

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

electronically determined on

FRIDAY 31 MAY 2024

Minutes of a Meeting of the Development Determination Panel held on Friday 31 May 2024 electronically determined

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

The minutes were electronically determined on 31 May 2024.

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.6 DA2023/0957 - 7 PARR AVENUE NORTH CURL CURL - DEMOLITION WORKS AND THE ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING HOUSE, INCLUDING THE SUBDIVISION OF ONE LOT INTO TWO

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 delayed the determination of this application so that a more detailed site visit could be conducted. This also helped inform the decision on DA2023/0958 and DA2023/0959 (for the two proposed dwellings on these future lots).

The Panel notes that the reasons for refusal in the assessment report only related to technical engineering issues. The assessment report raised no concerns with the subdivision itself (beyond the technical engineering issues) and the Panel is also of the view that the land could be subdivided. The Panel decided to request information to address the technical issues.

The applicant submitted additional information and the Assessing Officer prepared a supplementary memo. The memo confirmed that the additional information has resolved the engineering concerns. The memo recommended approval of the application, subject to conditions.

The Panel has considered the additional information, the supplementary memo and the additional submissions from surrounding residents.

The Panel notes the narrow front portions of each site but is of the opinion that suitable dwellings can be designed taking into account the site constraints whilst minimising impacts.

The refusal of DA2023/0958 and DA2023/0959 shows that the Panel is of the view that those designs are not appropriate and that a better response for each site is required.

The Panel therefore concurred with the Officer's supplementary memo and recommended conditions of consent contained within that memo.

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, **approves** Application No. DA2023/0957 for demolition works and the alterations and additions to the existing dwelling house, including the subdivision of one lot into two at Lot 91 DP 14113, 7 Parr Avenue NORTH CURL CURL, subject to the conditions set out in the supplementary memo.

Vote: 3/0

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Development Determination Panel meeting
held on Wednesday 29 May 2024.