

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held in the Walamai Room, Civic Centre, Dee Why on 8 May 2019

WEDNESDAY 8 MAY 2019

**Minutes of a Meeting of the Development Determination Panel
held on Wednesday 8 May 2019
in the Walamai Room, Civic Centre, Dee Why**

ATTENDANCE:

Panel Members

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Steven Findlay	Manager, Development Assessment
Phil Jemison	Manager, Strategic & Place Planning

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 24 APRIL 2019

The Minutes of the Development Determination Panel held 24 April 2019, were adopted by all Panel Members and have been posted on the Council's website.

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2018/1861 - 25 CRESCENT STREET, FAIRLIGHT - ALTERATIONS AND ADDITIONS TO A SEMI-DETACHED DWELLING

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

There were no registered speakers at the public meeting.

This application was submitted with a request to vary a development standard, Floor space ratio by 23%.

The Development Determination Panel was given the authority by the Department Planning and Environment to determine Development Applications where a variation to a development standard exceeds 10%. This authority was given for a 12 month period ending on 5 May 2019. Council has sought an extension to this authority for a further 12 months.

If an extension is not received, the application must be referred to the Local Planning Panel for determination.

DECISION ON DEVELOPMENT APPLICATION

THAT Development Application DA2018/1861 for alterations and additions to a semi-detached dwelling on land at Lot A DP 33413, 25 Crescent Street, Fairlight be **referred to the Local Planning Panel for determination**, unless the authority is received from the Department of Planning and Environment which will permit the Development Determination Panel to determine this application.

Vote: 3/0

3.2 DA2018/2058 - 3 BRUCE AVENUE, MANLY - ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENTIAL FLAT BUILDING

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel was addressed by the applicant.

The Panel identified that the building was a Class 2 construction, as defined under the Building Code of Australia. The authority for the Development Determination Panel to consider developments with a variation greater than 10% only extends to Class 1 construction. In this regard the application can only be determined by the Local Planning Panel.

DECISION ON DEVELOPMENT APPLICATION

THAT Development Application DA2018/2058 for alterations and additions to an existing residential flat building on land at Lot CP SP 22407, 3 Bruce Avenue, Manly be **referred to the Local Planning Panel for determination**.

Vote: 3/0

3.3 DA2018/1820 - 74 BOWER STREET, MANLY - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel was addressed by an objector and the applicant.

This application was submitted with a request to vary a development standard, Floor Space Ratio by 11.8%.

The Development Determination Panel was given the authority by the Department Planning and Environment to determine Development Applications where a variation to a development standard exceeds 10%. This authority was given for a 12 month period ending on 5 May 2019. Council has sought an extension to this authority for a further 12 months.

If an extension is not received, the application must be referred to the Local Planning Panel for determination.

DECISION ON DEVELOPMENT APPLICATION

THAT Development Application DA2018/1820 for alterations and additions to a dwelling house on land at Lot 9 DP 8075, 74 Bower Street, Manly be **referred to the Local Planning Panel for determination**, unless the authority is received from the Department of Planning and Environment which will permit the Development Determination Panel to determine this application.

Vote: 3/0

3.4 DA2018/0217 - 9 CALVERT PARADE, NEWPORT - DEMOLITION OF EXISTING DWELLING BOUNDARY ADJUSTMENT CONSTRUCTION OF ONE 1 NEW DWELLING HOUSE ON LOT 32 DP 6638 AND CONSTRUCTION OF ONE 1 NEW DWELLING HOUSE ON LOT 31 DP 455971

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

There were no registered speakers at the public meeting.

The assessing officer submitted to the panel supplementary information addressing Coastal Management SEPP for the panel to consider. The Panel were satisfied that the proposal is not likely to cause increased risk of coastal hazards on that land or other land.

The Panel noted that condition 1, *Building Materials and Sedimentation*, should be relocated in the condition set under the heading *Conditions to be complied with during demolition and building works*.

The Panel concurred with the officer's assessment and recommendations.

Reasons for Decision

The Panel were satisfied that the proposal met the objectives of the Pittwater Local Environmental Plan 2014, Pittwater 21 Development Control, and that community concerns have been addressed.

DECISION ON DEVELOPMENT APPLICATION

THAT Development Application DA2018/0217 for demolition of existing dwelling boundary adjustment construction of one 1 new dwelling house on Lot 32 DP 6638 and construction of one 1 new dwelling house on Lot 31 DP 455971 on land at 9 Calvert Parade, Newport be **approved** subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. Condition 1 be moved within the condition set to under the heading *Conditions to be complied with during demolition and building works*.

Vote: 3/0

The meeting concluded at 11.50am

This is the final page of the Minutes comprising 7 pages
numbered 1 to 7 of the Development Determination Panel meeting
held on Wednesday 8 May 2019.