

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

electronically determined on

MONDAY 6 MAY 2024

Minutes of a Meeting of the Development Determination Panel held on Monday 6 May 2024 electronically determined

These items were deferred from the meeting of the 24 April 2024.

The minutes were electronically determined on 6 May 2024.

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.7 DA2023/0958 - 7 PARR AVENUE NORTH CURL CURL - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOL AND GARAGE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Rodney Piggott	Manager, Development Assessment
Anne-Maree Newberry	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 is in overall agreement with the Assessing Officer's report and recommended reasons for refusal.

The Panel notes that the view loss assessment for this dwelling on proposed lot 1 is very similar to the assessment in DA2023/0959. The Panel also notes that the view impacts from this proposal will be less than those from the dwelling proposed under DA2023/0959. It is also noted that view loss is not the only reason for refusal recommended by the Assessing Officer.

Overall, the Panel is of the view that a more compliant dwelling should be designed for this future lot, particularly given the constraints of the site are clearly known.

STATEMENT OF REASON

The proposal does not satisfy the relevant strategy, objectives and provisions of Warringah LEP 2011 and the Warringah DCP 2011 as set out within the reasons for refusal in the assessment report.

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, **refuses** Application No. DA2023/0958 for demolition works and construction of a dwelling house including swimming pool and garage at Lot 91 DP 14113, 7 Parr Avenue NORTH CURL CURL, for the reasons for refusal set out in the Assessment Report.

Vote 3/0

3.8 DA2023/0959 - 7 PARR AVENUE NORTH CURL CURL - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOL AND GARAGE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Rodney Piggott	Manager, Development Assessment
Anne-Maree Newberry	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 is in overall agreement with the Assessing Officer's report and recommended reasons for refusal.

The Panel is of the view that the proposed dwelling will result in severe view loss impacts and that a more appropriate design should be developed for this future lot. A greater rear setback, to share more of the ocean and land/water interface views is considered necessary. In addition, the bulk of the northern facing wall should be reduced through increasing the upper-level setback.

STATEMENT OF REASON

The proposal does not satisfy the relevant strategy, objectives and provisions of Warringah LEP 2011 and the Warringah DCP 2011 as set out within the reasons for refusal in the assessment report.

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, **refuses** Application No. DA2023/0959 for demolition works and construction of a dwelling house including swimming pool and garage at Lot 91 DP 14113, 7 Parr Avenue NORTH CURL CURL, for the reasons for refusal set out in the Assessment Report.

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 Wednesday 24 April 2024.