



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held via teleconference on

FRIDAY 31 MARCH 2023

**Minutes of a Meeting of the Development Determination Panel
held on FRIDAY 31 MARCH 2023
via teleconference**

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 22 MARCH 2023

The minutes of the Development Determination Panel held 22 March 2023, were adopted by all Panel Members and have been posted on the Council's website.

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.3 MOD2023/0006 - 11 LYLY ROAD ALLAMBIE HEIGHTS - MODIFICATION OF DEVELOPMENT CONSENT DA2022/0511 GRANTED FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SECONDARY DWELLING AND CARPORT

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Neil Cocks	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

At the DDP meeting of 22 February 2023, the Panel decided to defer the decision on this modification application to allow the following to happen:

1. The applicant is to formally request an amendment to the application through the NSW Planning Portal.
2. The assessing officer is to advise (via email) the surrounding residents of the change and give them 7 days to provide any feedback.
3. The assessing officer is to prepare a supplementary memo for the Panel.
4. The Panel will then determine the matter electronically.

The applicant subsequently submitted an amendment through the NSW Planning Portal to change Condition No. 12(4). This amendment was notified, via email to surrounding residents, and the assessing officer has prepared a supplementary memo, which has been reviewed by the Panel.

The Panel is satisfied that the proposed amendment of Condition No. 12(4) gives rise to a physical change to the approved development – being a reduction in the hardstand size and subsequent increase to the side setback – thereby engaging the power of the consent authority to modify the development consent.

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 submissions have been taken into account in the report and the meeting.

DETERMINATION OF MODIFICATION APPLICATION

THAT Council as the consent authority, **approves** Application No. Mod2023/0006 for Modification of Development Consent DA2022/0511 granted for alterations and additions to a dwelling house including a secondary dwelling and carport at Lot A DP 22132, 11 Lyly Road ALLAMBIE HEIGHTS, subject to the conditions set out in the Assessment Report and the amendment of Condition No. 12 (4) as outlined in the supplementary memo.

The amendment of condition 12 (4) to read as follows:

12. Amendments to the Approved Plans and Additional Requirements

The following amendments are to be made to the approved plans:

1. The entry door to the secondary dwelling is to be relocated to the front (western) elevation of the building generally as per Plan No. DA05, Rev B, dated 28.11.2022,

prepared by Sammy Fedele. The existing entry door is to be closed-up with brickwork and finished to match the remainder of the southern wall.

2. The under-eave downlights on the southern elevation are to be removed in their entirety.
3. The finished RL of the parking structure is to be lowered in height by 700mm.
4. The width of the parking structure is to be reduced to a maximum of 5.9m and the reduction in width is to be reflected in an increased southern side setback.
5. The carport is not approved and is to be deleted from the plans.
6. Amended BASIX certificates (as required).

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

Reason: To ensure development minimises unreasonable impacts upon the character of the street and adjoining land.

Vote: 3/0

This is the final page of the Minutes comprising 6 pages
numbered 1 to 6 of the Development Determination Panel meeting
held on Friday 31 March 2023.