

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 11 DECEMBER 2024

Minutes of the Northern Beaches Local Planning Panel held on Wednesday 11 December 2024

The public meeting commenced at 12.00pm and concluded at 12.40pm.

The deliberations and determinations commenced immediately following the public meeting and concluded at 1.25pm.

ATTENDANCE:

Panel Members

Ross Bonthorne	Chair
Jason Perica	Town Planner
Sue Weatherley	Planning & Government & Public Administration
Susan Denham	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

No Apologies

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 each item on the agenda. No conflicts of interest were disclosed.

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF THE NORTHERN BEACHES LOCAL PLANNING PANEL MEETING HELD ON 4 DECEMBER 2024

The Panel noted that the minutes of the Northern Beaches Local Planning Panel Meeting held on 4 December 2024, were adopted by the Chairperson and have been posted on the Council's website.

3.0 CATEGORY 3 APPLICATIONS

Nil

4.0 PUBLIC MEETING ITEMS

4.1 DA2024/0044 - 25 KEVIN AVENUE, AVALON BEACH - DEMOLITION WORKS AND CONSTRUCTION OF SENIORS HOUSING WITH BASEMENT PARKING

PROCEEDINGS IN BRIEF

The proposal is for demolition works and construction of seniors housing with basement parking.

At the public meeting the Panel was addressed by 2 representatives of the applicant.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2024/0044 for demolition works and construction of Seniors Housing with basement parking at Lot 10 DP 12435, 25 Kevin Avenue, Avalon Beach for the reasons for refusal set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

4.2 DA2024/1073 - 16 JUBILEE AVENUE, WARRIEWOOD - ALTERATIONS AND ADDITIONS TO A WAREHOUSE FOR PART USE AS HAZARDOUS STORAGE ESTABLISHMENT

PROCEEDINGS IN BRIEF

The proposal is for alterations and additions to a warehouse for part use as hazardous storage establishment.

At the public meeting the Panel was addressed by 1 representative of the applicant.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2024/1073 for 16 Jubilee Avenue, Warriewood at Lot 2 DP 864322, 16 Jubilee Avenue, Warriewood for the reasons for refusal set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report and Supplementary Memo.

Vote: 4/0

4.3 DA2024/1151 - 6 CLIFFORD AVENUE, FAIRLIGHT - CONSTRUCTION OF 2 SWIMMING POOLS IN ASSOCIATION WITH APPROVED DUAL OCCUPANCY UNDER A COMPLY DEVELOPMENT CERTIFICATE

PROCEEDINGS IN BRIEF

The proposal is for construction of 2 swimming pools in association with approved Dual occupancy under a Comply Development Certificate (CDC2024-536) (CDC2024/0932)

At the public meeting the Panel was addressed by 1 representative of the applicant.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2024/1151 for construction of 2 swimming pools in association with approved Dual occupancy under a Comply Development Certificate (CDC2024-536) (CDC2024/0932) at Lot 18 DP 3742, 6 Clifford Avenue, Fairlight subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/0

4.4 DA2024/0928 - 16 BANGAROO STREET, NORTH BALGOWLAH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The proposal is for alterations and additions to a dwelling house.

At the public meeting the Panel was addressed by 1 neighbour and 1 representative of the applicant.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2024/0928 for alterations and additions to a dwelling house at Lot 111 DP 11936, 16 Bangaroo Street, North Balgowlah subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report and Supplementary Memo and notes that there is no kitchen on the first floor.

Vote: 4/0

5.0 NON PUBLIC MEETING ITEMS

5.1 DA2024/1155 - 57 SEAFORTH CRESCENT, SEAFORTH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING LIFT

PROCEEDINGS IN BRIEF

The proposal is for alterations and additions to a dwelling house including lift.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Manly Local Environmental Plan 2013 seeking to justify a contravention of clause 4.3A Special Height Provisions development standard has adequately addressed and demonstrated that:
 - a) compliance with the standards is unreasonable or unnecessary in the circumstances of the case; and
 - b) there are sufficient environmental planning grounds to justify the contraventions.

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. DA2024/1155 for alterations and additions to a dwelling house including lift at Lot 1 DP 582417, Lot 2 DP 5488 & Lot LIC 30002558 57 Seaforth Crescent, Seaforth subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The majority of the Panel agrees generally with the Assessment Report.

Vote: 3/1

A Panel member had a dissenting opinion and did not support approval. This was because the member was of the view the proposal is inconsistent with the objectives of the special height provision applying to the site and public views to valued water are being compromised by the breach to that height standard. There is landscaping and structures which cause disruption of water views, so views and glimpses to water down driveways are important to consider and protect. There are alternatives to reasonable parking, as currently exist, in the Panel members opinion.

5.2 DA2024/0945 - 194 HUDSON PARADE, CLAREVILLE - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING AN INCLINATOR

PROCEEDINGS IN BRIEF

The proposal is for alterations and additions to a dwelling house including an inclinator.

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2024/0945 for Alterations and additions to a dwelling house including an inclinator at Lot 32 DP 13760 & Lot LIC 504519, 194 Hudson Parade, Clareville for the reasons for refusal set out in the Assessment Report, and the following:

1. The Panel is not satisfied that:

- a) the applicant's written request under Clause 4.6 of the Pittwater Local Environment Plan 2014 seeking to justify a contravention of Clause 7.8 Limited development on foreshore area development standard has adequately addressed and demonstrated that:
 - i) compliance with the standards is unreasonable or unnecessary in the circumstances of the case; and
 - ii) there are sufficient environmental planning grounds to justify the contraventions.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report and Supplementary Memo.

Vote: 4/0

This is the final page of the Minutes comprising 9 pages numbered 1 to 9 of the Northern Beaches Local Planning Panel meeting held on Wednesday 11 December 2024.