



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held on

WEDNESDAY 10 JUNE 2020

Minutes of a Meeting of the Development Determination Panel held on Wednesday 10 June 2020

ATTENDANCE:

Panel Members

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Steven Findlay	Manager, Development Assessment
Anne-Maree Newbery	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 9 JUNE 2020

The Minutes of the Development Determination Panel held 27 May 2020, were adopted by all Panel Members and have been posted on the Council's website

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 MOD2020/0062 - 31 VICTORIA PARADE, MANLY - MODIFICATION OF DEVELOPMENT CONSENT DA384/2009 GRANTED FOR ALTERATIONS AND ADDITIONS TO AN EXISTING FOUR 4 STOREY RESIDENTIAL FLAT BUILDING

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by two objectors and the applicants.

The proposed changes, being a modification of consent, does not require a cl 4.6 request for the variation to height, however noting the assessment report has completed an assessment against the provision of cl 4.6.

The increase in height is atop a variation to height approved under the original application. Whilst the proposed enclosed stairs are unlikely to be seen from the street, the structure will be visible from all residential apartments opposite in Victoria Parade. In this regard the panel requires the majority of the external finishes to be glass in order to present a visually light weight structure.

Subject to the above, the Panel concurred with the Officer's assessment report, supplementary memo 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

THAT Council as the consent authority **approve** MOD2020/0062 for Modification of Development Consent DA384/2009 granted for alterations and additions to an existing four 4 storey Residential Flat Building on land at Lot CP SP 11799, 31 Victoria Parade, Manly, subject to the conditions outlined in the Assessment Report, supplementary memo and the following:

External Finishes for the Stairs Enclosure to the Roof Terraces

The enclosure of the access stairs to the roof terraces is to be constructed as follows:

- a. The external walls and roof, including both the flat and sloping roof sections, are to be predominantly finished in glass.
- b. The glass can be tinted in colour.
- c. The structural frame for the enclosure is to be steel or similar.

Reason: To ensure the visual impact of the stairs enclosure is minimised by requiring a more lightweight structure with a high degree of transparency through the predominant use of glazing.

Voting 3/0 – determined on 10 June 2020

3.2 DA2020/0214 - 20 PALM BEACH, PALM BEACH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by the applicant and received a late submission on behalf of a an adjoining property.

The Panel were satisfied with the proposal in regards to solar access and privacy to adjoining properties as detailed in the report.

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 Local Environmental Plan 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.

DECISION

THAT Council as the consent authority **approve** Development Consent to DA2020/0214 for alterations and additions to a dwelling house on land at Lot A DP 342891, 20 Palm Beach Road, Palm Beach, subject to the conditions outlined in the Assessment Report.

Voting 3/0 – determined on 10 June 2020

The meeting concluded at 11.46

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Development Determination Panel meeting
held on Wednesday 10 June 2020.