

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held via teleconference on

WEDNESDAY 8 MAY 2024

Minutes of a Meeting of the Development Determination Panel held on Wednesday 8 May 2024 via teleconference

The public meeting commenced at 10.00am and concluded at 11.55pm.

The minutes were determined on 13 May 2024.

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD ON 24 APRIL 2024

The minutes of the Development Determination Panel held on 24 April 2024, were adopted by all Panel Members and have been posted on the Council's website.

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2023/1652 - 6 MOORE STREET CLONTARF - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Liza Cordoba	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 conducted a site visit at No. 8 Moore Street on Friday 10 May to better understand the impacts on view sharing.

The Panel is of the opinion that there will be significant loss of views of the entrance to the harbour from portions of the front balcony and living area of No. 8 Moore Street. The Panel also notes that the remaining views obtained from No. 8 Moore Street including middle harbour, the city and North Sydney, will remain unaffected.

The critical control in relation to view sharing in this particular case is the front setback. The proposed dwelling includes a greater front setback (more than 11m) on the western side than the eastern side allowing greater retention of views from No. 8 Moore Street. This design is suitable given the prevailing front setback along this front section of Moore Street.

The Panel is of the opinion that the proposed development is reasonable in its context with respect to view sharing.

The Panel therefore 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 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 Manly LEP 2013 seeking to justify a contravention of clause 4.4 Floor Space Ratio 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. DA2023/1652 for alterations and additions to a dwelling house at Lot B DP 344989, 6 Moore Street CLONTARF subject to the conditions set out in the Assessment Report.

Vote: 3/0

3.2 DA2023/1832 - 5 PORTIONS LOVETT BAY LOVETT BAY -CONSTRUCTION OF A DWELLING HOUSE AND DETACHED STUDIO

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Liza Cordoba	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by a representative of the applicant.

The Panel notes that no contributions condition was included in the recommended conditions despite it being mentioned in the Assessment Report. This condition will be included below.

The Panel notes the concerns regarding the wastewater/on-site sewerage system and recommended condition 16 requiring an amendment to the Wastewater Report. The Panel is of the view that this amended report should come back to Council for approval prior to the issue of the Construction Certificate. Condition 16 will be amended to reflect this.

Subject to the above, 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

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, **approves** Application No. DA2023/1832 for construction of a dwelling house and detached studio at Lot 5 DP 59099 & Lot LIC 301874, 5 Portions Lovett Bay LOVETT BAY, subject to the conditions set out in the Assessment Report, with the following changes:

1. The addition of the following condition:

Policy Controls

Northern Beaches Section 7.12 Contributions Plan 2022

A monetary contribution of \$8,525.00 is payable to Northern Beaches Council for the provision of local infrastructure and services pursuant to section 7.12 of the Environmental Planning & Assessment Act 1979 and the Northern Beaches Section 7.12 Contributions Plan (as amended).

The monetary contribution is based on a development cost of \$852,500.00.

The total amount payable will be adjusted at the time the payment is made, in accordance with the provisions of the Northern Beaches Section 7.12 Contributions Plan (as amended).

Details demonstrating compliance, by way of written receipts issued by Council, are to be submitted to the Certifier prior to issue of any Construction Certificate or, if relevant, the Subdivision Certificate (whichever occurs first).

A copy of the Contributions Plan is available for inspection at 725 Pittwater Road, Dee Why or on Council's website at Northern Beaches Council - Development Contributions.

Reason: To provide for contributions in accordance with the Contribution Plan to fund the provision of new or augmented local infrastructure and services.

2. The amendment of condition 16 to read as follows:

Wastewater Report

Prior to the release of the Construction Certificate, the applicant is to engage a wastewater consultant to amend the wastewater report to provide details and wastewater plans for the installation of surface water diversion drains/banks upslope of and around the land application area in accordance with Australian Standard 1547:2012.

A review of the land application area is to be undertaken and if practicable, extend the land application area further to the south-west to provide further solar exposure. The amended Wastewater Report is to be submitted to Council for review, and written approval.

Details demonstrating compliance are to be submitted to the Certifier.

Reason: To ensure compliance with wastewater management

Vote: 3/0

3.3 DA2024/0281 - 290 HUDSON PARADE CLAREVILLE - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Kelly Wilkinson	Principal Planner, 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.

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. DA2024/0281 for alterations and additions to a dwelling house at Lot 11 DP 228119, 290 Hudson Parade CLAREVILLE, subject to the conditions set out in the Assessment Report.

Vote: 3/0

3.4 DA2024/0211 - 5 DOBROYD ROAD BALGOWLAH HEIGHTS - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Liza Cordoba	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

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 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. DA2024/0211 for alterations and additions to a dwelling house including a swimming pool at Lot 3 DP 758044, Dobroyd Road BALGOWLAH HEIGHTS subject to the conditions set out in the Assessment Report.

Vote: 3/0

3.5 DA2023/1607 - 145 RIVERVIEW ROAD AVALON BEACH - DEMOLITION WORKS AND CONSTRUCTION OF A COTTAGE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Kelly Wilkinson	Principal Planner, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant.

The Panel notes that the description of the proposal is for a cottage, this will need to be changed to a dwelling.

The Panel requested a new plan showing the loft storage floor level. This will be included as part of condition 1.

Subject to the above, 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

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 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. DA2023/1607 for demolition works and construction of a cottage at Lot 1 DP 19402 & Lot 215 DP 752046, 145 Riverview Road AVALON BEACH subject to the conditions set out in the Assessment Report, with the following changes:

1. The amendment of condition 1 to include the following plans:

GENERAL CONDITIONS

Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
DA-05-01	Revision B	Site Plan Proposed	No Mad Architects	1 April 2024
DA-10-14	Revision B	Elevations - 215 Detail Elevations	No Mad Architects	1 April 2024
DA-10-19	Revision C	Sections - Cross Sections Short & Long	No Mad Architects	8 May 2024
DA-21-00	Revision B	Detail Floor Plans - 215 Cottage Floor Plans	No Mad Architects	1 April 2024
DA-21-01	Revision C	Detail Floor Plans – Loft Storage - 215 Cottage Floor Plans	No Mad Architects	8 May 2024
DA-21-05	Revision B	Cottage Floor Plans Cottage Roof Plan	No Mad Architects	1 April 2024

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
BASIX Certificate (No. 1339967S)	-	No Mad Architects	28 September 2023
Estuarine Risk Assessment Report: 145 Riverview Road, Avalon (Ref. 304600726/L002:PDT)	-	Stantec Australia Pty Ltd	9 August 2022
Estuarine Risk Assessment Report: 145 Riverview Road, Avalon, NSW, 2107 - Memo (Ref. 304501246)	-	Stantec Australia Pty Ltd	11 October 2023
Report on Geotechnical Site Investigation (Ref. 2021-277.2)	Issue 0	Crozier Geotechnical Consultants	2 November 2023
Waste Management Plan	-	Dr. Chris watt & Fiona Zielinski	-
143/145 Riverview Road Avalon - Lot 215 Stormwater and Civil Design: Report for DA submission (Ref. C1827-WAT-CE-LE-004)	Revision A	Capital Consulting Engineers Pty Ltd	26 November 2022

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

Vote: 3/0

3.6 DA2024/0089 - 17 CROWN ROAD QUEENSCLIFF - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Simone Lotz	Principal Planner, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

There were no registered speakers.

The Panel notes that condition 12 requires the preparation of a Waste Management Plan, however one was submitted with the application and is referenced in condition 1. Condition 12 can therefore be deleted.

Subject to the above, 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 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. DA2024/0089 for alterations and additions to a dwelling house at Lot 7 DP 958673, 17 Crown Road QUEENSCLIFF subject to the conditions set out in the Assessment Report, with the following changes:

1. The deletion of condition 12

Vote: 3/0

3.7 DA2023/1846 - 1 ROSEDALE AVENUE FAIRLIGHT - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Simone Lotz	Principal Planner, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

There were no registered speakers.

The Panel notes that condition 11 requires the preparation of a Waste Management Plan, however one was submitted with the application and is referenced in condition 1. Condition 11 can therefore be deleted.

Subject to the above, 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 Manly LEP 2013 and the Manly DCP 2013 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 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. DA2023/1846 for alterations and additions to a dwelling house at Lot B DP 330181, Rosedale Avenue FAIRLIGHT subject to the conditions set out in the Assessment Report, with the following changes:

1. The deletion of condition 11

Vote 3/0

3.8 DA2024/0161 - 77 CASTLE CIRCUIT SEAFORTH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Simone Lotz	Principal Planner, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant.

The Panel formed the view that with regard to the current site arrangements and with regard to the location and form of buildings on site, that the increase in FSR on site was acceptable, despite the breach to the LEP standard.

The Panel were cognisant that the additional gross floor area and the subsequent breach of the FSR development standard that is proposed, is attributed to a structure which whilst technically exempt from the FSR calculation provides for the same built effect on neighbouring properties if it were included in the calculation, irrespective of the proposed application or not.

As such it is considered that in the specific circumstances of the case, the proposed departure from the development standard does not materially change the presence of the built form on site.

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 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 4.4 Floor Space Ratio 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. DA2024/0161 for alterations and additions to a dwelling house at Lot 33 DP 200638, 77 Castle Circuit SEAFORTH subject to the conditions set out in the Assessment Report.

Vote 3/0

3.9 DA2023/1862 - 214 HUDSON PARADE CLAREVILLE - ALTERATIONS AND ADDITIONS TO A BOATSHED, DECKING AND SKID RAMP

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Rodney Piggott	Manager, Development Assessment
Kelly Wilkinson	Principal Planner, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant.

The Panel noted the referral comment regarding a Section 205 permit from Fisheries. To ensure this permit is either obtained or not required, an addition condition has been added.

Subject to the above, 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.

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. DA2023/1862 for alterations and additions to a boatshed, decking and skid ramp at Lot 41 DP 13760 & Lot LIC 187249, 214 Hudson Parade CLAREVILLE subject to the conditions set out in the Assessment Report, with the following changes:

1. The addition of the following condition:

Correspondence with NSW DPI Fisheries regarding Section 205 permit

Correspondence from NSW DPI Fisheries must be provided stating that a permit under the NSW Environmental Planning and Assessment Act 1979 - Section 205 either is or is not required. If a Section 205 permit is required by Fisheries, it must be obtained.

Evidence of the correspondence, the requirement regarding Section 205, and any permits subsequently required must be submitted to the Certifier prior to the release of the Construction Certificate.

Reason: To protect the surrounding environment and ensure legislative compliance.

Vote 3/0

3.10 DA2023/1350 - 40 BASSETT STREET MONA VALE - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOL

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Rodney Piggott	Manager, Development Assessment
Liza Cordoba	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 is of the view that a condition requiring survey certificates at various stages of construction is necessary. This will be included below.

Subject to the above, 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

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, **approves** Application No. DA2023/1350 for demolition works and construction of a dwelling house including swimming pool at Lot 26 DP 6195, 40 Bassett Street MONA VALE subject to the conditions set out in the Assessment Report, with the following changes:

1. The addition of the following condition:

Survey Certificate

A survey certificate prepared by a Registered Surveyor at the following stages of construction:

- (a) Commencement of perimeter walls columns and or other structural elements to ensure the wall or structure, to boundary setbacks are in accordance with the approved details.
- (b) At ground level to ensure the finished floor levels are in accordance with the approved levels, prior to concrete slab being poured/flooring being laid.
- (c) At completion of the roof frame confirming the finished roof/ridge height is in accordance with levels indicated on the approved plans.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To determine the height of buildings under construction comply with levels shown on approved plans.

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 8 May 2024.