



northern  
beaches  
council

# MINUTES

## DEVELOPMENT DETERMINATION PANEL MEETING

held via teleconference on

**WEDNESDAY 12 APRIL 2023**

**Minutes of a Meeting of the Development Determination Panel  
held on Wednesday 12 April 2023  
via teleconference**

## **1.0 APOLOGIES AND DECLARATIONS INTEREST**

Nil

## **2.0 MINUTES OF PREVIOUS MEETING**

### **2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 31 MARCH 2023**

The minutes of the Development Determination Panel held 31 March 2023, were adopted by all Panel Members and have been posted on the Council's website.

### 3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

#### 3.1 DA2022/1718 - 2 WOODLAND STREET BALGOWLAH HEIGHTS - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

##### PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Maxwell Duncan	Acting Manager, Development Assessment
Kelly Lynch	Acting Manager, Strategic & Place Planning

##### PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel was addressed by a representatives of the applicant.

The Panel concurred with the Officer's Assessment Report and recommendation.

##### STATEMENT OF REASON

The proposal generally satisfies the relevant strategy, objectives and provisions of Manly LEP 2013 and the Manly DCP 2013 subject to conditions.

##### COMMUNITY CONSULTATION

Issues raised in the submissions have been taken into account in the report and the meeting.

##### 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 LEP 2013 seeking to justify a contravention of clause 4.3 Height of Buildings and 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.
- 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

THAT Council as the consent authority, **approves** Application No. DA2022/1718 for alterations and additions to a dwelling house at Lot 2460 DP 752038, 2 Woodland Street BALGOWLAH HEIGHTS, subject to the conditions set out in the Assessment Report.

Vote: 3/0

### **3.2 DA2023/0085 - 49 ALEXANDER STREET MANLY - ALTERATIONS AND ADDITIONS INCLUDING A FRONT FENCE, TO AN EXISTING SEMI-ATTACHED DWELLING.**

#### **PANEL MEMBERS**

Daniel Milliken	Manager, Development Assessment
Maxwell Duncan	Acting Manager, Development Assessment
Kelly Lynch	Acting Manager, Strategic & Place Planning

#### **PROCEEDINGS IN BRIEF**

The Panel viewed the site and the surrounds. There were no registered speakers.

The Panel questioned the necessity of condition 12. requiring the deletion of the skylight, noting that the adjoining dwelling contains a very similar skylight. Council's Heritage Officer raised no objections to the deletion of the condition.

The Panel concurred with the Officer's Assessment Report and recommendation, subject to the deletion of condition 12.

#### **STATEMENT OF REASON**

The proposal generally satisfies the relevant strategy, objectives and provisions of Manly LEP 2013 and the Manly DCP 2013 subject to conditions.

#### **COMMUNITY CONSULTATION**

There were no submissions received for this application.

#### **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 LEP 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.
- 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**

THAT Council as the consent authority, **approves** Application No. DA2023/0085 for alterations and additions including a front fence, to an existing semi-attached dwelling at Lot 1 DP 218725, 49 Alexander Street MANLY, subject to the conditions set out in the Assessment Report, and the following:

1. The deletion of condition 12. Skylight to front verandah roof

Vote: 3/0

### **3.3 REV2023/0002 - 82 BINBURRA AVENUE AVALON BEACH - REVIEW OF DETERMINATION OF APPLICATION DA2022/0885 FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING GARAGE**

#### **PANEL MEMBERS**

Daniel Milliken	Manager, Development Assessment
Maxwell Duncan	Acting Manager, Development Assessment
Kelly Lynch	Acting Manager, Strategic & Place Planning

#### **PROCEEDINGS IN BRIEF**

The Panel viewed the site and the surrounds.

The Panel was addressed by a representatives of the applicant.

The Panel is of the view that the proposed garage is inappropriate as a result of its nil setback and overall bulk. The Panel considers that a much more light weight carport style structure is suitable in these circumstances given the site constraints, difficult topography and the position of the existing dwelling.

Recommended condition 10. goes some way to amending the design to a structure that is more appropriate, however, the Panel is of the view that the condition both does not go far enough and cannot adequately deal with the difficult topography and how the garage/carport integrates with rest of the proposed development. For example, the southern wall cannot be deleted in its entirety as a portion of it will act as a retaining wall necessary to achieve the parking space.

In the Panel's opinion, the planters around the edge of the garage/carport should also be removed, the roof replaced with a light weight, low pitched design, and the portion of the southern wall that retains land has to remain.

The Panel is of the view that amended plans need to be seen prior to determination so that these issues can be resolved. However, given the limited time left to conduct this review, preparing and reviewing amended plans is not possible. The Panel is concerned that any attempt to condition further changes would result in a design far removed from what was originally proposed, and it would be difficult to adequately word a condition so that the Panel's intent is clear.

In addition, while the retaining wall at the rear of the dwelling does form part of the proposal, insufficient detail has been provided for an assessment of it.

As a result, The Panel must refuse the application.

#### **STATEMENT OF REASON**

The proposal does not satisfy the relevant strategy, objectives and provisions of Pittwater LEP 2014 and the Pittwater 21 DCP subject to conditions.

#### **COMMUNITY CONSULTATION**

Issues raised in the submission have been taken into account in the report and the meeting.

**DETERMINATION OF REVIEW APPLICATION**

THAT Council as the consent authority, **refuses** Application No. REV2023/0002 for Review of Determination of Application DA2022/0885 for alterations and additions to a dwelling house including garage at Lot 30 DP 22275, 82 Binburra Avenue AVALON BEACH, for the following reasons:

1. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Part A4.1 Avalon Beach Locality, of the Pittwater 21 DCP, in that it does not minimise bulk and scale.
2. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Part D1.8 Front building line, of the Pittwater 21 DCP, in that it does not adequately respond to the existing urban environment.
3. Pursuant to Section 4.15(1)(a)(iv) of the Environmental Planning and Assessment Act 1979 the development application has not provided sufficient information to undertake a full assessment of the proposal.

Vote: 3/0



### **3.4 DA2022/1422 - 70 CHERYL CRESCENT NEWPORT - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE**

#### **PANEL MEMBERS**

Daniel Milliken	Manager, Development Assessment
Maxwell Duncan	Acting Manager, Development Assessment
Kelly Lynch	Acting Manager, Strategic & Place Planning

#### **PROCEEDINGS IN BRIEF**

The Panel viewed the site and the surrounds.

There were no registered speakers. The Panel did receive a late submission from an adjoining property owner and noted that the concerns raised were addressed in the assessment report and appropriate conditions have been included in the recommendation.

The Panel concurred with the Officer's Assessment Report and recommendation.

#### **STATEMENT OF REASON**

The proposal generally satisfies the relevant strategy, objectives and provisions of Pittwater LEP 2014 and the Pittwater 21 DCP subject to conditions.

#### **COMMUNITY CONSULTATION**

Issues raised in the submission have been taken into account in the report and the meeting.

#### **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 LEP 2014 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**

THAT Council as the consent authority, **approves** Application No. DA2022/1422 for demolition works and construction of a dwelling house at Lot 50 DP 237085, 70 Cheryl Crescent NEWPORT, subject to the conditions set out in the Assessment Report.

Vote: 3/0

### **3.5 DA2022/0670 - 18 MARGARET STREET FAIRLIGHT - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE**

#### **PANEL MEMBERS**

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Kelly Lynch	Acting Manager, Strategic & Place Planning

#### **PROCEEDINGS IN BRIEF**

The Panel viewed the site and the surrounds.

The Panel was addressed by one objector and representatives of the applicant.

The Panel considered issues of privacy, views, access and the side boundary fence.

The Panel is of the view that while some privacy protection from the proposed rear deck is necessary, a screen along the full length of the southern and eastern sides is excessive. The Panel decided to amend condition 14. to require the privacy screen to only extend along half of the southern elevation of the deck, from the rear of the dwelling, to a height of 1.5m.

The proposed side boundary fence along the southern boundary of the site will result in several issues with access, construction and maintenance. It is clear that the use of the side passage between 16 and 18 Margret Street needs to be resolved. However, this needs to be done between the two owners and is a civil matter. The Panel is of the view that the side boundary fence should be deleted.

#### **STATEMENT OF REASON**

The proposal generally satisfies the relevant strategy, objectives and provisions of Manly LEP 2013 and the Manly DCP 2013 subject to conditions.

#### **COMMUNITY CONSULTATION**

Issues raised in the submissions have been taken into account in the report and the meeting.

#### **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 LEP 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.
- 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**

THAT Council as the consent authority, **approves** Application No. DA2022/0670 for Alterations and additions to a dwelling house at Lot 1 DP 953749, 18 Margaret Street FAIRLIGHT, subject to the conditions set out in the Assessment Report, subject to the following:

1. The amendment of condition 8. to read as follows:

**8. Amendments to the approved plans**

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

- Window W8 located off the first floor bathroom is to have opaque glazing.
- The 'Proposed Timber side Fence on Boundary 1.3m High From Building Line To Rear Boundary' is to be deleted from the plans
- The 'Proposed Timber Boundary Fence 1.8m High' is to be deleted from the plans.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

2. The amendment of condition 14. to read as follows:

**14. Privacy Screens**

A 1.5 metre privacy screen (measured from finished floor level) is to be erected for half the length, starting from the rear wall of the dwelling, of the outermost southern edge of the Ground Floor deck located off the Lounge as shown on the approved plans. The privacy screen shall be of fixed panels or louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development.

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

Reason: In order to maintain privacy to the adjoining / nearby property.

Vote: 3/0

### **3.6 DA2022/1953 - 52 CASTLE CIRCUIT SEAFORTH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE**

#### **PANEL MEMBERS**

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Kelly Lynch	Acting Manager, Strategic & Place Planning

#### **PROCEEDINGS IN BRIEF**

The Panel viewed the site and the surrounds.

The Panel was addressed by representatives of the applicant.

The Panel concurred with the Officer's Assessment Report and recommendation.

#### **STATEMENT OF REASON**

The proposal generally satisfies the relevant strategy, objectives and provisions of Manly LEP 2013 and the Manly DCP 2013 subject to conditions.

#### **COMMUNITY CONSULTATION**

Issues raised in the submission have been taken into account in the report and the meeting.

#### **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 LEP 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**

THAT Council as the consent authority, **approves** Application No. DA2022/1953 for alterations and additions to a dwelling house at Lot 12 DP 200638, 52 Castle Circuit SEAFORTH, subject to the conditions set out in the Assessment Report.

Vote: 3/0

### **3.7 DA2022/1573 - 32 IAN AVENUE NORTH CURL CURL - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE**

#### **PANEL MEMBERS**

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Kelly Lynch	Acting Manager, Strategic & Place Planning

#### **PROCEEDINGS IN BRIEF**

The Panel viewed the site and the surrounds.

The Panel was addressed by a representative of multiple objectors and representatives of the applicant.

The Panel visited multiple properties to gain a better understanding of the view impacts of the proposal. From these visits, it is clear that any additional floor space above any part of the existing dwelling will impact on views from one of more properties.

The Panel is satisfied that the proposal achieves a reasonable sharing of views.

The Panel notes the supplementary memo and the recommended change to Condition 13.

#### **STATEMENT OF REASON**

The proposal generally satisfies the relevant strategy, objectives and provisions of Warringah LEP 2011 and the Warringah DCP 2011 subject to conditions.

#### **COMMUNITY CONSULTATION**

Issues raised in the submission/s have been taken into account in the report and the meeting.

#### **DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS**

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Warringah LEP 2011 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**

THAT Council as the consent authority, **approves** Application No. DA2022/1573 for alterations and additions to a dwelling house at Lot 15 DP 16602, 32 Ian Avenue NORTH CURL CURL, subject to the conditions set out in the Assessment Report and Supplementary Memos, subject to the following:

1. The amendment of condition 13. to read as follows:

**13. Privacy Screens**

A 1.65 metre privacy screen (measured from finished floor level) is to be installed for the entire length of the outermost southern edge of the Level 3 terrace at the rear of the dwelling located off the Living/Dining Room as shown on the approved plans. The privacy screen shall be of fixed panels or louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development.

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

Reason: In order to maintain privacy to the adjoining / nearby property.

Vote: 3/0

**3.8 DA2022/0736 - 35 PINE STREET MANLY - ALTERATIONS AND ADDITIONS INCLUDING A CHANGE OF USE FROM BACKPACKERS ACCOMMODATION TO A PAIR OF SEMI-DETACHED DWELLINGS INCLUDING SUBDIVISION, CONSTRUCTION OF NEW TWO (2) SWIMMING POOLS AND ANCILLARY WORKS.**

**PANEL MEMBERS**

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Kelly Lynch	Acting Manager, Strategic & Place Planning

**PROCEEDINGS IN BRIEF**

The Panel viewed the site and the surrounds.

The Panel was addressed by representatives of the applicant.

The Panel concurred with the Officer's Assessment Report and recommendation, along with the additional assessment undertaken in the Supplementary Memo.

The Panel also notes the recommended changes to conditions outlined in the Supplementary Memo.

**STATEMENT OF REASON**

The proposal generally satisfies the relevant strategy, objectives and provisions of Manly LEP 2013 and the Manly DCP 2013 subject to conditions.

**COMMUNITY CONSULTATION**

Issues raised in the submissions have been taken into account in the report and the meeting.

**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 LEP 2013 seeking to justify a contravention of clause 4.3 Height of Buildings and 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.
- 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**

THAT Council as the consent authority, **approves** Application No. DA2022/0736 for alterations and additions including a change of use from backpackers accommodation to a pair of semi-detached dwellings including subdivision, construction of new two (2) swimming pools and ancillary works at

Lot 10 DP 2427, 35 Pine Street MANLY, subject to the conditions set out in the Assessment Report and the following changes outlined in the Supplementary Memo:

1. The amendment of condition 7. under the heading "Floor Levels – C3" to read as follows:

### **Floor Levels – C3**

The underfloor area of the new rear addition building where below the 1% AEP flood level is to be designed to allow clear passage of floodwaters. At least 50% of the perimeter of the new underfloor area must be of an open design from the natural ground level up to the 1% AEP flood level of 6.02m AHD.

2. The amendment of condition 8. to read as follows:

### **8. Amendments to the approved plans**

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

- i) The side setback along the common side boundary with No.33 Pine Street and No.39 Pine Street is to be retained proximity to existing ground level in order to maintain ground level privacy (noise and overlooking) to adjacent land and along side access areas.
- ii) The balconies adjacent D06 and D13 at RL9.93 are to be reduced to a narrower "Juliette style" balcony with a maximum depth (north-south) of 0.6m in order to reduce usable overlooking terrace area and overlooking impacts on adjacent land.

Details demonstrating compliance are to be shown on the plans and submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To maintain sense of openness to front boundary areas, including adequate safety and security in accordance with the Warringah DCP.

3. The amendment of condition 17. to read as follows:

### **17. Landscape Completion**

Landscape works are to be implemented in accordance with the approved Landscape Plan, and inclusive of the following conditions:

- i) The 2 x *Banksia Integrifolia* shown to be planted adjacent the driveway area (as per the landscape plan) shall be substituted for 2 x 'Blueberry Ash' trees. One (1) *Banksia Integrifolia* shall be planted in a suitable space within the rear setback area for each of the proposed lots,
- ii) all tree planting shall be a minimum pre-ordered planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees, 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 1.5 metres from common boundaries, and located either within garden bed or within a prepared bed within lawn,
- iii) mass planting shall be installed at minimum 1 metre intervals for shrubs of a minimum 200mm container size at planting or as otherwise scheduled if greater in size, and at 4 plants per metre square for groundcovers of a minimum 140mm container size at planting or as otherwise scheduled if greater in size, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch,
- iv) 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.

Prior to the issue of an Occupation Certificate, details shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

Vote: 3/0

### **3.9 DA2022/1244 - 9 SANDY BAY ROAD CLONTARF - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE**

#### **PANEL MEMBERS**

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Kelly Lynch	Acting Manager, Strategic & Place Planning

#### **PROCEEDINGS IN BRIEF**

The Panel viewed the site and the surrounds.

There were no registered speakers.

The Panel concurred with the Officer's Assessment Report and recommendation.

#### **STATEMENT OF REASON**

The proposal generally satisfies the relevant strategy, objectives and provisions of Manly LEP 2013 and the Manly DCP 2013 subject to conditions.

#### **COMMUNITY CONSULTATION**

Issues raised in the submission have been taken into account in the report and the meeting.

#### **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 LEP 2013 seeking to justify a contravention of clause 4.3 Height of Buildings and 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.
- 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**

THAT Council as the consent authority, **approves** Application No. DA2022/1244 for alterations and additions to a dwelling house at Lot 2 DP 209870, 9 Sandy Bay Road CLONTARF, subject to the conditions set out in the Assessment Report.

Vote: 3/0

*The meeting concluded at 11:30am.*

This is the final page of the Minutes comprising 19 pages  
numbered 1 to 19 of the Development Determination Panel meeting  
held on Wednesday 12 April 2023.