



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

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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.