



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held on

WEDNESDAY 11 NOVEMBER 2020

Minutes of a Meeting of the Development Determination Panel held on Wednesday 11 November 2020

ATTENDANCE:

Panel Members

Peter Robinson (Chairperson)	Executive Manager Development Assessment	
Lashta Haidari	Acting Manager, Development Assessment	Items 3.5 & 3.6
Rod Piggott	Manager, Development Assessment	Items 3.1, 3.2, 3.3 & 3.4
Neil Cocks	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 28 OCTOBER 2020

The Minutes of the Development Determination Panel held 28 October 2020, were adopted by all Panel Members and have been posted on the Council's website

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2020/1080 - 156 WHALE BEACH ROAD, WHALE BEACH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were not addressed by any 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.

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 ON DEVELOPMENT APPLICATION

THAT Council as the consent authority **approve** Development Consent to DA2020/1080 for alterations and additions to a dwelling house on land at Lot B DP 355059, 156 Whale Beach Road, Whale Beach, subject to the conditions outlined in the Assessment Report.

3.2 DA2020/0680 - 47 SEAVIEW AVENUE, NEWPORT - 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.

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.

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 ON DEVELOPMENT APPLICATION

THAT Council as the consent authority **approve** Development Consent to DA2020/0680 for alterations and additions to a dwelling house on land at Lot 1 DP 618981, 47 Seaview Avenue, Newport, subject to the conditions outlined in the Assessment Report.

3.3 DA2020/0821 - 32 BEATRICE STREET, CLONTARF - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by representatives of the applicant.

The Panel were concerned with the impact from the proposed planter box which was conditioned in order to provide privacy to the adjoining property. The Panel were of the opinion that restricting access to the northern end of the balcony through glass balustrading setback from the northern end of the balcony would maintain privacy and not have an impact on views. In this regard the Panel does not accept the Supplementary Memo proposing Condition 8.

The Panel concurred with the Officer's assessment report and recommendation subject to deletion of the planter box and increase setback to the glass balustrade.

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.

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.

C. 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 4.4 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.

- D. The Panel assumes the concurrence of the Secretary, Department Planning and Environment required under clause 4.6.

DECISION ON DEVELOPMENT APPLICATION

THAT Council as the consent authority **approve** Development Consent to DA2020/0821 for alterations and additions to a dwelling house on land at Part Lot B DP 343723, 32 Beatrice Street, Clontarf, subject to the conditions outlined in the Assessment Report, subject to the following:

- The amendment of the following conditions:

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

- Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared by
1.04 - Site Plan (Issue E)	30.10.20	Just Architects
1.05 - Lower Ground Floor (Issue E)	30.10.20	Just Architects
1.06 - Ground Floor Plan (Issue E)	30.10.20	Just Architects
1.07 - First Level Floor Plan (Issue E)	30.10.20	Just Architects
1.08 - Roof Plan (Issue E)	30.10.20	Just Architects
2.01 - Elevations North and South (Issue E)	30.10.20	Just Architects
2.02 - Elevations East, West and West 1 (Issue E)	30.10.20	Just Architects
3.01 Sections 1 and 2 (Issue E)	30.10.20	Just Architects
3.02 - Sections 3, 4 and 5 (Issue E)	30.10.20	Just Architects

- Any plans and / or documentation submitted to satisfy the Conditions of this consent.

- The development is to be undertaken generally in accordance with the following:

Waste Management Plan		
Drawing No/Title.	Dated	Prepared by
Waste Management Plan	16/07/2020	Vaughan Milligan

8. Planter Box Northern End of Terrace

The planter box at the northern end of the first floor terrace, Plan No 1.07 Issue E, is to be deleted. A glass balustrade is to be installed adjoining the wall between windows FW08 and FW09 to the front elevation to restrict access to the northern end of the terrace.

Details demonstrating compliance to be submitted to the Certifying Authority prior to the issue of any Construction Certificate.

Reason: Maintain privacy and view amenity.

3.4 DA2020/0540 - 60 CARRINGTON PARADE, CURL CURL - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING A SWIMMING POOL

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by the owner and 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 submission have been taken into account in the report.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Warringah Local Environmental Plan 2011 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 ON DEVELOPMENT APPLICATION

THAT Council as the consent authority **approve** Development Consent to DA2020/0540 for demolition works and construction of a dwelling house including a swimming pool on land at Lot 3 DP 5209, 60 Carrington Parade, Curl Curl, subject to the conditions outlined in the Assessment Report.

3.5 DA2020/0432 - 9-11 BIRDWOOD AVENUE, COLLAROY - CONSTRUCTION OF A SENIORS HOUSING DEVELOPMENT AND STRATA SUBDIVISION

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by a representative of the applicant.

The Panel deferred this item to allow the applicant to provide further information and consideration by the Panel.

RECOMMENDATION OF DEVELOPMENT ASSESSMENT MANAGER

THAT Council as the consent authority **defers** Development Consent to DA2020/0432 for construction of a Seniors Housing Development and Strata Subdivision on land at Lot 1 DP 847020, 9-11 Birdwood Avenue, Collaroy.

3.6 DA2020/0734 - 11 BIMBADEEN CRESCENT, FRENCHS FOREST - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were not addressed by any speakers.

The assessment was peer reviewed by an independent external consultant due to a perceived conflict of interest as a result of a submission being received.

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 submission have been taken into account in the report.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Warringah Local Environmental Plan 2011 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 ON DEVELOPMENT APPLICATION

THAT Council as the consent authority **approve** Development Consent to DA2020/0734 for alterations and additions to a dwelling house on land at Lot 36 DP 218592, 11 Bimbadeen Crescent, Frenchs Forest, subject to the conditions outlined in the Assessment Report.

This is the final page of the Minutes comprising 10 pages
numbered 1 to 10 of the Development Determination Panel meeting
held on Wednesday 11 November 2020.