

DATE OF DEFERRAL	26 June 2020
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Steve Kennedy, Annelise Tuor
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held via teleconference on 25 June 2020, opened at 12.35pm and closed at 1pm.

MATTER DEFERRED

PPSSNH-51 – Northern Beaches – DA2019/1346 at 4-10 Inman Road Cromer for demolition works and alterations and additions to an existing industrial facility (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel agreed to defer the determination of the matter until Council has further considered additional information regarding conservation of heritage items.

The Panel is required under cl. 5.10 (10) to be satisfied that (b) *“the proposed development is in accordance with a heritage management document that has been approved by the consent authority”* and (c) *“the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out ...”*.

Consequently, an addendum to the Heritage Management Document (Conservation Management Plan prepared by Heritage 21 dated May 2019) which provides a schedule of “all necessary conservation work” should be completed as soon as possible and submitted to Council for assessment. The Panel notes the Applicant advised during the public meeting that the schedule could be completed within two weeks.

After Council has considered the updated Heritage Management Document, a Supplementary Assessment Report and revised recommended conditions should be provided to the Panel as soon as possible and the matter will be determined electronically.

Revised conditions should also include the following:

- Amend the Proposed Development description to read as follows:
Demolition works and alterations and additions to an existing industrial facility, including new warehouse, and self-storage, office premises and ancillary café.
- New condition to read as follows:
Photographic Archival Record

A photographic archival record of the site is to made of all existing buildings and structures (including interiors and exteriors and their setting), generally in accordance with the guidelines issued by Heritage NSW, Department of Premier and Cabinet.

This record must be submitted and approved by the Certifying Authority prior to commencement of any demolition or works on-site.



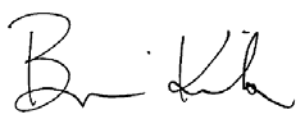


The photographic record should be made using digital technology, submitted on archival quality CD-R disc, and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

Reason: To provide an archival photographic record of the site, including any buildings and landscape elements, prior to any works.

- New condition to require that all necessary conservation work identified in the updated heritage management document is carried out

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Brian Kirk	 Annelise Tuor
 Steve Kennedy	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-51 – Northern Beaches – DA2019/1346
2	PROPOSED DEVELOPMENT	Demolition works and alterations and additions to an existing industrial facility, including new warehouse, and self-storage, office premises and ancillary café.
3	STREET ADDRESS	Lot 1 DP 1220196, No. 4 - 10 Inman Road, Cromer
4	APPLICANT/OWNER	Applicant – EG Owner - Perpetual Corporate Trust Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Coastal Management) 2018 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55 – Remediation of Land (and draft) Warringah Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Warringah Development Control Plan 2011 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: State Environmental Planning Policy (Coastal Management) 2018 The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 10 June 2020 List any clause 4.6 variation requests here Written submissions during public exhibition: 1 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Council assessment officer – Lashta Haidari On behalf of the applicant – Andrew Cowan, Paul Rapport,
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 26 February 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Annelise Tuor, Steve Kennedy <u>Council assessment staff</u>: Lashta Haidari, Steve Findlay Final briefing to discuss council's recommendation, 25 June 2020 at 12pm. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Annelise Tuor, Steve Kennedy <u>Council assessment staff</u>: Lashta Haidari, Steve Findlay
9	COUNCIL RECOMMENDATION	Approval

10	DRAFT CONDITIONS	Attached to the council assessment report
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