

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

TUESDAY 9 JULY 2024

Minutes of a Meeting of the Development Determination Panel held on Tuesday 9 July 2024 electronically determined

This item was deferred from the meeting of the 24 April 2024.

The minutes were electronically determined on 9 July 2024.

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.3 MOD2023/0549 - 50 LAUDERDALE AVENUE FAIRLIGHT - MODIFICATION OF DEVELOPMENT CONSENT DA2017/1333 GRANTED FOR DEMOLITION AND CONSTRUCTION OF A NEW DWELLING HOUSE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Anne-Maree Newbery	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 was in receipt of three Supplementary Memos both before and after the meeting of 24 April 2024.

Following the meeting of 24 April 2024 having regard to the Assessment report and Supplementary Memos the Panel formed a view that the extent of the proposed Modification to the rear outbuilding was unclear and uncertain. Due to this uncertainty the Panel was not in a position to determine the application. The Panel delayed the determination to give the application further time to attempt to satisfy the Panel's concerns.

The applicant through amended plans and other documentation has been unable to do so.

Accordingly, the Panel has formed the view that only part of the modifications sought, can be approved. As such no modifications to the rear of the outbuilding are approved. For clarity only the proposed awning attached to the rear of the dwelling is an approved modification to DA2017/1333.

This decision will be reflected in the conditions, in the determination section below.

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.

DETERMINATION OF MODIFICATION APPLICATION

THAT Council as the consent authority, **approves** Modification Application No. Mod2023/0549 for modification of Development Consent DA2017/1333 granted for Demolition and construction of a new dwelling house at Lot 1 DP 305993, 50 Lauderdale Avenue FAIRLIGHT subject to the condition set out below.

No.1B - Modification of Consent - Approved Plans and supporting documentation, to read as follows:

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
1-3	Issue 5	Site Plan	High Design	13.06.2024
2-3	Issue 5	Proposed/ Under Construction Level 2 Floor Plan	High Design	13.06.2024
3-3	Issue 5	East Elevation/ South Elevation/ North Elevation/Section A-A/ West Elevation	High Design	13.06.2024

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
Geotechnical Assessment	-	Crozier Geotechnical Consultants	16 October 2023

Modification application Mod2023/0549 only approves the rear ground floor awning attached to the dwelling house and does not authorise or imply approval for any other modification shown on the drawings listed above.

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail, subject to the paragraph above.

In the event of any inconsistency with 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

This is the final page of the Minutes comprising 6 pages
numbered 1 to 6 of the Development Determination Panel meeting
held on Tuesday 9 July 2024.