



northern
beaches
council

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
Anne-Maree Newbery	Manager Strategic & Place Planning
Anna Williams	Manager Development Assessment

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2018/0832 - 149A SEAFORTH CRESCENT, SEAFORTH - CONSTRUCTION OF A DWELLING HOUSE

PROCEEDINGS IN BRIEF

Interested parties were informed of the delayed consideration and the additional time to have access to, and review all the information in the assessment, including the addendum on view loss.

A further submission was received from Greg Boston during this period.

The Panel considered the impacts on views to surrounding development as addressed in the addendum. In addition the panel gave consideration to views from the public domain, and in particular from the road reserve in Seaforth Crescent. The Panel were not satisfied with the level of impact, even where that impact is minor, when it is created by the non-compliant height of the garage. The garage roof could be lowered as the floor to ceiling height was 2.5 metres and there is no minimum stipulated in the Building Code of Australia. A condition has been imposed to reduce the max height of the garage roof to RL 59.40 to be compliant with the controls and the numeric requirement under Clause 4.3A of the Manly LEP.

Due to the above consideration and condition, the request to vary the height control is no longer relevant.

In regards to privacy the panel were concerned that screens on the elevation plans were not marked on the relevant floor plans and a condition should ensure the privacy screens are installed.

To reduce the bulk and scale and thereby reduce impacts on views from adjoining properties, the pitch of the roof should be reversed to the main section roof by way of a condition.

Condition 9 recommends the removal of the platform within the road reserve which provides separate pedestrian access to the garage. Separating pedestrian and vehicular access is supported by the Panel and a condition has been proposed to allow for this platform.

DECISION

THAT Development Application No. DA2018/0832 for alterations and additions to the existing building at 149A Seaforth Crescent, Seaforth be **approved** subject to the conditions outlined in the Assessment Report.

1. The addition of the following condition under the heading '**Conditions to be satisfied prior to the issue of the Construction Certificate**':

Privacy Screens

The proposed privacy screens on the second and third floor deck as shown on the north east and southwest elevations plans are to be marked on the relevant floor plans.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure privacy for adjoining properties and consistency of plans.

2. The addition of the following condition under the heading '**Conditions to be satisfied prior to the issue of the Construction Certificate**':

Roof

The proposed fourth floor roof pitch with a maximum height of RL35.50 is to be reversed

with a maximum 6 degree slope maintaining a maximum height of RL35.50.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To reduce the bulk and scale of the dwelling house.

3. The addition of the following condition under the heading **‘Conditions to be satisfied prior to the issue of the Construction Certificate’**:

Land lease

A “Consent for use of a portion of Road Reserve” Application will be required for the elevated deck or driveway structure and deck within Council’s Road Reserve.

In this regard please contact Council’s Administration Section on 9976 1517.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure correct procedure for the use of Council land.

4. The addition of the following condition under the heading **‘Conditions to be satisfied prior to the issue of the Construction Certificate’**:

Garage Height

The proposed garage is not to exceed RL59.40.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure reasonable levels of amenity are maintained to neighbouring residents and the public domain.

5. The deletion on condition 17:

17 Garage Deck
DELETED

This is the final page of the Minutes comprising 4 pages
numbered 1 to 4 of the Development Determination Panel meeting
reconvened on Friday 5 October 2018.