

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held in the Walamai Room, Civic Centre, Dee Why on

WEDNESDAY 24 OCTOBER 2018

**Minutes of a Meeting of the Development Determination Panel
held on Wednesday 24 October 2018
in the Walamai Room, Civic Centre, Dee Why**

ATTENDANCE:

Panel Members

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Matthew Edmonds	Manager, Development Assessment
Liza Cordoba	Manager, Strategic & Place Planning

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

Conflicts – Nil

Declaration that at the meeting a speaker, Sarah McNeilly (Watermark Planning) on behalf of the applicant for item 3.4, is a local Planning consultant and that she is on Council's panel contractor list that undertakes independent assessments of Development Applications for Council.

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 10 OCTOBER 2018

The Minutes of the Development Determination Panel held 10 October 2018 were adopted by all Panel Members and have been posted on the Council's website

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2018/1011 - 50 HUDSON PARADE, CLAREVILLE - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE, BOAT SHED AND CARPORT, AND CONSTRUCTION OF A NEW SECONDARY DWELLING WITH ASSOCIATED DRIVEWAY AND LANDSCAPING WORKS

PROCEEDINGS IN BRIEF

On 17 October 2018 it was confirmed this application was to be removed from the agenda, due to the development standard variation being under 10%.

This application will be determined under the delegation of the Manager, Development Assessments.

3.2 DA2018/1394 - 60 RAGLAN STREET, MANLY - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were satisfied with the recommendation in the Assessment Report.

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 Local Environmental Plan 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.

DECISION

THAT Development Application No. DA2018/1394 for alterations and additions to a dwelling house on land at Lot C DP 102891, 60 Raglan Street, Manly be **approved** subject to the conditions and for the reasons set out in the Assessment Report.

Voting 3/0

3.3 DA2018/1268 - 16 BOWER STREET, MANLY - ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING HOUSE INCLUDING CARPORT

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The proposal involved works within the front setback which will improved public views across the site. The Panel were satisfied with the recommendation in the Assessment Report.

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 Local Environmental Plan 2013 seeking to justify a contravention of clause 4.3A Special Height Provisions 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.

DECISION

THAT Development Application No. DA2018/1268 for Alterations and additions to an existing dwelling house including carport on land at Lot 30 DP 8075, 16 Bower Street, Manly be **approved** subject to the conditions and for the reasons set out in the Assessment Report.

Voting 3/0

3.4 DA2018/1101 - 43 WEST STREET, BALGOWLAH - ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING HOUSE INCLUDING CARPORT

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by one neighbour and a representative of the applicant.

The applicant put to the panel that to height of building could be reduced through conditions to reduce the roof pitch and the height of the floor to ceiling. This would result in the building being reduced by 537mm and a reduction in the variation to the height control. The panel accepted this as a positive outcome to address concerns from the adjoining property.

The Panel felt that condition 10 adequately addressed the privacy to the rear yard from the balcony. The Panel considered the privacy concerns regarding the entry porch, this was an existing situation. The Panel did not warrant any changes of conditions to the entry porch.

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 Local Environmental Plan 2013 seeking to justify a contravention of clause 4.3 Height of Buildings 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.

DECISION

THAT Development Application No. DA2018/1101 for Alterations and additions to an existing dwelling house including carport on land at Lot 21 DP 165048, 43 West Street, Balgowlah be **approved** subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

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

Roof Pitch

The roof pitch of the first floor shall be reduced from 15° to 12.5°.

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

Reason: To reduce the height of the development.

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

Building Height

The floor to ceiling height for the proposed first floor will be reduced from 3.287m to 3m.

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

Reason: To reduce the height of the development.

Voting 3/0

The meeting concluded at 10.35am

This is the final page of the Minutes comprising 8 pages numbered 1 to 8 of the Development Determination Panel meeting held on Wednesday 24 October 2018.