

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held via teleconference on

WEDNESDAY 24 APRIL 2024

Minutes of a Meeting of the Development Determination Panel held on Wednesday 24 April 2024 via teleconference

The public meeting commenced at 10.00am and concluded at 12:41pm.

The minutes were determined on 26 April 2024.

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD ON 10 APRIL 2024

The minutes of the Development Determination Panel held on 10 April 2024, were adopted by all Panel Members and have been posted on the Council's website.

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 REV2024/0001 - 9 LINCOLN AVENUE COLLAROY - REVIEW OF DETERMINATION OF APPLICATION DA2023/0123 FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

PANEL MEMBERS

Peter Robinson	Executive Manager, Development Assessment
Neil Cocks	Manager, Strategic & Place Planning
Anne-Maree Newberry	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by one objector and 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 Warringah LEP 2011 and the Warringah DCP 2011 subject to conditions.

COMMUNITY CONSULTATION

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

DETERMINATION OF REVIEW APPLICATION

THAT Council, as the consent authority, pursuant to REV2024/001, reviews the determination of DA2023/00123 and **grants Development Consent** to Application No. REV2024/0001 for Review of Determination of Application No. DA2023/00123 for Alterations and additions to a dwelling house including a swimming pool on land at Lot 1 DP 16998, 9 Lincoln Avenue COLLAROY, subject to the conditions set out in the Assessment Report.

Vote: 3/0

3.2 DA2023/1696 - 40 CASTLE CIRCUIT SEAFORTH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Anne-Maree Newberry	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant.

Prior to the meeting, the Panel was unclear which portions of the existing retaining wall, were to be retained, demolished or reused. The applicant provided an updated plan, after the meeting, showing this detail. The Panel is satisfied with this information.

An additional condition and amendments to other conditions are necessary, and these will be detailed below.

Subject to the above, 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.

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority **approves** Development Consent to DA2023/1696 for alterations and additions to a dwelling house including a swimming pool on land at Lot 24 DP 20458, 40 Castle Circuit SEAFORTH, subject to the conditions set out in the Assessment Report, with the following changes:

1. The addition of the following condition:

Boundary Identification Survey

A boundary identification survey, prepared by a Registered Surveyor, shall be provided in respect of the subject site.

The plans submitted for the Construction Certificate are to accurately reflect the property boundaries as shown on the boundary identification survey, with setbacks between the property boundaries and the approved works consistent with those nominated on the Approved Plans of this consent.

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

Reason: To ensure all approved works are constructed within the subject site and in

a manner anticipated by the development consent.

2. The amendment of condition 1 to include the following plan :

Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
D1	C	Part Demolition Plan	Sally Gardner Design and Draft	24 April 2024

3. The amendment of condition 5 to read as follows:

Existing retaining wall

The portion of the existing retaining wall coloured in green on drawing D1 revision C, prepared by Sally Gardner Design and Draft, dated 24 April 2024 is granted consent for use only.

The partially retained portion of the existing retaining wall coloured in orange on drawing D1 revision C, prepared by Sally Gardner Design and Draft, dated 24 April 2024 is granted consent for use only.

The existing physical works are not approved as part of this consent.

Reason: To ensure compliance with the terms of this consent.

Vote: 3/0

3.3 MOD2023/0549 - 50 LAUDERDALE AVENUE FAIRLIGHT - MODIFICATION OF DEVELOPMENT CONSENT DA2017/1333 GRANTED FOR DEMOLITION AND CONSTRUCTION OF A NEW DWELLING HOUSE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Anne-Maree Newberry	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

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

DETERMINATION OF MODIFICATION APPLICATION

Deliberations are delayed to provide the Panel additional time to consider the application.

3.4 DA2023/1904 - 2 JAMIESON PARADE COLLAROY - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Anne-Maree Newberry	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and 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 Warringah LEP 2011 and the Warringah DCP 2011 subject to conditions.

COMMUNITY CONSULTATION

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

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority **approves** Development Consent to DA2023/1904 for demolition works and construction of a dwelling house on land at Lot 10 DP 12012, 2 Jamieson Parade COLLAROY, subject to the conditions set out in the Assessment Report.

Vote: 3/0

3.5 DA2023/0729 - 6 MONASH PARADE DEE WHY - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Rodney Piggott	Manager, Development Assessment
Anne-Maree Newberry	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 considered the arguments made by the applicant during the meeting, but were of the view that multiple non-compliances directly lead to a loss of views and that a better design solution is possible.

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

STATEMENT OF REASON

The proposal does not satisfy the relevant strategy, objectives and provisions of Warringah LEP 2011 and the Warringah DCP 2011 as set out within the reasons for refusal in the assessment report.

COMMUNITY CONSULTATION

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

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority **refuses** Development Consent to DA2023/0729 for alterations and additions to a dwelling house on land at Lot 1 DP 653825, 6 Monash Parade DEE WHY, for the reasons for refusal set out in the Assessment Report.

Vote: 3/0

3.6 DA2023/0957 - 7 PARR AVENUE NORTH CURL CURL - DEMOLITION WORKS AND THE ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING HOUSE, INCLUDING THE SUBDIVISION OF ONE LOT INTO TWO

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Rodney Piggott	Manager, Development Assessment
Anne-Maree Newberry	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

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

DETERMINATION OF DEVELOPMENT APPLICATION

Deliberations are delayed to provide the Panel additional time to consider the application.

3.7 DA2023/0958 - 7 PARR AVENUE NORTH CURL CURL - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOL AND GARAGE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Rodney Piggott	Manager, Development Assessment
Anne-Maree Newberry	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

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

DETERMINATION OF DEVELOPMENT APPLICATION

Deliberations are delayed to provide the Panel additional time to consider the application.

3.8 DA2023/0959 - 7 PARR AVENUE NORTH CURL CURL - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOL AND GARAGE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Rodney Piggott	Manager, Development Assessment
Anne-Maree Newberry	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

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

DETERMINATION OF DEVELOPMENT APPLICATION

Deliberations are delayed to provide the Panel additional time to consider the application.

3.9 MOD2024/0108 - 220 BARRENJOEY ROAD NEWPORT - MODIFICATION OF DEVELOPMENT CONSENT DA2023/0874 GRANTED FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Rodney Piggott	Manager, Development Assessment
Anne-Maree Newberry	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and 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 Pittwater LEP 2014 and the Pittwater 21 DCP subject to conditions.

COMMUNITY CONSULTATION

There were no submissions received for this application.

DETERMINATION OF MODIFICATION APPLICATION

THAT Council as the consent authority **approves** Development Consent to Mod2024/0108 for Modification of Development Consent DA2023/0874 granted for Alterations and additions to a dwelling house including a swimming pool on land at Lot 8 DP 31532, 220 Barrenjoey Road NEWPORT, subject to the conditions set out in the Assessment Report.

Vote: 3/0

This is the final page of the Minutes comprising 14 pages
numbered 1 to 14 of the Development Determination Panel meeting
held on Wednesday 24 April 2024.