

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

WEDNESDAY 4 SEPTEMBER 2024

Minutes of a Meeting of the Development Determination Panel held on Wednesday 4 September 2024 Electronically determined

The item was deferred from the meeting of the 28 August 2024.

The minutes were electronically determined on the 4 September 2024.

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.9 DA2023/1824 - 8 ALMA STREET CLONTARF - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

PANEL MEMBERS

Adam Richardson	Manager, Development Assessment
Thomas Prosser	Acting 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 representatives of the applicant.

The Panel noted that the Gross Floor Area was incorrectly calculated and that when calculated correctly, it would likely exceed the 300m² dispensation set by the DCP. The applicant was provided an opportunity to address this. The applicant provided amended plans and an amended written Clause 4.6 variation request.

The amended plans and amended written Clause 4.6 variation request are considered in a supplementary memo dated 30 August 2024.

The Panel received an addendum submission from the objector that included an additional image which purports to represent the bulk and scale impacts of the proposal.

The Panel have considered the amended plans, amended written Clause 4.6 variation request and the supplementary memo and have formed the view that the development, as amended, is acceptable.

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 4.3 Height of Buildings development and 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. DA2023/1824 for Alterations and additions to a dwelling house including a swimming pool at Lot 7 DP 12177, 8 Alma Street CLONTARF subject to the conditions set out in the Assessment Report and as amended by 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 4 September 2024.