



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

TUESDAY 16 MARCH 2021

Minutes of a Meeting of the Development Determination Panel

Electronically determined on

Tuesday 16 March 2021

ATTENDANCE:

Panel Members

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Lashta Haidari	Acting Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.3 DA2020/0970 - 3 FRANCIS STREET FAIRLIGHT - ALTERATIONS AND ADDITIONS TO EXISTING DWELLING INCLUDING SWIMMING POOL AND CARPORT

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by three objectors and a representative for the applicant.

The Panel deferred this item to allow the applicant to provide amended plans to reduce the wall height and increase setback of the rear portion of the building to the southern boundary. A supplementary Memo has been provided addressing the changes and conditions to windows to maintain privacy. The Panel were satisfied with the amended plans.

The Panel were satisfied with the minor non-compliance with the height of the building.

Conditions have been included for dilapidation reports, both pre and post construction for surrounding properties. Conditions were in the assessment report for pre and post dilapidation reports for the public stormwater pipes located with property.

The pool pump and filter was indicated by the applicant to be located within the under-croft of the building. This has been conditioned.

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 DCP 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.

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority **approves** Development Consent to DA2020/0970 for alterations and additions to existing dwelling including swimming pool and carport on land at Lot 4 DP 72568, 3 Francis Street, Fairlight subject to the conditions outlined in the Assessment Report, supplementary memorandum and the following conditions:

Pool Filter and Pump

The pool filter and pump is to be located within the under-croft below the rear deck.

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

Reason: To protect amenity of adjoining properties

Vote: 3/0

This is the final page of the Minutes comprising 4 pages
numbered 1 to 4 of the Development Determination Panel meeting
electronically determined on Tuesday 16 March 2021.