



northern
beaches
council

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

Electronically determined on

MONDAY 23 OCTOBER 2023

Minutes of the Northern Beaches Local Planning Panel

Electronically determined on Monday 23 October 2023

ATTENDANCE:

Panel Members

Annelise Tuor	Chair
Marcia Doheny	Law
Glennys James	Town Planner
Andrew Doherty	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

Nil

4.0 PUBLIC MEETING ITEMS

4.2 DA2022/1250 - LOT 305/ COONAWARRA ROAD, TERREY HILLS - DEMOLITION OF OUTBUILDINGS AND CONSTRUCTION OF A DWELLING-HOUSE, INCLUDING A SWIMMING POOL/SPA, POOL PAVILION/POOL HOUSE, TENNIS COURT, SHED AND ENTRY GATES, WITH ASSOCIATED TREE REMOVAL AND LANDSCAPING

PROCEEDINGS IN BRIEF

The proposal is for demolition of outbuildings and construction of a dwelling-house, including a swimming pool/spa, pool pavilion/pool house, tennis court, shed and entry gates, with associated tree removal and landscaping.

The application was deferred from the meeting of 20 September 2023 to give the applicant the opportunity to provide amended plans to maximise the retention of trees. Those amended plans and information have subsequently been provided.

The Panel received a supplementary memo from Council dated 16 October 2023.

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 Building 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 standard 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

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2022/1250 for demolition of outbuildings and construction of a dwelling-house, including a swimming pool/spa, pool pavilion/pool house, tennis court, shed and entry gates, with associated tree removal and landscaping on land at Lot 305 DP 752017, 305 / 0 Coonawarra Road, Terrey Hills, subject to the conditions set out in the Assessment Report and supplementary memo.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report, supplementary memo and amended plans submitted to Council on 6 October 2023.

Vote: 4/0

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Northern Beaches Local Planning Panel meeting
held on Monday 23 October 2023.