

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

WEDNESDAY 9 FEBRUARY

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.7 REV2021/0030 - 55 BOWER STREET MANLY - REVIEW OF DETERMINATION OF APPLICATION DA2020/1338 FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PANEL MEMBERS

Rodney Piggott (Chairperson)	Manager Development Assessment
Steve Findlay	Manager, Development Assessment
Phil Jemison	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

This item was deferred from the meeting of 22 December 2021 to allow amended plans to be submitted to address the issues identified below:

1. The upper most floor containing Bed 1 be amended to ensure compliance with the 8.5m height control and any equivalent floor space be provided in the area adjoining the study with the eastern and southern setbacks being maintained.
2. The upper ground floor western side setback to the deck containing the BBQ be increased to 1.0m.

Amended plans were provided to the Panel on 14 January 2022 which satisfy the above requirements. Whilst there remains a height non-compliance of less than 300mm at the northern most point of the upper most floor level the overall reduction in height and redesigned upper floor level ensure the Panel are satisfied that the proposal provides reasonable view sharing and is consistent with the objectives of the building height control.

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 LEP 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 REV2021/0030 for Review of Determination of Application DA2020/1338 for alterations and additions to a dwelling house on land at Lot 63 DP 8075, 55 Bower Street, Manly, subject to the conditions set out in the Assessment Report, subject to the following:

1. The amendment of condition 1 to read as follows:

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:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Drawing 001 Rev A Specifications	14/07/2021	Sam Crawford Architect
Drawing 011 Rev A Demolition - Site Plan	14/07/2021	Sam Crawford Architect
Drawing 012 Rev A Demolition - Garage	14/07/2021	Sam Crawford Architect
Drawing 013 Rev A Demolition - LG Floor	14/07/2021	Sam Crawford Architect
Drawing 014 Rev A Demolition - Site Plan	14/07/2021	Sam Crawford Architect
Drawing 102 Rev D Proposed Site Plan	14/01/2022	Sam Crawford Architect
Drawing 111 Rev B Proposed Garage Floor Plan	14/07/2021	Sam Crawford Architect
Drawing 112 Rev C Proposed LG Floor Plan	14/01/2022	Sam Crawford Architect
Drawing 113 Rev D Proposed UG Plan	14/01/2022	Sam Crawford Architect
Drawing 114 Rev D Proposed 1st Floor Plan	14/01/2022	Sam Crawford Architect
Drawing 115 Rev D Proposed Roof Plan	14/01/2022	Sam Crawford Architect
Drawing 201 Rev D North Elevation	14/01/2022	Sam Crawford Architect
Drawing 202 Rev D West Elevation	14/01/2022	Sam Crawford Architect
Drawing 203 Rev D South Elevation	14/01/2022	Sam Crawford Architect
Drawing 204 Rev D East Elevation	14/01/2022	Sam Crawford Architect
Drawing 301 Rev D Long Section	14/01/2022	Sam Crawford Architect
Drawing 302 Rev C Cross Section 01	14/07/2021	Sam Crawford Architect
Drawing 303 Rev D Cross Section 02	14/01/2022	Sam Crawford Architect

Engineering Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Drawing HDA01/P3 Site Plan and Legend	15/06/2020	In Line Hydraulic Services
Drawing HDA02/P3 Garage Floor Plan	15/06/2020	In Line Hydraulic Services
Drawing HDA03/P3 LG Floor Plan	15/06/2020	In Line Hydraulic Services
Drawing HDA04/P3 UG Floor Plan	15/06/2020	In Line Hydraulic Services
Drawing HDA05/P3 1st Floor Plan	15/06/2020	In Line Hydraulic Services
Drawing HDA06/P3 Roof Plan	15/06/2020	In Line Hydraulic Services

Drawing HD07/P3 Sediment & Erosion Control Plan	15/06/2020	In Line Hydraulic Services
Drawing HDA08/P3 Detail Sheet	15/06/2020	In Line Hydraulic Services

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Report	17/02/2021	White Geotechnical Group
Terrestrial Biodiversity Report Ref BS44TBR01	18/08/2021	GIS Environmental Consultants
BASIX Certificate number A381760_02	15/02/2021	Damian O'Toole Town Planning

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

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

Landscape Plans		
Drawing No.	Dated	Prepared By
Landscape Plans 1 - 4	No date	Planted Projects

Waste Management Plan		
Drawing No/Title.	Dated	Prepared By
Waste Management Report	28/08/2020	Sam Crawford

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

Vote:3/0

This is the final page of the Minutes comprising 5 pages numbered 1 to 5 of the Development Determination Panel meeting electronically determined on 9 February 2022.