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MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held in the Walamai Room Northern Beaches Council

FRIDAY 8 SEPTEMBER 2017



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**Minutes of a Meeting of the Development Determination Panel
held on Friday 8 September 2017
in the Walamai Room Northern Beaches Council
Commencing at 1:30 p.m.**

ATTENDANCE:

Panel Members

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Anna Williams	Manager Development Assessment
Phil Jemison	Strategic and Place Planning Manager

1.0 APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

Items 3.1 to 3.4 – No conflict of interest

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 16 AUGUST 2017

RECOMMENDATION

That the Minutes of the Development Determination Panel held 16 August 2017, were adopted by all Panel Members at the time of the meeting and have been posted on the Council's website.

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 51/1-5 COLLAROY STREET, COLLAROY - REVIEW OF DETERMINATION OF DEVELOPMENT APPLICATION FOR USE OF PREMISES AS A RECREATION FACILITY AND SIGNAGE

REV2017/0020

PROCEEDINGS IN BRIEF

Prior to the meeting the panel was addressed by David Ross on behalf of the owner Virak Sik.

The Panel considered the representations from Mr Ross, however the Panel could not support the application for reasons contained in the assessment report.

DECISION OF THE DEVELOPMENT DETERMINATION PANEL

That Development Application No. REV2017/0020 for the Review of Determination of Development Application DA2016/0933 for use of premises as a Recreation Facility and Signage on land at Lot 51 SP 58961, 51/1-5 Collaroy Street Collaroy for refusal, be adopted as outlined in the staff recommendation.



3.2 15 STURDEE LANE, ELVINA BAY - REVIEW OF DETERMINATION OF DEVELOPMENT APPLICATION NO. N0054/17/R FOR REPLACEMENT OF JETTY, RAMP AND PONTOON WITH TWO STABILIZING PILES, BOATSHED AND SKID RAMP

N0054/17/R

PROCEEDINGS IN BRIEF

The Panel considered the application and supported the officer's recommendation.

DECISION OF THE DEVELOPMENT DETERMINATION PANEL

That Review of Determination of Development Application N0054/17/R for replacement of jetty, ramp and pontoon with two stabilizing piles, boatshed and skid ramp for approval, be adopted subject to the conditions in the staff recommendation.

3.3 48-52 SYDNEY ROAD, MANLY - ALTERATIONS AND ADDITIONS TO THE EXISTING BUILDING

DA0086/2017

PROCEEDINGS IN BRIEF

The Panel considered the application and supported the Officer's recommendation.

DECISION OF THE DEVELOPMENT DETERMINATION PANEL

That Development Application No. DA0086/2017 for Alterations and Additions to the existing building at 48-52 Sydney Road Manly for approval be adopted subject to the conditions in the staff recommendation.

3.4 79A LAUDERDALE AVENUE, FAIRLIGHT - ALTERATIONS AND ADDITIONS TO THE EXISTING BUILDING AND USE AS A DUAL OCCUPANCY (ATTACHED) AND STRATA SUBDIVISION

DA0326/2016

PROCEEDINGS IN BRIEF

Prior to the meeting the panel was addressed by Mr Ryan Lynch, Michelle Montgomery and David McRae. The Panel also considered late submissions from Michelle Montgomery and Lesley Chapman

The Panel considered that the non-compliances of Height and Floor Space Ratio created an unacceptable impact of views from surrounding properties.

DECISION OF THE DEVELOPMENT DETERMINATION PANEL

That Development Application No. DA0326/2016 for Alterations and additions to the existing building and use as a dual occupancy (attached) and strata subdivision at 79A Lauderdale Avenue, Fairlight be refused for the following reasons:-

1. Pursuant to Section 79C(1)(a)(i) of the *Environmental Planning and Assessment Act 1979* the proposed development is inconsistent with Clause 4.3 Height provisions contained within the Manly LEP 2013
2. Pursuant to Section 79C(1)(a)(i) of the *Environmental Planning and Assessment Act 1979* the proposed development is inconsistent with Clause 4.4 Floor Space Ratio provisions contained within the Manly LEP 2013
3. Pursuant to Section 79C(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979* the proposed development is inconsistent with the provision of Clause 3.4.3 Maintenance of Views contained within the Manly DCP 2013.
4. Pursuant to Section 79C(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979* the proposed development is inconsistent with the provision of Clause 4.1.2 Number of Storeys contained within the Manly DCP 2013.



Peter Robinson
**Executive Manager, Development Assessment
Chairperson**



Anna Williams
Development Assessment Manager



Phil Jemison
Strategic and Place Planning Manager

The meeting concluded at 3:20pm

This is the final page of the Minutes comprising 6 pages
numbered 1 to 6 of the Development Determination Panel meeting
held on Friday 8 September 2017.