



northern
beaches
council

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

Electronically determined on

THURSDAY 14 JULY 2022

Minutes of the Northern Beaches Local Planning Panel

Electronically determined on Thursday 14 July 2022

Panel Members

Annelise Tuor	Chair
Kara Krason	Town Planner
Brian Kirk	Town Planner
Nick Lawther	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

Nil

4.0 PUBLIC MEETING ITEMS

4.1 DA2021/2313 - 177 SEAFORTH CRESCENT, SEAFORTH - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE.

PROCEEDINGS IN BRIEF

This application was deferred from the meeting of 15 June 2022 for amended plans and Clause 4.6 written request.

The Panel received one (1) late submission dated 11 July 2022.

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 4.3 Height of Buildings 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.
- 2) the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives for development within the zone in which the development is proposed to be carried out.

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

DETERMINATION OF DEVELOPMENT APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** of Application No. DA2021/2313 for demolition works and construction of a dwelling house on land at Lot 180 DP 4889, 177 Seaforth Crescent, SEAFORTH, subject to the conditions set out in the Assessment Report and as amended in the supplementary memo, subject to the following:

1. The amendment of condition 7 to read as follows:

7. Amended Landscape Plan

An Amended Landscape Plan will be required at Construction Certificate stage should the application be approved, based on the Landscape Plan submitted for development application, to provide detailed landscape design information, including:

- i) hard landscape elements as shown on the Landscape Plan including detail of finishes and levels.
- ii) planting scheme with plant selection, quantities and pot container sizes.
- iii) addition of three native replacement trees to be located within the property, as determined in consideration of existing views from neighbouring properties, and consisting of the following species: 1 x Sydney Peppermint (*Eucalyptus pipertia*), 1 x Sydney Red Gum (*Angophora costata*), and 1 x Port Jackson Fig (*Ficus rubiginosa*).
- iv) all tree planting shall be a minimum planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees.

- v) all trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established, and shall be located at least 3.0 metres from buildings, and at least 2.0 metres from common boundaries.
- vi) mass planting shall be installed at minimum 1 metre intervals for shrubs and screening plants of a minimum 200mm container size at planting, and at 4 plants per metre square for groundcovers and other low height planting of a minimum 140mm container size at planting, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch.
- vii) all proposed tree planting shall be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight to living rooms, private open space, and where the proposed location of trees may otherwise be positioned to minimise any significant loss of views from neighbouring and nearby dwellings and from public spaces.
- viii) provision of a Vegetation Management Plan for the area to be dedicated for bush regeneration, and this component shall satisfy any requirements imposed by Council's Biodiversity Referral.
- ix) all landscape works shall be contained within the legal boundaries, and no new landscape works are permitted beyond boundaries.
- x) The landscape plan is to include low-growing species within the area between the foreshore setback and the new dwelling. New landscaping is to be composed of at least 80% species from the Manly Ward Native Plant List (available on Council's website) and must be consistent with Appendix 5 of Planning for Bush Fire Protection (2019). Certification shall be provided to the Certifying Authority that these amendments have been documented.
- xi) The planter box at level 3, along the south western side is to be extended towards the street a further 5.7 metres.
- xii) The existing ground level within 1 metre of the south western boundary is to be maintained and the screen planting as detailed on the landscape plan is to be provided at this level.

Reason: Landscape amenity.

2. The addition of the following condition:

51. Maintenance of Landscape

Landscaping in accordance with the approved amended landscaping plans and other conditions of this consent shall be maintained for the life of the development.

Reason: Neighbourhood amenity

REASONS FOR DETERMINATION:

For the reasons in the assessment report and supplementary memo, the Panel is satisfied that the development can be approved subject to the amendment of condition 7 and inclusion of condition 51.

Vote: 4/0

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 Thursday 14 July 2022.