

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Reconvened on

FRIDAY 5 OCTOBER 2018

Minutes of a Meeting of the Development Determination Panel reconvened on Friday 5 October 2018

ATTENDANCE:

Panel Members

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Neil Cocks	Manager Strategic & Place Planning
Steven Findlay	Manager Development Assessment

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2018/0046 - 36 MALVERN AVENUE, MANLY - ALTERATIONS AND ADDITIONS TO THE EXISTING BUILDING

PROCEEDINGS IN BRIEF

The Applicant provided a submission to address the issue of Floor Space Ratio, equivalent to a request under clause 4.6, whilst the proposal itself does not create a variation to the FSR, when combined with the current consent for alterations to the dwelling, will result in a 12.9% variation.

The Panel were satisfied with the design of the proposal in regards to impacts on views, privacy and solar access as addressed in the report with an additional condition to raise the balustrading to the stairs to provide privacy screening to the rear yards of neighbouring properties.

In regards to the visual impact of the proposal, the majority opinion of the panel was satisfied with that the side setbacks incorporated into the design did not create an unacceptable impact or future cumulative impact.

Additionally, the Panel were satisfied that the variation to the front setback control for the Pine Lane frontage is satisfactory in relation to the built form and streetscape having regard to the context of the site adjoining a laneway.

DECISION

THAT Development Application No. DA2018/0046 for alterations and additions to the existing building at 36 Malvern Avenue, Manly be **approved** subject to the conditions outlined in the Assessment Report with the following changes:

1. The stairs screen/balustrade on the west and north elevation is to be increased in height so as to maintain a 1.8 metre height above each stair tread and landing at top of stairs

Vote: 2/3

This is the final page of the Minutes comprising 3 pages
numbered 1 to 3 of the Development Determination Panel meeting
held on Friday 5 October 2018.