

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

MONDAY 22 APRIL 2024

Minutes of the Northern Beaches Local Planning Panel held on Monday 22 April 2024

The deliberations and determinations commenced at 1:00pm and concluded at 2:40pm.

ATTENDANCE:

Panel Members

David Crofts	Chair
Kara Krason	Town Planner
Frank Bush	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

David Epstein was not in attendance.

In accordance with Section 4.9 of the NSW Government Code of Conduct for Local Government Planning Panels, all members have signed a declaration of interest in relation to this the item on the agenda. No conflicts of interest were disclosed.

5.0 NON PUBLIC MEETING ITEMS

5.2 DA2023/1643 - 93 PRINCES LANE, NEWPORT - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING SECONDARY DWELLING AND SWIMMING POOL.

PROCEEDINGS IN BRIEF

The proposal is for alterations and additions to a dwelling house including secondary dwelling and swimming pool.

The application was deferred from the meeting of 20 March 2024 to give the applicant the opportunity to provide updated landscape plans detailing finishes if the retaining walls including the northern wall of the swimming pool, and additional landscaped area within the front setback to soften the appearance of the site from the street, particularly the driveway area and parking as well as provide amended plans to resolve the proposed development at the front of the dwelling in context with the unapproved works in the driveway area including an increase in the landscape area to provide additional screening from the street and a visual softening of the hard spaces.

Those documents have subsequently been provided.

The Panel received a supplementary memo from Council dated 16 April 2024.

The Panel is of the view that the amended landscape plans do not provide sufficient vegetation screening to the streetscape. Furthermore, additional landscaping within the front setback area will be required to satisfy the objectives of Clause 10.12 and 10.13 of the Pittwater 21 Development Control Plan. This consideration is reflected in the amended conditions below.

The Panel noted that approval of the proposed development, subject to conditions, does not authorise the use of, or approve, the existing unapproved works on site.

DETERMINATION OF DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2023/1643 for alterations and additions to a dwelling house including secondary dwelling and swimming pool on land at Lot 2 DP 377716, 93 Princes Lane, Newport, Lot LIC 561338, 93 Princes Lane, Newport, subject to the conditions set out in the supplementary memo dated 16 April 2024, and as amended below:

1. The deletion of the condition titled Retaining Wall Colours and Materials, in the supplementary memo.
2. The addition of the following conditions under the heading 'Conditions to be satisfied prior to the issue of the Construction Certificate':

Retaining Wall Colours and Materials

Amended plans to show retaining walls which face the Pittwater Waterway within the rear yard, including the northern wall of the swimming pool, are to be finished with sandstone or sandstone facing.

Details are to be submitted to the satisfaction of the Executive Manager Development Assessment Northern Beaches Council prior to the issue of any Construction Certificate.

Reason: To ensure that the development presents to the public waterway in a visually appealing way and in accordance with the requirements of the Pittwater 21 Development Control Plan Clause D10.16 Construction, Retaining Walls, Terracing And Undercroft Areas

Street frontage landscaping

Amended plans to provide additional screening of the dwelling and driveway as well as consistency with the general streetscape of Princes Lane, and to achieve a greater level of compliance with the objectives of Pittwater 21 Development Control Plan Clause 10.12 Landscaped Area- General, and Clause 10.13. Landscaped Area - Environmentally Sensitive Land.

The landscaping is to be in addition to that shown in landscape plan DA L-01 version F, and is to generally occupy an area as shown shaded in the attached annotated plan. The landscaping is to include small to medium shrubs and at least 1 tree from Council's Native Planting Guide – Pittwater Ward.

Details are to be submitted to the satisfaction of the Executive Manager Development Assessment Northern Beaches Council prior to the issue of any Construction Certificate.

Reason: To achieve a consistent streetscape in Princes Lane and to achieve a greater level of compliance with the objectives of Pittwater 21 Development Control Plan Clause 10.12 Landscaped Area- General, and Pittwater 21 Development Control Plan Clause 10.13. Landscaped Area - Environmentally Sensitive Land.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report and supplementary memo, subject to the above.

Vote: 3/0

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 22 April 2024.