

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held via teleconference on

WEDNESDAY 9 OCTOBER 2024

Minutes of a Meeting of the Development Determination Panel held on Wednesday 9 October 2024 via teleconference

The public meeting commenced at 10.00am and concluded at 11.12am.

The minutes were determined on 9 October 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 25 SEPTEMBER 2024

The minutes of the Development Determination Panel Meeting held on 25 September 2024, were adopted by all Panel Members and have been posted on the Council's website.

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2024/0142 - 111 ADDISON ROAD MANLY - DEMOLITION AND CONSTRUCTION OF 2 SEMI-DETACHED DWELLINGS WITH POOLS AND 2 LOT SUBDIVISION

PANEL MEMBERS

Thomas Prosser	Acting Manager, Development Assessment
Neil Cocks	Manager, Strategic & Place Planning
Maxine Szeto	Principal Planner, 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 acknowledges the Supplementary Memo and submissions made prior to the meeting.

The Panel are of the opinion that window 05A should be amended to be a highlight window, to provide a suitable design for privacy.

The Panel concurs with the Assessment Report and Supplementary Memo with regard to privacy concerns raised in relation to 18 Reddall Street.

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

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. DA2024/0142 for Demolition

and construction of 2 semi-detached dwellings with pools and 2 lot subdivision at Lot 1 DP 737826, 111 Addison Road MANLY subject to the conditions set out in the Assessment Report, with the following changes:

1. The addition of the following condition, to read as follows:

Window 05A is to be amended to be provided with a 1.5 metre high sill level.

Details are to be provided prior to the issue of a Construction Certificate.

Reason: To minimise privacy impacts to the adjoining neighbour.

Vote: 3/0

3.2 DA2024/0685 - 58 ALEXANDER STREET MANLY - ALTERATIONS AND ADDITIONS TO A SEMI-DETACHED DWELLING HOUSE INCLUDING A SWIMMING POOL AND CARPORT

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Thomas Prosser	Acting Manager, Development Assessment
Kent Bull	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 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. DA2024/0685 for alterations and additions to a semi-detached dwelling house including a swimming pool and carport at Lot A DP 106210, 58 Alexander Street MANLY subject to the conditions set out in the Assessment Report.

Vote: 3/0

3.3 DA2024/0803 - 70 GLADSTONE STREET NEWPORT - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING SECONDARY DWELLING

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Rodney Piggott	Manager, Development Assessment
Kent Bull	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 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. DA2024/0803 for Alterations and additions to a dwelling house including secondary dwelling Lot B DP 160935, 70 Gladstone Street NEWPORT subject to the conditions set out in the Assessment Report, with the following changes:

1. Move condition 30, to the 'General Conditions' section of the consent.

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 9 October 2024.