

MINUTES

NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL MEETING

held in the Council Chambers, Civic Centre, Dee Why on

WEDNESDAY 13 SEPTEMBER 2017

**Minutes of a Meeting of the Northern Beaches Independent Assessment
Panel****held on Wednesday 13 September 2017****at Council Chambers, Civic Centre, Dee Why****Commencing at 11 a.m.****ATTENDANCE:****Panel Members**

Paul Vergotis	Chair (Lawyer)
Christopher Gee	Urban Design Expert
Sue Hobley	Environmental Expert
Phil Jacombs	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING**2.1 MINUTES OF NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL HELD 9 AUGUST 2017****RECOMMENDATION**

That the Minutes of the Northern Beaches Independent Assessment Panel held 9 August 2017, were adopted by the Chairperson and have been posted on the Council's website

3.0 NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL REPORTS

3.1 49 WHITE STREET, BALGOWLAH – SECTION 96(1A) APPLICATION TO MODIFY APPROVED ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING INCLUDING CONVERSION OF THE EXISTING GARAGE INTO A HABITABLE ROOM (KITCHEN) , NEW WINDOWS AND SKYLIGHT, NEW FIRE PLACE , NEW CARPORT WITH A FRONT ROLLER DOOR AND CHANGES TO THE FRONT FENCE

PROCEEDINGS IN BRIEF

DA0203/2016

The Panel took a view of the site and its surrounds. At the public meeting which followed the Panel was addressed by three (3) Objectors. The Panel was also addressed by a representative of the applicant.

In the relation to the proposed carport the Panel was of the opinion that insufficient information was supplied with the application in order provide an accurate assessment of the depth of usable space of the carport to accommodate vehicles in accordance with the Australian Standards 2890.1:2004-parking facilities-off street carparking.

In addition the Panel raised concerns over the bulk, scale and articulation of the proposed front fence and pedestrian gate and sectional overhead door having regard to the existing built form on the building line and streetscape.

In relation to the east facing window the Panel reaffirmed the Condition ANS01 as imposed on the Development Consent 203/2016.

Vote 4/0

DECISION OF NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL

That the Northern Beaches Independent Assessment Panel as the consent authority refuses pursuant to Section 96 (1A) of the Environmental Planning and Assessment Act 1979, the proposed modification to Development Consent No. 203/2016 for approved alterations and additions to the existing dwelling – Part 2 on land at Lot 5 in DP 1027681, 49 White Street, Balgowlah for the following reason:

1. Insufficient information has been provided with the application in order to make a full assessment of the modifications to the carport and front fencing.
2. Visual Impact of the proposed modifications to the front fence, pedestrian gate and carport door on the streetscape.
3. The treatment of the ground floor level window on the eastern elevation is required to be maintained to address the privacy concerns in relation to the adjoining property.

3.2 1 FAIRLIGHT CRESCENT, FAIRLIGHT – SECTION 96(2) APPLICATION TO MODIFY APPROVED ALTERATIONS AND ADDITIONS AND ADDITION TO EXISTING DUAL OCCUPANCY (ATTACHED) INCLUDING A NEW THIRD LEVEL ADDITION WITH TERRACE, SECOND LEVEL EXTENSION, A NEW ENCLOSED STAIRWELL AND LIFT, CHANGES TO WINDOWS AND DOORS, INTERNAL ALTERATIONS, DEMOLITION OF EXISTING CARPORT, CONSTRUCTION OF A DOUBLE GARAGE WITH FOUR CAR STACKER AND REMOVAL OF TREES – PART 2

PROCEEDINGS IN BRIEF

DA0129/2016

The Panel took a view of the site and its surrounds. At the public meeting which followed the Panel was addressed by one (1) Objector. The Panel was also addressed by a representative of the applicant.

Vote 4/0

DECISION OF NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL

That the Northern Beaches Independent Assessment Panel as the consent authority Approve pursuant to Section 96(2) of the Environmental Planning and Assessment Act 1979, the proposed modification to Development Consent No. 129/2016 for approved alterations and addition to existing dual occupancy (attached) – Part 2 on the land at Lot A in DP 342163, 1 Fairlight Crescent, Fairlight subject to the following amended to the conditions.

Condition ANS05 (3MS01)

Works in connection with this Section 96 modification are not to be commenced/carried out until a modified Construction Certificate is issued.

Reason: The Environmental Planning and Assessment Act 1979 require a modified Construction Certificate to cover any or all approved Section 96 modifications involving changes in the design of the development.

**3.3 28 CAREW STREET, DEE WHY – ALTERATIONS AND ADDITIONS TO A DWELLING
HOUSE AND CONSTRUCTION OF A SECONDARY DWELLING****PROCEEDINGS IN BRIEF**

DA2017/0630

The Panel took a view of the site and its surrounds. At the public meeting which followed the Panel was addressed by a representative of the applicant.

The Panel notes that the paragraph in the Assessment report on page 74 of the agenda, which provides a summary comment on the view assessment, is in error and should read “consistent” as opposed to “inconsistent” and “supported” as opposed to “not supported”. The error in the report was confirmed with the Independent Planning Consultant.

Vote 4/0

DECISION OF NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL

THAT the Northern Beaches Independent Assessment Panel as the consent authority Approve the Development Consent to DA2017/0630 for Alterations and Additions to an Existing Dwelling House and the Construction of an Attached Two Storey Secondary Dwelling on the land at Lot 98 in DP 8139, 28 Carew Street, Dee Why subject to the conditions attached to the assessment report.

**3.4 9 NORTH HARBOUR STREET BALGOWLAH – SECTION 96(1A) APPLICATION TO
MODIFY APPROVED ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING
HOUSE - PART 2****PROCEEDINGS IN BRIEF**

DA03372016

The Panel took a view of the site and its surrounds. At the public meeting which followed the Panel was addressed by one (1) Objector. The Panel was also addressed by a representative of the applicant.

The Panel raised concerns with the additional width of the balcony and the length of the privacy screen in relation to the impact on views of the adjoining property to the south and the further non-compliance with the foreshore building line.

Vote 4/0

DECISION OF NORTHERN BEACHES INDEPENDENT ASSESSMENT PANEL

THAT the Northern Beaches Independent Assessment Panel as the consent authority Approve pursuant to Section 96 (1A) of the Environmental Planning and Assessment Act 1979, the proposed modification to Development Consent No. 337/2016 for alterations and additions to the existing dwelling house on the land at Lot 1 DP 723910, 9 North Harbour Street, Balgowlah with the following amended condition.

ANS02A

Amended plans shall be submitted in relation to the proposed ground floor balcony to reduce the depth of the balcony to a maximum depth of 3 metres which shall also be provided with a louvered privacy screen along the southern edge to a maximum height of 1.8 metres.

Reason: To provide adequate view sharing as provided by the Manly DCP.

4.0 REVIEW OF DETERMINATIONS

Nil

5.0 PLANNING PROPOSALS

Nil

The meeting concluded at 12.07 p.m.

This is the final page of the Minutes comprising 8 pages
numbered 1 to 8 of the Northern Beaches Independent Assessment Panel meeting
held on Wednesday 13 September 2017.