and additions to a dwelling house including swimming pool.

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**DETERMINATION OF DEVELOPMENT APPLICATION**

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. Mod2022/0012 for the modification of Development Consent DA2020/0854 granted for alterations and additions to a dwelling house including swimming pool on land at Lot 2 Sec. 12 in DP 758016, No. 27 Corkery Crescent, Allambie Heights subject to the conditions set out in the Assessment Report.

**REASONS FOR DETERMINATION:**

The Panel generally agrees with the assessment report.

Vote: 4/0

**5.3 MOD2021/0870 - 19 BUNGAN STREET, MONA VALE - MODIFICATION OF DEVELOPMENT CONSENT DA2019/0748 GRANTED FOR DEMOLITION OF ALL EXISTING STRUCTURES AND THE CONSTRUCTION OF A FOUR STOREY SHOP TOP HOUSING DEVELOPMENT OVER BASEMENT CAR PARKING.**

**PROCEEDINGS IN BRIEF**

The proposal is for a Modification of Development Consent DA2019/0748 granted for demolition of all existing structures and the construction of a four storey shop top housing development over basement car parking.

The Panel received a Supplementary Memo prepared by Anne-Marie Young dated 14 June 2022.

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**RECOMMENDATION OF MANAGER DEVELOPMENT ASSESSMENT**

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Modification Application No. Mod2021/0870 for Modification of Development Consent DA2019/0748 granted for Demolition of all existing structures and the construction of a four storey shop top housing development over basement car parking at Lot 200 DP 746507, 19 Bungan Street MONA VALE, subject to the conditions set out in the Assessment Report and Supplementary Memo.

**REASONS FOR DETERMINATION:**

The Panel generally agrees with the assessment report.

Vote: 4/0

This is the final page of the Minutes comprising 10 pages  
numbered 1 to 10 of the Northern Beaches Local Planning Panel meeting  
held on Wednesday 15 June 2022.