



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

FRIDAY 19 AUGUST 2022

Minutes of a Meeting of the Development Determination Panel
Electronically determined on Friday 19 August 2022

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.9 DA2022/0373 - 33 WHEELER PARADE DEE WHY- DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOL

PANEL MEMBERS

Steven Findlay	Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning
Neil Cocks	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

The Panel originally deferred the determination of this application on the basis that the Panel considered that the assessment officers recommended Condition No. 9 to delete the balcony on the Top Floor (First Floor) Level of the dwelling to address the view impacts, was not the ideal outcome for the design of the dwelling and that a revised location for that balcony on the Top Floor Level should be investigated.

The outcome envisaged was that the relocation of the balcony and associated redesign would allow for the view corridor from the Kitchen of No. 35 Wheeler Parade to be provided and good amenity afforded to the occupants of the future dwelling. This approach was considered to allow for adequate view sharing in accordance with the Tenacity planning principle whilst facilitating a revised design for the balcony.

Therefore, it was decided to formally defer the determination of the application.

However, in response to the Panels deferral, the applicant indicated that they were unwilling to amend the proposal to address the Panels concerns and that they do not agree with the imposition of Condition No.9.

It is noted that a late submission was received from the adjoining landowners at 31 Wheeler Parade, who had recently purchased that property. Their concerns were height and privacy, which are matters that were considered by the Panel.

The Panel are satisfied with the merits of the proposal, subject to the retention of Condition No. 9. Accordingly, the Panel must make a determination based on the proposal presented to the Panel.

STATEMENT OF REASON

The proposed development does not satisfy the requirements for view sharing under the Warringah Development Control Plan 2011 in the absence of Condition No. 9. Therefore, the Panel concur with the imposition of that condition in the determination of the application.

COMMUNITY CONSULTATION

Issues raised in the submissions have been taken into account in the report, at the meeting and in the final consideration of the proposal. No further public consultation is required prior to determination.

DECISION ON DEVELOPMENT APPLICATION

THAT Council as the consent authority **approves** DA2022/0373 for demolition works and construction of a dwelling house including swimming pool on land at Lot 14 DP 11183, 33 Wheeler Parade DEE WHY, subject to the conditions contained in the Assessment Report.

Vote: 3/0

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Development Determination Panel meeting
held on Friday 19 August 2022.