



northern
beaches
council

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 8 MARCH 2023

Minutes of the Northern Beaches Local Planning Panel held on Wednesday 8 March 2023

ATTENDANCE:

Panel Members

Annelise Tuor	Chair
Graham Brown	Town Planner
Kara Krason	Town Planner
Peter Cotton	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

The Chair, Annelise Tuor declared a conflict of interest and took no party in the discussion of the item. Graham Brown took the chair for the determination of this item. The Panel had a quorum of three panel members.

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. One conflict of interest was disclosed by Annelise Tuor for Item 4.1.

4.0 PUBLIC MEETING ITEM FROM 15 FEBRUARY 2023

4.1 DA2022/0469 - 1102 BARRENJOEY ROAD, PALM BEACH - CONSTRUCTION OF SHOP TOP HOUSING.

PROCEEDINGS IN BRIEF

The proposal is for construction of shop top housing.

The Panel considered DA2022/0469 (Item 4.1) for the construction of a shop top housing development at 1102 Barrenjoey Road Palm Beach at its meeting of 15 February 2023. The Chair, Annelise Tuor declared a conflict of interest and took no party in the discussion of the item.

Graham Brown took the chair for the determination of this item. The Panel had a quorum of three panel members.

The Panel made the following decision on the 15 February 2023.

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, defers further consideration of Application No. DA2022/0469 for construction of shop top housing on land at Lot 11 DP 1207743, 1102 Barrenjoey Road, Palm Beach, to give the applicant the opportunity to submit to Council by 15 March 2023 the following:

- a) *Amended plans that reduce the overall height, bulk and scale including removal of the mansard roof to reduce the massing created by the proposed roof form. Consideration should be given to materiality, upper level set back and the form of the roof to achieve a upper level which is more recessive and an overall compatible development with surrounding development particularly Barrenjoey House.*
- b) *Amended plans to reduce the overly strong vertical influence of the balcony columns and their impact on bulk and scale.*
- c) *Amended plans to redesign the mechanical plant enclosure to minimize the height of the screening and the provision of rooftop landscape screen. If the requested information is not received by the date above, the Panel may proceed to determine the application on the material before it.*

The Chair will have the discretion to extend the above date if reasonable grounds are provided by the applicant. Following receipt of this information, the Panel will determine the application electronically, unless the Chair determines that a further public meeting is required.

Following the decision of the Panel to defer the item, the applicant submitted preliminary design drawings that reflected the applicants understanding of the reasons for the deferral by the Panel. Council provided the plans to the Panel and the Panel reconvened to deliberate on the preliminary design drawings on 8 March 2023. The Chair agreed to hear from, the Chair of the Design & Sustainability Panel (DSAP) Rod Simpson and the Council's Heritage Advisor, Robert Moore to provide technical background to the Panel on the plans and their comments contained in the assessment report that came before the Panel on 15 February 2023.

Council staff Louise Kerr, Peter Robinson, Jordan Davies, Brendan Gavin, and Heidi Young were also present, but not all participated in the discussions.

The history of the application and the evolution of the design that came before the Panel on 15 February 2023 was described in some detail by Rod Simpson, Robert Moore and Jordan Davies. The design presented at the meeting of 15 February 2023, was described by them as a sensible balance between the special characteristics of the site and its important streetscape requirements

and the heritage implications of its location next to Barrenjoey House.

Mr Simson and Mr Moore were asked specifically about the alternate design submitted by the applicant following the 15 February 2023 and the suitability of the design compared to the design that came before the Panel on 15 February 2023 for approval. Both strongly preferred the design in the Council report for a number of reasons, with these reasons centred on the streetscape benefits of the pitched roof and also the greater compatibility with the adjoining Barrenjoey House. Both described the long and careful process that resulted in the design that came before the Panel on 15 February 2023 for approval.

Following the information provided by the invited speakers, the Panel excused the non- Panel members and considered the question of whether the alternate design achieved the outcomes the Panel thought would be achieved by the deferral and whether the alternate design should progress to a full design or alternately, whether the design that came before the Panel on 15 February 2023 for approval was a suitable design for the site, with or without further changes.

Ms Krason maintained no change to the decision made by the Panel at the meeting on 15 February 2023 should occur and that any further decision by her on this matter would occur once a set of amended plans was formally submitted by the applicant and additional assessment was carried out by Council and provided to the Panel by way of a supplementary assessment report.

FURTHER CONSIDERATION OF DEVELOPMENT APPLICATION

Following much discussion, the Panel by majority, agreed that the preliminary design drawings provided by the Panel's deferral were not acceptable. Ms Krason did not support a new decision of the Panel in a briefing meeting and without a supplementary assessment report.

The Panel by majority (2:1), agreed that the pitched roof form was the more appropriate roof form for the site, although some minor amendments should be included to reduce the expanse of the roof on a single plane so as to reduce the apparent bulk and scale of the building within the Barrenjoey Road streetscape and in relation to Barrenjoey House.

The changes are:

1. Recess the centre balcony 500mm from the alignment of the two adjacent balconies.
2. In line with the above, pull the roof edge and gutter line back to align with the recessed balcony, from the northern most edge of north recess between balconies to the southern most edge of the south recess between the balconies. This would entail the gutter line moving up the roof to ensure the roof material continues to run on the same line across the entire roof, as it does now.
3. Over the two recesses between the balconies, replace the roof material with an open battened section to allow light into the recesses. This battened section of roofs shall be pitched in line with the adjacent roof sections.
4. Reduce the overall height by 460mm.
5. Reduce the number of vertical posts from 4 to 3 for the street facing balconies.

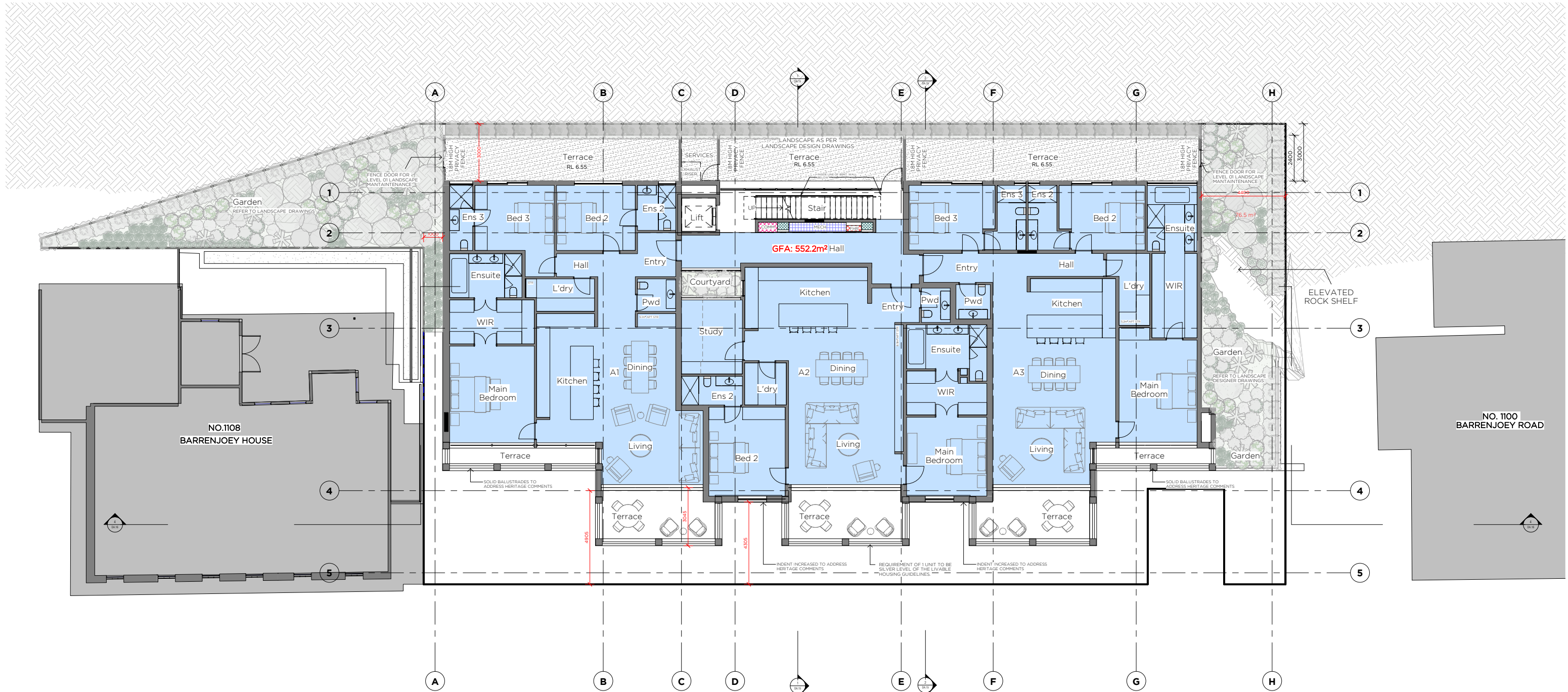
The Panel notes that 4 and 5 were offered by the Applicant.

The chair has exercised the discretion to allow the applicant additional time to submit the

amended plans.

Vote: 2/1

This is the final page of the Minutes comprising 6 pages
numbered 1 to 6 of the Northern Beaches Local Planning Panel meeting
held on Wednesday 8 March 2023.



BARRENJOEY ROAD

BASIC COMMITMENTS

THERMAL COMFORT

Element	Requirement	Design	Compliance
External walls	Concrete Block, R=0.15	See Table 3	Compliance
Internal walls	Plasterboard	See Table 3	Compliance
Floor slabs	Concrete Block, R=0.15	See Table 3	Compliance
Roof	Concrete Block, R=0.15	See Table 3	Compliance
Windows	6 Star Performance Rating	See Table 3	Compliance
Doors	6 Star Performance Rating	See Table 3	Compliance
Glazing	6 Star Performance Rating	See Table 3	Compliance
Roof	6 Star Performance Rating	See Table 3	Compliance
Lighting	See Table 3	See Table 3	Compliance
Water	See Table 3	See Table 3	Compliance
Energy	See Table 3	See Table 3	Compliance

ENERGY COMMITMENTS

Element	Requirement	Design	Compliance
Hot Water Systems	Individual Unit below	See Table 3	Compliance
Lifts	All lifts to use Gearless traction with VVVF motor servicing all floors	See Table 3	Compliance
Ventilation	Car park Ventilation (supply & exhaust) with a CO monitor & VSD fan	See Table 3	Compliance
Lighting	LED Cans LED lighting connected to lift call button	See Table 3	Compliance
Alternative Energy Supply	See Table 3	See Table 3	Compliance
Hot Water Systems	See Table 3	See Table 3	Compliance
Ventilation	See Table 3	See Table 3	Compliance
Heating & Cooling	See Table 3	See Table 3	Compliance
Lighting	See Table 3	See Table 3	Compliance
Other	See Table 3	See Table 3	Compliance

WATER COMMITMENTS

Element	Requirement	Design	Compliance
Common Areas and Control Systems	See Table 3	See Table 3	Compliance
Area of Indigence or low water supply	See Table 3	See Table 3	Compliance
Rainwater collection	See Table 3	See Table 3	Compliance
Fair Sprinklers	See Table 3	See Table 3	Compliance
Facilities	See Table 3	See Table 3	Compliance
Private Dwellings	See Table 3	See Table 3	Compliance
Fixtures for apartments	See Table 3	See Table 3	Compliance

REV	NOTES	DATE
A	Development Application	24.02.22
B	Revision 2	12.09.22

PROJECT NAME & DESCRIPTION
PALM BEACH APARTMENTS
 AT
 1102 BARRENJOEY ROAD, PALM BEACH

TITLE
PROPOSED FIRST FLOOR PLAN

PROJECT OVERVIEW
DEVELOPMENT APPLICATION
 Not to be used for construction purposes

Job No.	2006	Scale.	1:100 @ A1
Drawn by.	Author	Drawing No.	Rev
Rev Date.	12.09.22	DA.07	B

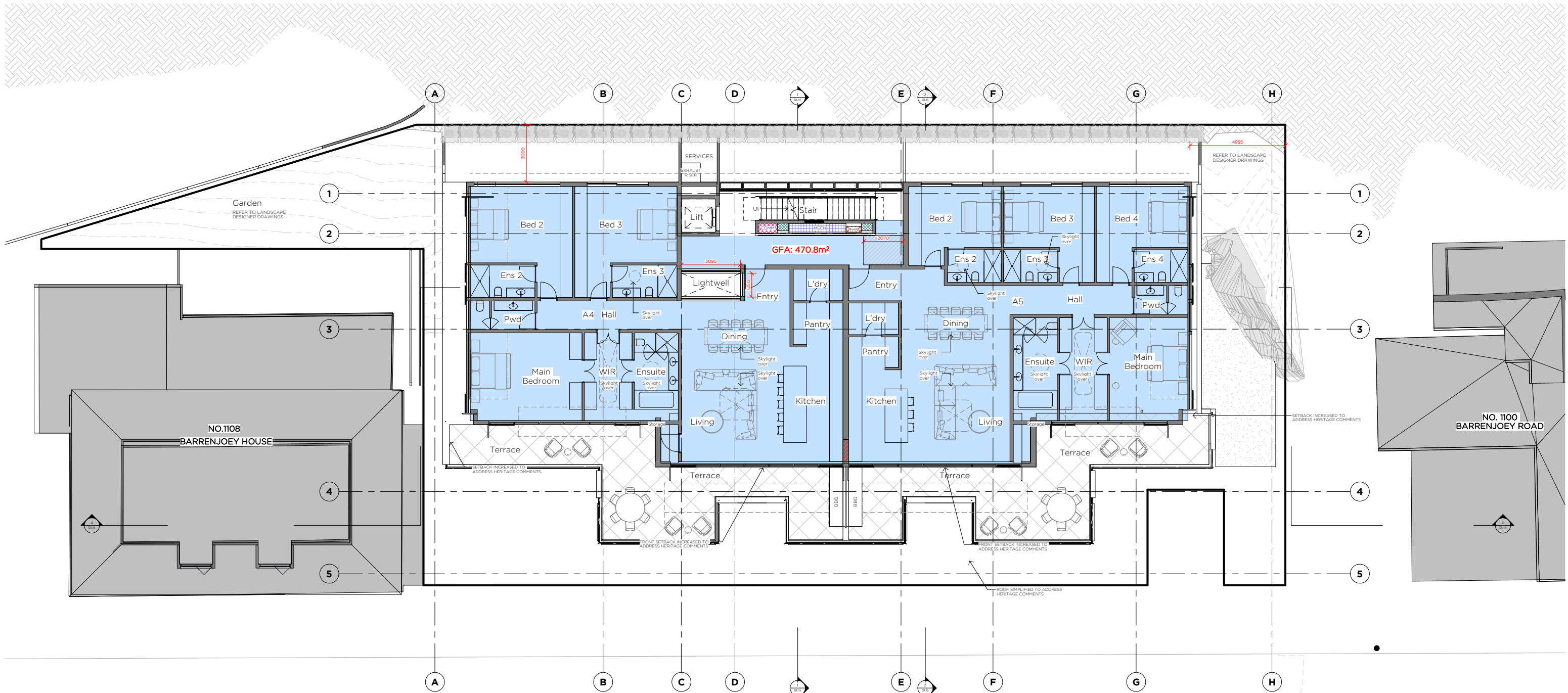


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BASIC COMMITMENTS

THERMAL COMFORT

Element	Location	Requirement	Comment
External walls	Concrete Block, Render	U-value: See Table 3	
Internal walls	Plasterboard	U-value: See Table 3	
Floor slabs	Concrete Slab	U-value: See Table 3	
Roof	Concrete Slab	U-value: See Table 3	
Windows	Double Glazed, Low E, Argon Gas, 6mm Glass	U-value: See Table 3	
Doors	External: Solid Core, Internal: Solid Core	U-value: See Table 3	
Lighting	LED lighting	Energy Efficient	
Water	Water Efficient Fixtures	Water Efficient	
MEV	MEV System	MEV System	
MEV	MEV System	MEV System	
MEV	MEV System	MEV System	
MEV	MEV System	MEV System	
MEV	MEV System	MEV System	

ENERGY COMMITMENTS

System	Requirement	Comment
Hot Water System	Individual MHR below	
Lifts	All lifts to use Gearless traction with VVVF motor servicing all levels	
Ventilation	Car park: Ventilation (supply & exhaust) with a CO monitor & VDI fan	
Lighting	LED lighting	
Alternative Energy	Photovoltaic system of minimum rated electrical output of 8.2kW peak	
Hot Water System	Individual Hot Water System with 5 Stars Rating	
Ventilation	Individual Hot Water System with 5 Stars Rating	
Heating & Cooling	Heating: Gas or Electric	
Lighting	LED lighting	
Other	MEV System	

WATER COMMITMENTS

Area of Indicators of low water specific	Requirement
Water collection	4,000L rainwater tank
Water collection	Roof collection area - 200m²
Water collection	Rainwater to be used for Common areas and private landscape irrigation
Water collection	Test water to be diverted to a closed system
Water collection	4 star (Water Rating) toilets
Water collection	5 star (Water Rating) taps

BARRENJOEY ROAD

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REV A Development Application
 REV B Revision 2

DATE 24.02.22
 12.09.22

PROJECT NAME & DESCRIPTION
 PALM BEACH APARTMENTS

TITLE
 PROPOSED SECOND FLOOR PLAN

AT
 1102 BARRENJOEY ROAD, PALM BEACH

Scale: 1:100 @ A1

0 1 5m

PROJECT OVERVIEW
 DEVELOPMENT APPLICATION
 Not to be used for construction purposes

Job No. 2006
 Scale: 1:100 @ A1

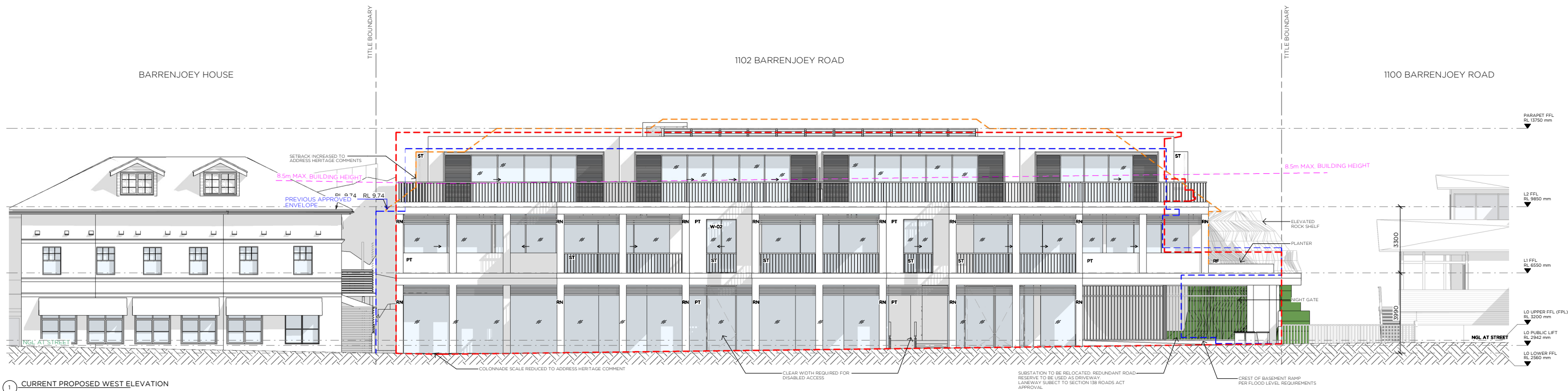
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 Rev Date. 12.09.22

Drawing No. DA.08
 Rev B

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1 CURRENT PROPOSED WEST ELEVATION
1:100

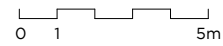
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B	Revision 2	12.09.22

PROJECT NAME & DESCRIPTION
PALM BEACH APARTMENTS
AT
1102 BARRENJOEY ROAD, PALM BEACH

TITLE
PROPOSED WEST ELEVATION



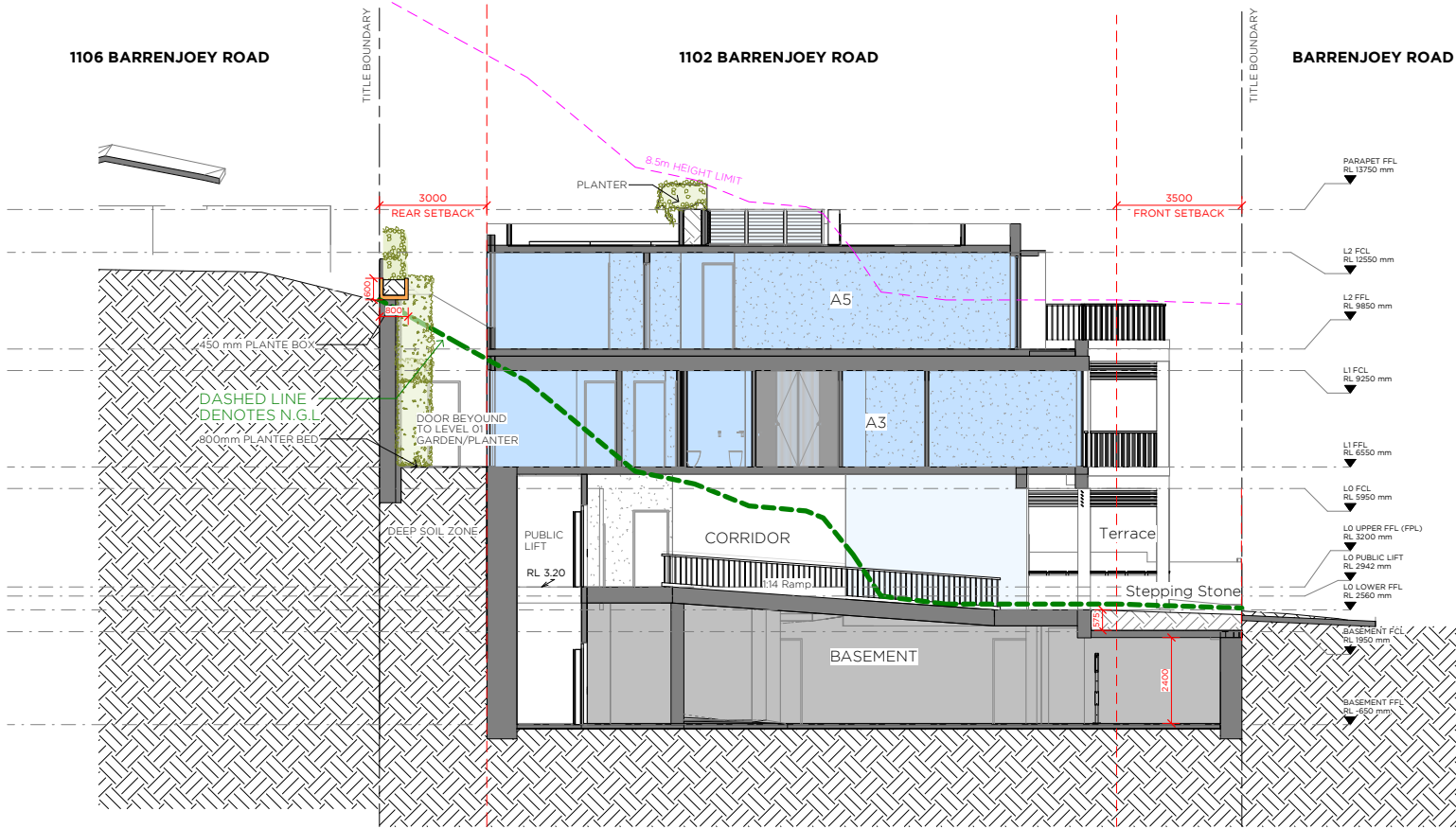
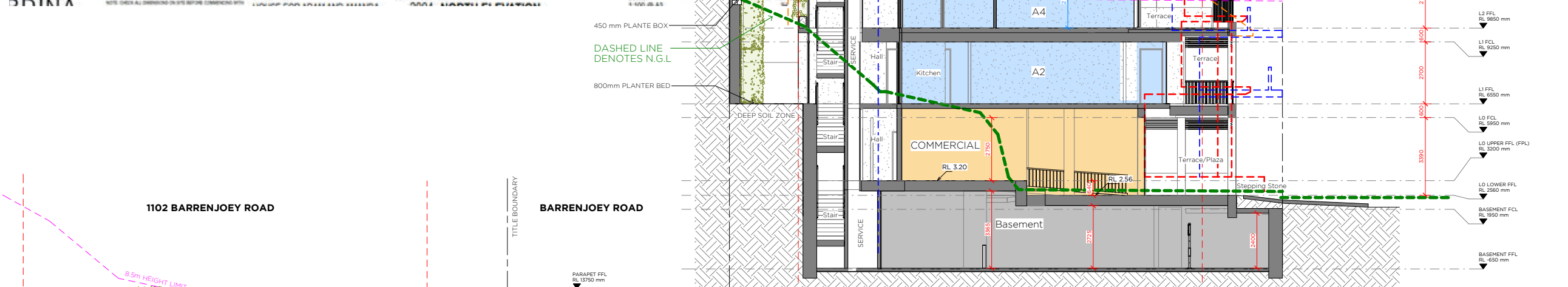
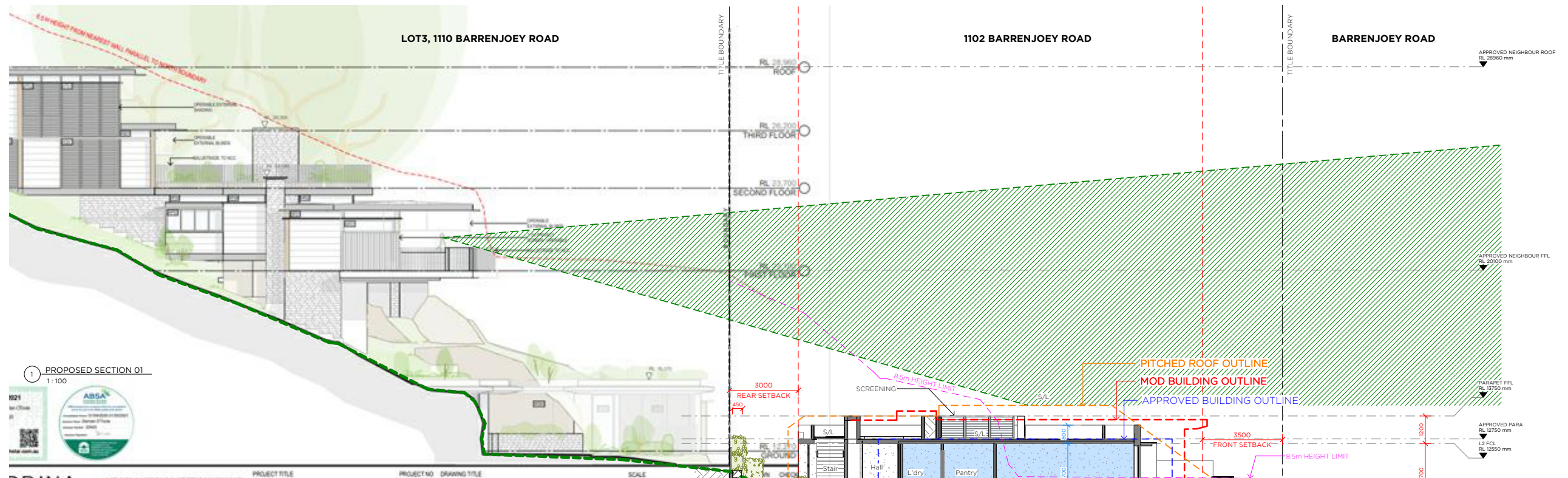
PROJECT OVERVIEW
DEVELOPMENT APPLICATION
Not to be used for construction purposes

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Drawn by:	Author	Drawing No.	Rev
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2 PROPOSED SECTION 02
1:100

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PROJECT NAME & DESCRIPTION
PALM BEACH APARTMENTS
AT
1102 BARRENJOEY ROAD, PALM BEACH

TITLE
SECTIONS
0 1 5m

PROJECT OVERVIEW			
DEVELOPMENT APPLICATION			
Not to be used for construction purposes			
Job No.	2006	Scale:	1:100 @ A1
Drawn by:	Author	Drawing No.	Rev
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