



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held via Teleconference on

MONDAY 18 DECEMBER 2023

Minutes of a Meeting of the Development Determination Panel held on Monday 18 December 2023 via Teleconference

The minutes were determined on 20 December 2023

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 13 DECEMBER 2023

The minutes of the Development Determination Panel held 13 December 2023, were adopted by all Panel Members and have been posted on the Council's website.

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.2 DA2023/0898 - 22 BLIGH CRESCENT SEAFORTH - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOL

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Liza Cordoba	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant.

The Panel was of the view that the impacts to views have not been minimised given the potential for a redesign of the upper level and/or a lowering of the maximum RL. The redesign of the upper level would result in an unreasonable loss of internal amenity, however, a reduction of the maximum RL, achieved through reduced floor to ceiling heights and/or reduced slab thicknesses, can be achieved while maintaining high internal amenity for the subject site.

The applicant offered a reduction of 200mm in discussions with the assessing officer. The Panel was of the view that this is not sufficient and that a reduction of 600mm is required. The Panel notes that this can be achieved through reductions in floor to ceiling heights, slab thicknesses or both.

Subject to a condition requiring a reduction in the maximum RL to 30.81, 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 4.4 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** Development Application No. DA2023/0898 for demolition works and construction of a dwelling house including swimming pool at Lot 12 DP 872763, 22 Bligh Crescent SEAFORTH, subject to the conditions set out in the Assessment Report, with the following changes:

1. Add the following new condition

Amendments to the Approved Plans, to read as follows:

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

- The maximum RL of the development is to be no greater than RL 30.81.

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

Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

Vote: 3/0

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Development Determination Panel meeting
held on Monday 18 December 2023.