

MINUTES - Amended

DEVELOPMENT DETERMINATION PANEL MEETING

held via teleconference on

WEDNESDAY 13 SEPTEMBER 2023

**Amendment: Item 3.5 - Mod2022/0471 - 1955 Pittwater Road
BAYVIEW – Additional condition amended 21 September 2023**

Minutes of a Meeting of the Development Determination Panel held on Wednesday 13 September 2023 via teleconference

The public meeting commenced at 10.00am and concluded at 1.50pm

The minutes were determined on 20 September 2023

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 31 AUGUST 2023

The minutes of the Development Determination Panel held 31 August 2023, were adopted by all Panel Members and have been posted on the Council's website.

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2023/0518 - 7 MORGAN ROAD BELROSE - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE, CONSTRUCTION OF A SINGLE GARAGE AND RETAINING WALLS, ALTERATIONS TO EXISTING DRIVEWAY AND ASSOCIATED LANDSCAPE WORKS

PANEL MEMBERS

Adam Richardson	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Phil Jemison	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

There were no registered 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 Warringah LEP 2011 and the Warringah DCP 2011 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 20 of the Warringah LEP 2011 seeking to justify a contravention of clause 20 Side Building Setback and Front Building Setback development standard.
- 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 20.

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority, **approves** Application No. DA2023/0518 for alterations and additions to a dwelling house, construction of a single garage and retaining walls, alterations to existing driveway and associated landscape works at Lot 2637 DP 752038, 7 Morgan Road BELROSE, subject to the conditions set out in the Assessment Report.

Vote: 3/0

3.2 DA2023/0359 - 33 BEATTY STREET BALGOWLAH HEIGHTS - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PANEL MEMBERS

Adam Richardson	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Phil Jemison	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant. The Panel were also in receipt of an additional submission.

The Panel generally concurred with the Officer's Assessment Report and recommendation.

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 and the meeting.

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** Application No. DA2023/0359 for alterations and additions to a dwelling house at Lot 1 DP 565383, 33 Beatty Street BALGOWLAH HEIGHTS, subject to the conditions set out in the Assessment Report, subject to the following additional conditions:

Stormwater Drainage Disposal

The stormwater drainage systems for the development are to be designed, installed and

maintained in accordance with Council's Water Management for Development Policy.

All stormwater drainage systems must comply with the requirements of Council's Water Management for Development Policy. Any recommendations identified within a Geotechnical Report relevant to the development are to be incorporated into the design of the stormwater drainage system. Details demonstrating compliance from a qualified and practising Civil Engineer and where relevant a Geotechnical Engineer must be submitted to and approved by the Certifier prior to the issue of a Construction Certificate.

When the proposed discharge point for the development in this consent cannot strictly comply with the Water Management for Development Policy, the Applicant must apply to verify the proposed discharge point by gaining Council approval via a Stormwater Drainage Application. Council approval must be provided to the Certifier prior to the issue of a Construction Certificate when a Stormwater Drainage Application is required. The Stormwater Drainage Application form can be found on Council's website.

Compliance with this condition must not result in variations to the approved development or additional tree removal.

Reason: To ensure satisfactory management of stormwater.

Stormwater Drainage Disposal Certification

Certification from an appropriately qualified and practising Civil Engineer demonstrating the stormwater drainage systems have been designed and installed in accordance with the requirements of Council's Water Management for Development Policy and where relevant a Geotechnical Engineer shall be provided to the Principal Certifier prior to the issue of an Occupation Certificate, and;

If any on site stormwater detention system is installed the Applicant shall lodge the Legal Documents Authorisation Application with Council.

The application is to include the completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), hydraulic engineers' certification. A guide to the process and associated Legal Document Authorisation Application form can be found on Council's website

The Applicant shall create on the Title a positive covenant in respect to the ongoing maintenance and restriction as to user over the on-site stormwater detention system within this development consent.

The terms of the positive covenant and restriction are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgement with the NSW Land Registry Services. Northern Beaches Council shall be nominated as the authority to release, vary or modify such covenant. A copy of the certificate of title demonstrating the creation of the positive covenant and restriction as to user for the on-site stormwater detention system is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure satisfactory management of stormwater.

Amendments to the approved plans

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

- The privacy screen on the south edge of the landscape planter shall be relocated to the northern edge of the landscape planter so that it abuts the southern edge of the deck. The screen shall extend to the east no further than the eastern edge of the deck.

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

Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

Vote: 3/0

3.3 DA2023/0445 - 4 GREYCLIFFE STREET QUEENSCLIFF - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE AND CONSTRUCTION OF A GARAGE AND CARPORT

PANEL MEMBERS

Adam Richardson	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Phil Jemison	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

There were no registered 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 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.

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 LEP 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.

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority, **approves** Application No. DA2023/0445 for alterations and additions to a dwelling house and construction of a garage and carport at Lot 21A DP 333630, 4 Greycliffe Street QUEENSCLIFF, subject to the conditions set out in the Assessment Report.

Vote: 3/0

3.4 DA2022/1474 - 12 & 14 GLADYS AVENUE FRENCHS FOREST - DEMOLITION WORKS, SUBDIVISION OF TWO LOTS INTO FOUR LOTS, INCLUDING THE CONSTRUCTION OF AN ACCESS DRIVEWAY, STORMWATER WORKS, AND THE CONSTRUCTION OF FOUR DWELLING HOUSES

PANEL MEMBERS

Adam Richardson	Manager, Development Assessment
Rod Piggott	Manager, Development Assessment
Jordan Davies	Acting Manager, Development Assessment

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant.

The Panel noted the applicants written request for deferred payment of development contributions. The Panel expressed to the application that the Section 7.12 Plan does not allow for such an arrangement. The Panel also noted the submission of a supplementary memo which addressed a typographical error in recommended Condition no. 2.

The Panel noted that the wording of Condition 52 did not properly reflect the type of subdivision to be proposed and that its amendment was necessary. Further, the Panel also noted that a further condition was necessary obligating that the subdivision to be registered before any Construction Certificate for the dwellings can be issued to ensure the orderly development of land. The applicant agreed with both of these amendment in relation to Conditions.

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

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority, **grants deferred commencement approval** to Application No. DA2022/1474 for demolition works, subdivision of two lots into four lots, including the construction of an access driveway, stormwater works, and the construction of four dwelling houses at Lot A & B DP 393276, 12 & 14 Gladys Avenue FRENCHS FOREST, subject to the conditions set out in the Assessment Report, the amendments to Condition 2 within the supplementary memo and the following amendments / additional Condition.

Condition 52 – Deleted

Additional Condition inserted:

Issue of Construction Certificates for dwellings

No Construction Certificate is to be issued for the dwelling(s) until the subdivision authorised under

this Consent has been registered with NSW Land Registry Services. A copy of the registered plan of subdivision must be provided to the Certifier before a Construction Certificate maybe issued for the dwelling(s).

Reason: Orderly development of land.

Vote: 3/0

3.5 MOD2022/0471 - 1955 PITTWATER ROAD BAYVIEW - MODIFICATION OF DEVELOPMENT CONSENT DA2019/0154 GRANTED FOR DEMOLITION WORKS AND CONSTRUCTION OF A SENIORS HOUSING DEVELOPMENT

PANEL MEMBERS

Rod Piggott	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Phil Jemison	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by objectors and representatives of the applicant.

The Panel were not satisfied that the AC units could not be accommodated within basement areas and the screening around the roof top lift shaft could be reduced to limit the visual impact.

The applicant concurred that the AC could be accommodated in the basement areas and screening around lift could be reduced.

The Panel also recommended amendments to Conditions 73 and 74 and to also include a condition relating to ensuring the services and fire hydrant enclosure is enclosed in a manner that compliments the building.

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

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** Modification Application No. Mod2022/0471 for modification of Development Consent DA2019/0154 granted for demolition works and construction of a seniors housing development at Lot 1 DP 373531, 1955 Pittwater Road BAYVIEW, subject to the conditions set out in the Assessment Report, with the following changes:

P. Amend Condition 73 (Use of the Roof Terrace) to read as follows:

No permanent shade structures are to be erected on the roof top terrace without the prior approval of Council.

Reason: To minimise impact on private views toward Pittwater.

Q. Amend Condition 74 (Use of "Lower Ground Floor storage areas") to read as follows:

The "lower ground floor level" unit storage areas, labelled "UNIT 1 ST", "UNIT 2 ST", "UNIT 3 ST", "UNIT 4 ST" shall not be used for habitable purposes and shall not contain any cooking, bathroom/toilet or laundry facilities. The storage areas despite notation on the plan shall have not external openings or ventilation louvers.

Reason: To ensure that the storage areas are used for their intended purpose.

Add the following conditions:

Services and Fire Hydrant Enclosure

Prior to the issue of a Construction Certificate for works above ground slab level, the Certifying Authority is to be provided with plans demonstrating that all Services (Gas meter, water meter & fire hydrant and sprinkler booster valves and the like) are enclosed in a manner that compliments the building and in accordance with the requirements of EP1.3 & EP1.4 of the BCA.

Reason: To ensure essential services are appropriately screened

Roof top screening & AC Units

The roof top screening is to be located around the Lift shaft only and not more than 1.0m from the lift shaft walls and no AC units shall be located on the roof.

Reason: Reduce visual bulk

Vote: 3/0

3.6 MOD2023/0109 - 40 SUNRISE ROAD PALM BEACH - MODIFICATION OF DEVELOPMENT CONSENT DA2021/0900 GRANTED FOR CONSTRUCTION OF A DWELLING HOUSE INCLUDING A SWIMMING POOL AND SPA

PANEL MEMBERS

Rod Piggott	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Phil Jemison	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

There were no registered 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.

DETERMINATION OF MODIFICATION APPLICATION

THAT Council as the consent authority, **approves** Modification Application No. Mod2023/0109 for modification of Development Consent DA2021/0900 granted for Construction of a dwelling house including a swimming pool and spa at Lot 151 DP 6937, 40 Sunrise Road PALM BEACH, subject to the conditions set out in the Assessment Report,

Vote: 3/0

3.7 DA2023/0564 - 25B BAKERS ROAD CHURCH POINT - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PANEL MEMBERS

Rod Piggott	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Phil Jemison	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by two objectors and representatives of the applicant.

The Panel were concerned with the building envelope non-compliance on the north western side of the dwelling and in this regard amended plans were received which substantially reduced the non-compliance and were satisfactory in resolving bulk and scale issues.

The Panel were satisfied the parking arrangements could work and a CTMP condition would also be included to ensure the right of way access was maintained during construction.

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 in the assessment report.

COMMUNITY CONSULTATION

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

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 LEP 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.

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority, **approves** Application No. DA2023/0564 for alterations and additions to a dwelling house at Lot 18 DP 748987, 25B Bakers Road CHURCH POINT, subject to the conditions set out in the Assessment Report, with the following changes:

Amend Condition 1 to read:

1. **Approved Plans and Supporting Documentation**

The development must be carried out in compliance with the endorsed stamped plans and documentation listed below, except as amended by any other condition of consent:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
2304 A-01 Issue C	13/09/2023	Gartner Trovato Architects
2304 A-03 Issue A	01/05/2023	Gartner Trovato Architects
2304 A-04 Issue A	01/05/2023	Gartner Trovato Architects
2304 A-05 Issue A	01/05/2023	Gartner Trovato Architects
2304 A-06 Issue A	01/05/2023	Gartner Trovato Architects
2304 A-07 Issue C	13/09/2023	Gartner Trovato Architects
2304 A-08 Issue C	13/09/2023	Gartner Trovato Architects
2304 A-09 Issue C	13/09/2023	Gartner Trovato Architects
2304 A-10 Issue C	13/09/2023	Gartner Trovato Architects
2304 A-11 Issue C	13/09/2023	Gartner Trovato Architects
2304 A-12 Issue B	30/08/2023	Gartner Trovato Architects
2304 A-13 Issue A	01/05/2023	Gartner Trovato Architects

Engineering Plans		
Drawing No.	Dated	Prepared By
230803 SW1 Issue DA	14/08/2023	Barrenjoey Consulting Engineers

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A496434	10/05/2023	Gartner Trovato Architects

Arboricultural Impact Assessment	April 2023	Treeism Arboricultural Services
Geotechnical Assessment (Ref: 2023-078)	08/05/2023	Crozier Geotechnical Consultants

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

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

Waste Management Plan		
Drawing No/Title.	Dated	Prepared By
Waste Management Plan	Undated	Unnamed

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.

ADD THE FOLLOWING CONDITION:

Construction Traffic Management Plan:

As a result of the site constraints, limited vehicle access and parking, a Construction Traffic Management Plan (CTMP) and report shall be prepared by a TfNSW accredited person and submitted to and approved by the Northern Beaches Council Traffic Team prior to issue of any Construction Certificate.

Due to heavy traffic congestion throughout the town centre, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm. Truck movements must be agreed with Council's Traffic and Development Engineer prior to submission of the CTMP.

The CTMP must address following:

- The proposed phases of construction works on the site, and the expected duration of each construction phase.
- The proposed order in which works on the site will be undertaken, and the method statements on how various stages of construction will be undertaken
- Make provision for all construction materials to be stored on site, at all times
- The proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period
- The proposed method of access to and egress from the site for construction vehicles, including access routes and truck routes through the Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or reserves being allowed

- The proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site. Wherever possible mobile cranes should be located wholly within the site
- Make provision for parking onsite. All Staff and Contractors are to use the basement parking once available
- Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site are not permitted unless approved by Council prior
- Include a Traffic Control Plan prepared by a person with suitable RMS accreditation for any activities involving the management of vehicle and pedestrian safety
- The proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process. It must also specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure
- Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council street trees
- Take into consideration the combined construction activities of other development in the surrounding area. To this end, the consultant preparing the CTMP must engage and consult with developers undertaking major development works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities, such as (but not limited to) concrete pours, crane lifts and dump truck routes. These communications must be documented and submitted to Council prior to work commencing on site
- The proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site
- Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council
- The proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed and certified by an appropriately qualified and practising Structural Engineer, or equivalent
- Proposed protection for Council and adjoining properties
- The location and operation of any on site crane

The CTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – “Manual of Uniform Traffic Control Devices”, RMS’ Manual – “Traffic Control at Work Sites”.

All fees and charges associated with the review of this plan is to be in accordance with Council’s Schedule of Fees and Charges and are to be paid at the time that the Construction Traffic Management Plan is submitted.

Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.

During – Works: Implementation of Construction Traffic Management Plan

All works and construction activities are to be undertaken in accordance with the approved Construction Traffic Management Plan (CTMP). All controls in the CTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate TfNSW accreditation. Should the implementation or effectiveness of the CTMP be impacted by surrounding major development not encompassed in the approved CTMP, the CTMP measures and controls are to be revised accordingly and submitted to Council for approval. A copy of the approved CTMP is to be kept onsite at all times and made available to Council on request.

Reason: To ensure compliance of the developer/builder in adhering to the Construction Traffic Management procedures agreed and are held liable to the conditions of consent.

Vote: 3/0

3.8 DA2023/0123 - 9 LINCOLN AVENUE COLLAROY - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

PANEL MEMBERS

Rod Piggott	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Phil Jemison	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant.

The Panel concurred with the Officer's Assessment Report and recommendation.

The panel were requested by the applicant to defer the application to enable them to address the reasons for refusal and objectors concerns. Based on this request and the apparent willingness of the applicant to amend the design to address the issues the Panel were satisfied that a deferral was appropriate.

RESOLUTION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority, **defers** Application No. DA2023/0123 for alterations and additions to a dwelling house including a swimming pool at 9 Lincoln Avenue COLLAROY, to enable a redesign to address the reasons for refusal.

The amendments must be submitted to Council by 28 September 2023.

If nothing is received by 28 September 2023 the application will be determined by way of refusal as set out in the Recommendation.

Vote: 3/0

3.9 DA2023/0246 - 18 HILLCREST AVENUE MONA VALE - CONSTRUCTION OF A SECONDARY DWELLING

PANEL MEMBERS

Rod Piggott	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Phil Jemison	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by one objector and representatives of the applicant.

The Panel concurred with the Officer's Assessment Report and recommendation.

The panel were requested by the applicant to defer the application to enable them to address the reasons for refusal and objectors concerns. Based on this request and the apparent willingness of the applicant to amend the design to address the issues the Panel were satisfied that a deferral was appropriate.

RESOLUTION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority, **defers** Application No. DA2023/0246 for construction of a secondary dwelling at Lot 1 DP 818730, 18 Hillcrest Avenue MONA VALE, to enable a redesign to address the reasons for refusal.

The amendments must be submitted to Council by 28 September 2023.

If nothing is received by 28 September 2023 the application will be determined by way of refusal as set out in the Recommendation.

Vote: 3/0

This is the final page of the Minutes comprising 21 pages
numbered 1 to 21 of the Development Determination Panel meeting
held on Wednesday 13 September 2023.