

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held via teleconference on

WEDNESDAY 11 SEPTEMBER 2024

Minutes of a Meeting of the Development Determination Panel held on Wednesday 11 September 2024 via teleconference

The public meeting commenced at 10.00am and concluded at 12.00pm.

The minutes were determined on 11 September 2024.

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF THE DEVELOPMENT DETERMINATION PANEL MEETING HELD ON 28 AUGUST 2024

The minutes of the Development Determination Panel Meeting held on 28 August 2024, were adopted by all Panel Members and have been posted on the Council's website.

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 REV2024/0022 - 11 BRISSENDEN AVENUE COLLAROY - REVIEW OF DETERMINATION OF APPLICATION DA2023/0638 FOR DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOL AND STUDIO

PANEL MEMBERS

Rodney Piggott	Manager, Development Assessment
Neil Cocks	Manager, Development Assessment
Phil Jemison	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant, who requested the application be withdrawn.

Council received written withdrawal of the application prior to the Panel determining the application.

3.2 DA2023/1666 - 7 KANANOOK AVENUE BAYVIEW - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

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 two objectors and representatives of the applicant.

The Panel noted the concerns raised by all objectors along with the non-compliances proposed. The Panel is of the view that the amended design that results in an envelope breach and a front setback non-compliance is appropriate in these particular circumstances and will result in a reasonable sharing of views. In relation to stormwater, the Panel notes that the stormwater design and conditions of consent will result in a better outcome for downstream properties than currently exists.

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. DA2023/1666 for Alterations and additions to a dwelling house at Lot 32 DP 11423, 7 Kananook Avenue BAYVIEW subject to the conditions set out in the Assessment Report.

Vote: 3/0

3.3 DA2024/0199 - 42 BALGOWLAH ROAD BALGOWLAH - USE OF THE PREMISES AS SPECIALISED RETAIL AND OFFICES, ALTERATIONS AND ADDITIONS AND SIGNAGE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Thomas Prosser	Acting Manager, Development Assessment
Liza Cordoba	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

As this application has received ten or more unique submissions, it is now a matter for the Local Planning Panel to determine as the consent authority, as per the Ministers directions.

3.4 DA2024/0485 - 14 FOAM STREET FRESHWATER - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A GARAGE AND DRIVEWAY

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Adam Richardson	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.

The Panel notes the concerns raised by the objector in relation to solar access. Despite this concern, the Panel is satisfied that the proposed development complies, with the solar access provisions of the Warringah Development Control Plan. Given this the Panel does not have any power to require anything more than compliance with the DCP.

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

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. DA2024/0485 for Alterations and additions to a dwelling house including a garage and driveway at Lot 71 DP 5302, 14 Foam Street FRESHWATER subject to the conditions set out in the Assessment Report.

Vote: 3/0

This is the final page of the Minutes comprising 8 pages numbered 1 to 8 of the Development Determination Panel meeting held on Wednesday 11 September 2024.