

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

Electronically determined on

TUESDAY 24 SEPTEMBER 2019

Minutes of a Meeting of the Northern Beaches Local Planning Panel

Electronically determined on Tuesday 24 September 2019

Panel Members

Lesley Finn	Chair
Robert Hussey	Town Planner
Annelise Tuor	Town Planner
Lloyd Graham	Community Representative

3.0 DEVELOPMENT APPLICATIONS

3.5 DA2019/0409 - POR 1113 / 752038 OXFORD FALLS ROAD, FRENCHS FOREST - DEMOLITION WORKS AND CONSTRUCTION OF A SENIORS HOUSING DEVELOPMENT COMPRISING SERVICED SELF-CARE UNITS WITH ASSOCIATED BASEMENT CARPARKING, INTERNAL ROADS AND SITE LANDSCAPING

PROCEEDINGS IN BRIEF

This matter was deferred by the Northern Beaches Local Planning Panel on 4 September 2019 for the following reasons:

The additional information provided by the applicant to the Panel be assessed by Council and a supplementary report be provided to the Panel.

Following receipt of this report, the Panel (as constituted on 4 September 2019) will determine the application electronically, unless the Chair determines that a further public meeting is required.

A Supplementary Report and additional information was submitted to the Panel on 17 September 2019 for consideration.

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2019/0409 for demolition works and construction of a seniors housing development comprising serviced self-care units with associated basement carparking, internal roads and site landscaping at Lot 1113 DP 752038, 1113 / 752038 Oxford Falls Road, Frenchs Forest for the following reason:

1. The revised plans and additional information have not resolved the issues in relation to the access requirements for a footpath to the nearest bus stop.

Two of the panel members, being Annelise Tuor and Robert Hussey, were of the view that the site is not a preferred location for a seniors housing development. However, the additional plans and information have addressed the reasons for refusal in Council's report of 4 September. In particular, the provision of a community transport service within the development satisfies the requirement of clause 40(b) of Warringah Local Environmental Plan 2000 for "adequate access" and the proposed footpath to the public bus stop further improves access. The application could therefore be approved subject to appropriate conditions including the on going requirement for the bus service and the provision of the footpath.

Vote: 2 for refusal, 2 for approval. The Chair exercised her casting vote for refusal.

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electronically determined on Tuesday 24 September 2019.