

DATE OF DETERMINATION	28 June 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis, Steve Kennedy,
APOLOGIES	Paul Stein
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 28 June 2017, opened at 12:10 pm and closed at 2:00 pm.

MATTER DETERMINED

2016SYE113 - Northern Beaches - DA0176/2016 at 2 West Promenade, Manly (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel considered the objections raised in relation to traffic access, parking and stormwater. The Panel notes that:

- Traffic access and egress along Eustace Road meets the requirements of the RMS and Council's Traffic Engineer
- Condition ANS08 and Condition ANS17 and have been included in response to the concerns related to movement of vehicles
- The site is not in a flood zone and Condition 15 addresses the management of stormwater

The Panel notes that the height development standard has been varied under clause 4.6 of the Manly LEP 2013. This variation is justified by a submission of the applicant chiefly on the ground that the retention of the heritage item allowed only a part of the site to be developed.

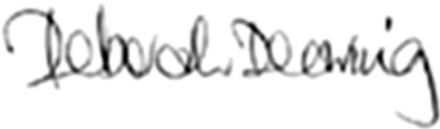



The Panel noted that the applicant did not include the ground floor garbage and loading facilities of 160sqm in the GFA calculations. This results in the proposed Floor Space Ratio being 2.96:1 which is within the 3:1 control.

The Panel concluded that the application provides adequate internal amenity for the apartments and retains a local heritage item. The Panel concluded that the application is satisfactory for approval subject to conditions.

CONDITIONS

The development application was approved subject to the amended conditions provided by Council on the 27 June 2017 with the following amendments:

- A new Condition ANS01a is to be added – *‘Ventilation to Units numbered 1.08, 2.08 and 3.08 is to be provided via a plenum at ceiling level’*
- Condition ANS08 is to include additional bullet point *‘small vehicles must be used for servicing the Club’*

PANEL MEMBERS	
 Dr Deborah Dearing (Chair)	 Sue Francis
 Dr John Roseth	 Steve Kennedy

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYE113 – Northern Beaches - DA0176/2016
2	PROPOSED DEVELOPMENT	Construction of a mixed-use development and alterations to the existing Auckland Garage building, comprising a registered club at ground level and residential accommodation above, basement car parking, associated landscaping and strata subdivision
3	STREET ADDRESS	2 West Promenade, Manly
4	APPLICANT OWNER	Robinson Urban Planning Manly Civic Club
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Manly Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Manly Development Control Plan 2013 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil 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: 16 June 2017 Written submissions during public exhibition: 29 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Support – Nil Object – Glenn Rawlins, Geraldine Woo On behalf of the applicant – Matthew Cumming, Sandra Robinson, Martin Mallia
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting: 23 November 2016 Final briefing meeting to discuss council's recommendation, 28 June 2017 at 11.25 am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Deborah Dearing (Chair), John Roseth, Sue Francis, Steve Kennedy <u>Council assessment staff</u>: Claire Downie, Rod Piggott
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Amended conditions provided by Council on the 27 June 2017