



northern
beaches
council

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

held via Teleconference on

WEDNESDAY 20 NOVEMBER 2024

Minutes of the Northern Beaches Local Planning Panel held on Wednesday 20 November 2024

The public meeting commenced at 12.00pm and concluded at 12.45pm.

The deliberations and determinations commenced at 1.00pm following the public meeting and concluded at 1.59pm.

ATTENDANCE:

Panel Members

Ross Bonthorne	Chair
Kate Barlett	Planning, Economics & Government & Public Administration
Michael Leavey	Planning & Government & Public Administration
Philip Young	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 except:

Item 5.3 – Kate Bartlett declared a conflict of interest in this matter and did not participate in the hearing, deliberation and determination.

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF THE NORTHERN BEACHES LOCAL PLANNING PANEL MEETING HELD ON 6 NOVEMBER 2024

The Panel notes that the minutes of the Northern Beaches Local Planning Panel Meeting held on 6 November 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 DA2024/0675 - 80-82 MONA VALE ROAD, MONA VALE - ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AND USE AS A RECREATIONAL FACILITY (OUTDOOR)

PROCEEDINGS IN BRIEF

The proposal is for alterations and additions to existing building and use as a recreational facility (outdoor)

At the public meeting, the Panel was addressed by 2 neighbours and 3 representatives of the applicant.

RECOMMENDATION OF MANAGER DEVELOPMENT ASSESSMENT

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2024/0675 for alterations and additions to existing building and use as a recreational facility (outdoor) at Lot 52 DP 1237461, 80-82 Mona Vale Road, Mona Vale subject to the conditions set out in the Assessment Report, subject to the following:

1. The amendment of the following condition:

21. Trial Period

This consent expires in 24 months from the date of commencement of operation of the pickle ball courts on site unless, the consent is modified prior to the period expiring.

Note: The modification application must be lodged with Council with sufficient time for the assessment and determination to be undertaken prior to the expiring of the consent. Supporting information should include parking occupancy data, operational acoustic information including impacts to residential properties to the north west and the extent of light spill from the external lighting.

Reason: To monitor the operation of the consent to ensure no unforeseen parking congestion issues or adverse impact on any adjoining land, or the amenity of the neighbourhood and the temporary use of the land in accordance with the consent.

2. The addition of the following condition:

Amendments to the approved plans

The following amendments are to be made to the approved plans:

- The 2.5 metre acoustic barrier along the northern side of the pickleball courts is to be extended along the length of the western façade of the courts.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/4

5.0 NON PUBLIC MEETING ITEMS

5.1 DA2024/0591 - 71 WHISTLER STREET, MANLY - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The proposal is for demolition works and construction of a dwelling house.

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 Environment Plan 2013 seeking to justify a contravention of Clause 4.4 Floor Space Ratio development standard has adequately addressed and demonstrated that:
 - a) compliance with the standard is unreasonable or unnecessary in the circumstances of the case; and
 - b) there are sufficient environmental planning grounds to justify the contravention.

B. The Panel assumes the concurrence of the Secretary, Department Planning and Environment required under Clause 4.6.

RECOMMENDATION OF MANAGER DEVELOPMENT ASSESSMENT

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2024/0591 for demolition works and construction of a dwelling house at Lot 1 DP 799776, 71 Whistler Street, Manly subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/4

5.2 DA2024/0778 - 43 FLORENCE TERRACE, SCOTLAND ISLAND - CONSTRUCTION OF A BOATSHED

PROCEEDINGS IN BRIEF

The proposal is for construction of a boatshed.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

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

B. The Panel assumes the concurrence of the Secretary, Department Planning and Environment required under Clause 4.6.

RECOMMENDATION OF MANAGER DEVELOPMENT ASSESSMENT

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2024/0778 for construction of a boatshed at Lot 93 DP 12749 & Lot LIC 640698, 43 Florence Terrace, Scotland Island subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/4

5.3 DA2023/1751 - 2 & 4 GLADYS AVENUE, FRENCHS FOREST - DEMOLITION WORKS AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING INCLUDING SITE AMALGAMATION

PROCEEDINGS IN BRIEF

The proposal is for demolition works and construction of a residential flat building including site amalgamation.

Kate Bartlett declared a conflict of interest in this matter and did not participate in the hearing, deliberation and determination.

RECOMMENDATION OF MANAGER DEVELOPMENT ASSESSMENT

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, grants deferred commencement approval for Application No. DA2023/1751 for demolition works and construction of a residential flat building including site amalgamation at Lot 1 & 3 DP 25713, 2 & 4 Gladys Avenue, Frenchs Forest subject to the conditions set out in the Assessment Report, subject to the following:

1. The amendment of the following conditions:

26. Vehicle Access & Parking

All internal driveways, vehicle turning areas, garages and vehicle parking space/car wash bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Off-street Parking standards).

The development is to provide 30 Resident parking spaces (including 3 accessible), 3 Visitor parking spaces, 4 Car Share parking spaces, 1 Car Wash Bay, 14 Motorcycle Parking Bays, 56 Resident bicycle parking and 8 Visitor bicycle parking spaces.

With respect to this, the following revision(s) must be undertaken to the parking allocation:

- 2 of the Visitor spaces are to be located on the northern property boundary between the bike lockers, replacing the 2 Car Share spaces
- 2 of the Car Share spaces are to be relocated to the northern side of the central storage area, replacing the 2 Resident spaces, so that all 4 Car Share spaces are located within the same area.

These amendment(s) must be clearly marked on the plans and submitted to Council prior to the issue of a Construction Certificate.

Reason: To ensure allocation of parking spaces for the development and compliance with Australian Standards relating to manoeuvring, access and vehicle parking.

75. Allocation of parking spaces (strata title)

With the exception of the 4 dedicated Car Share spaces and 3 Visitor spaces, all carparking spaces are to be assigned to individual units. All residential units must be assigned a minimum of one parking space. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: To ensure parking availability for residents.

104. Parking

The development is to maintain the following parking allocation for the life of the development:

(a) 30 x Residential parking spaces (including 3 accessible) marked with the number of the respective unit,

- (b) 3 x Visitor spaces
- (c) 4 x Car Share parking spaces
- (d) 1 Car Wash Bay
- (e) 14 Motorcycle Parking Bays,

All spaces must be line-marked and identified accordingly. Manoeuvring areas must be kept clear of obstructions at all times. Vehicles must not be required to queue on public roads at any time.

Reason: To ensure the appropriate management of parking on site.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report and the supplementary memo.

The panel notes that a deferred commencement condition is appropriate to deal with the acquisition of a drainage easement.

Vote: 3/3

5.4 DA2024/1235 - 83 PARADISE AVENUE, AVALON BEACH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

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

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

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

B. The Panel assumes the concurrence of the Secretary, Department Planning and Environment required under Clause 4.6.

RECOMMENDATION OF MANAGER DEVELOPMENT ASSESSMENT

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2024/1235 for alterations and additions to a dwelling house at Lot 231 DP 844713, 83 Paradise Avenue, Avalon Beach subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/4

5.5 DA2024/1463 - 2 THE BOULEVARDE, NEWPORT - STRATA SUBDIVISION OF EXISTING DUAL OCCUPANCY

PROCEEDINGS IN BRIEF

The proposal is for strata subdivision of existing dual occupancy.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under Clause 4.6 of the Pittwater Local Environment Plan 2014 seeking to vary the Minimum Lot Size Development Standard of Clause 4.2A development standard has adequately addressed and demonstrated that:
 - a) compliance with the standard is unreasonable or unnecessary in the circumstances of the case; and
 - b) there are sufficient environmental planning grounds to justify the contravention.

B. The Panel assumes the concurrence of the Secretary, Department Planning and Environment required under Clause 4.6.

RECOMMENDATION OF MANAGER DEVELOPMENT ASSESSMENT

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2024/1463 for strata subdivision of existing dual occupancy at Lot 39 DP 18415, 2 The Boulevard, Newport subject to the conditions set out in the Assessment Report.

REASONS FOR DETERMINATION

The Panel agrees generally with the Assessment Report.

Vote: 4/4

This is the final page of the Minutes comprising 11 pages numbered 1 to 11 of the Northern Beaches Local Planning Panel meeting held on Wednesday 20 November 2024.