

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held in the Walamai Room, Civic Centre, Dee Why on

WEDNESDAY 13 FEBRUARY 2019

**Minutes of a Meeting of the Development Determination Panel
held on Wednesday 13 February 2019
in the Walamai Room, Civic Centre, Dee Why**

ATTENDANCE:

Panel Members

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Rodney Piggott	Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

However it is acknowledged that a late submission was received from Matthew Edmonds, Manager Development Assessments, in regards to item 3.2.

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 30 JANUARY 2019

The Minutes of the Development Determination Panel held 30 January 2019, were adopted by all Panel Members at the time of the meeting and have been posted on the Council's website

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2018/1847 - 7 NORTH HARBOUR STREET, BALGOWLAH - DEMOLITION WORKS, CONSTRUCTION OF A DWELLING HOUSE INCLUDING THE RETENTION OF A PORTION OF THE EXISTING DWELLING HOUSE

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by the applicant.

The Panel concurred with the Officer's assessment report and recommendation.

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 Environmental 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.

DECISION

THAT Development Application DA2018/1847 for Demolition works, construction of a dwelling house including the retention of a portion of the existing dwelling house on land at Lot 3 DP 10882, 7 North Harbour Street, Balgowlah be **approved** subject to the conditions and for the reasons set out in the Assessment Report.

Voting 3/0

3.2 DA2018/0089 - 4 DY GAL STREET, MONA VALE - DEMOLITION OF SITE STRUCTURES AND CONSTRUCTION OF A SENIORS LIVING DEVELOPMENT UNDER SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) COMPRISING EIGHT (8) DWELLINGS WITH BASEMENT CARPARKING

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel received a late submission on 7 February 2019 from Matthew Edmonds, (Manager Development Assessments at Northern Beaches Council), as a local resident to the proposal. The submission related to the recommendations contained in the Traffic Engineers referral specifically in relation to recommendation for, and location of, a pedestrian refuge island in Waratah Street. The submission did not object to the proposed development.

The Panel were addressed by the applicant raising concerns with inconsistencies within the report and addressing reasons for refusal. The applicant made further written submissions regarding the building height envelope and a character analysis of the surrounding area.

The Panel has decided to defer the item to clarify details on the development and the assessment report before further consideration.

DECISION

THAT Determination Application DA2018/0089 for alterations and additions to an existing dwelling house on land at Lot 5 DP 9767 and Lot 2 DP 356334, 4 Dyalgal Street, Mona Vale be **deferred** for the following reasons:

- a. For the panel to clarify inconsistencies within the assessment report,
- b. For details to be submitted to clarify boundary levels in order to establish Building Height Envelope,
- c. For details to be submitted to clarify ground levels of the path on the southern elevation
- d. For details to be submitted to illustrate the size and sill height of the windows on the south elevation.

The outstanding information must be amended and submitted to the Council otherwise the application will be determined on the information currently provided. Following receipt of this information, the Panel will determine the application.

Voting 3/0

The meeting concluded at 11.00am

This is the final page of the Minutes comprising 5 pages numbered 1 to 5 of the Development Determination Panel meeting held on Wednesday 13 February 2019.