



northern  
beaches  
council

# MINUTES

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

held via Teleconference on

**THURSDAY 21 JULY 2022**

## **Minutes of the Northern Beaches Local Planning Panel held on Thursday 21 July 2022**

The public meeting commenced at 3.30pm and concluded at 4.08pm.

The deliberations commenced immediately following the public meeting and concluded at 5.39pm and were then adjourned to Thursday 4 August 2022 when the determination set out below was made.

### **ATTENDANCE:**

#### **Panel Members**

Peter Biscoe	Chair
Kara Krason	Town Planner
Lisa Bella Esposito	Town Planner
Phillip Young	Community Representative

## 4.0 PUBLIC MEETING ITEMS

### 4.1 DA2021/1991 - 12 BIRKLEY ROAD, MANLY - DEMOLITION WORKS AND CONSTRUCTION OF A DUAL OCCUPANCY (ATTACHED) INCLUDING STRATA SUBDIVISION

#### PROCEEDINGS IN BRIEF

The proposal is for demolition works and construction of a dual occupancy (attached) including strata subdivision.

This application was deferred from the meeting of 4 May 2022.

Subsequently, the Panel received eight (8) further submissions and a two (2) supplementary memos from council.

#### DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2021/1991 for demolition works and construction of a dual occupancy (attached) including strata subdivision on land at Lot 5 DP 2428, 12 Birkley Road, MANLY.

#### REASONS FOR DETERMINATION:

1. Non-compliances with the side and front setback requirements of the Manly Development Control Plan (DCP).
2. By reason of the said non-compliances, the bulk and scale of the proposed development is unacceptable from both street frontages and surrounding properties.
3. Insufficient information concerning the consequential impacts from the said non-compliances in terms of:
  - a) Sunlight access and overshadowing in accordance with the provisions of clause 3.41 Sunlight Access and Overshadowing of the DCP.
  - b) View corridors from public and private spaces in accordance with the provisions of clause 3.4.3 Maintenance of Views of the DCP.
  - c) The character of the area including the impact on the heritage listed Ivanhoe Park in accordance with the provisions of clause 3.1 Streetscapes and Townscapes of the DCP and clause 3.2 Heritage Considerations of the DCP.
  - d) Ensuring and enhancing local amenity by providing privacy, providing equitable access to light, sunshine and air movement, facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces, in accordance with the provisions of clause 4.1.4 Setbacks (front, side and rear) and Building Separation of the DCP.

Vote: 4/0

This is the final page of the Minutes comprising 3 pages  
numbered 1 to 3 of the Northern Beaches Local Planning Panel meeting  
held on Thursday 21 July 2022.