



northern
beaches
council

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

via an Electronic Determination on

WEDNESDAY 10 JULY 2024

Minutes of the Northern Beaches Local Planning Panel

Electronically determined on Wednesday 10 July 2024

The deliberations and determinations were electronically determined by all Panel members.

ATTENDANCE:

Panel Members

David Crofts	Chair
Kara Krason	Town Planner
Oliver Klein	Town Planner
Phillip Young	Community Representative

5.0 NON PUBLIC MEETING ITEMS

5.1 DA2024/0091 - 45 BOYLE STREET BALGOWLAH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

PROCEEDINGS IN BRIEF

This Proposal is for alterations and additions to a dwelling house including a swimming pool.

The application was deferred from the meeting of 19 June 2024 for information regarding the status of the sewer tunnel at the rear of the property and for information regarding the legal status and restrictions relating to the easement for water and sewerage and their implications for the proposed development.

The information was subsequently submitted and Council provided an additional Supplementary Memo on 4 July 2024

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** Application No. DA2024/0091 for Alterations and additions to a dwelling house including a swimming pool at Lot 1 DP 175524, 45 Boyle Street Balgowlah, subject to the conditions set out in the Assessment report and Supplementary Memo, subject to the following:

1. The addition of the following condition Section 73 Compliance Certificate - Sydney Water' under 'CONDITIONS - PRIOR TO OCCUPATION CERTIFICATE:

Section 73 Compliance Certificate- Sydney Water

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au

<<http://www.sydneywater.com.au>> then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure compliance with the statutory requirements of Sydney Water.

2. The addition of the following condition Sydney Water "Tap In' under - PRIOR TO CONSTRUCTION CERTIFICATE to read as follows:

Sydney Water "Tap In"

The approved plans must be submitted to the Sydney Water Tap in service, prior to works commencing, to determine whether the development will affect any Sydney Water assets and/or easements. The appropriately stamped plans must then be submitted to the Certifier demonstrating the works are in compliance with Sydney Water requirements.

Please refer to the website www.sydneywater.com.au for:

"Tap in" details - see <http://www.sydneywater.com.au/tapin>

Guidelines for Building Over/Adjacent to Sydney Water

Assets. Or telephone 13 000 TAP IN (1300 082 746).

Reason: To ensure compliance with the statutory requirements of Sydney Water.

REASONS FOR DETERMINATION:

The Panel agrees generally with the Council Assessment Report, Supplementary Memo of 19/06/2024 and the Supplementary Memo of 04/07/2024.

Vote: 4/0

This is the final page of the Minutes comprising 4 pages numbered 1 to 4 of the Northern Beaches Local Planning Panel meeting held on Wednesday 10 July 2024.