

# **MINUTES**

## **DEVELOPMENT DETERMINATION PANEL MEETING**

held via teleconference on

**WEDNESDAY 13 NOVEMBER 2024**

## **Minutes of a Meeting of the Development Determination Panel held on Wednesday 13 November 2024 via teleconference**

The public meeting commenced at 10.00am and concluded at 10.52pm.

The minutes were determined on 13 November 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 23 OCTOBER 2024**

The minutes of the Development Determination Panel Meeting held on 23 October 2024, were adopted by all Panel Members and have been posted on the Council's website.

### **3.0 DEVELOPMENT DETERMINATION PANEL REPORTS**

#### **3.1 REV2024/0024 - 948 BARRENJOEY ROAD PALM BEACH - REVIEW OF DETERMINATION OF APPLICATION DA2023/1658 FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING THE REPLACEMENT AND EXTENSION OF AN INCLINE PASSENGER LIFT**

##### **PANEL MEMBERS**

Peter Robinson	Executive Manager, Development Assessment
Steven Findlay	Manager, Development Assessment
Kelly Wilkinson	Acting Manager, Strategic & Place Planning

##### **PROCEEDINGS IN BRIEF**

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant and received a written submission from a neighbour.

##### **DETERMINATION OF REVIEW APPLICATION**

Deliberations are delayed to provide the Panel additional time to consider the application.

### **3.2 DA2024/0922 - 9 SONIVER ROAD NORTH CURL CURL - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE**

#### **PANEL MEMBERS**

Daniel Milliken	Manager, Development Assessment
Steven Findlay	Manager, Development Assessment
Kelly Wilkinson	Acting Manager, Strategic & Place Planning

#### **PROCEEDINGS IN BRIEF**

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant.

The Panel notes that the Development Application was accompanied by a Clause 4.6 request.

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**

There were no submissions received for this application.

#### **DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS**

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Warringah LEP 2011 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.

#### **DETERMINATION OF DEVELOPMENT APPLICATION**

THAT Council as the consent authority, **approves** Application No. DA2024/0922 for alterations and additions to a dwelling house on land at Lot 6 DP 20825, 9 Soniver Road NORTH CURL CURL subject to the conditions set out in the Assessment Report.

Vote: 3/0

### 3.3 DA2024/0873 - 17 DALWOOD AVENUE SEAFORTH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING CARPORT

#### PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Adam Richardson	Manager, Development Assessment
Kelly Wilkinson	Acting Manager, Strategic & Place Planning

#### PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

There were no registered speakers.

Subject to the addition of one condition, and the deletion of 4 conditions, 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. DA2024/0873 for Alterations and additions to a dwelling house including carport on land at Lot 2A DP 17157, 17 Dalwood Avenue SEAFORTH subject to the conditions set out in the Assessment Report, with the following changes:

1. The deletion of condition 3, 5, 10 and 11.
2. The addition of the following condition:

### **Sydney Water "Tap In"**

The approved plans must be submitted to the Sydney Water Tap in service, prior to works commencing, to determine whether the development will affect any Sydney Water assets and/or easements. The appropriately stamped plans must then be submitted to the Certifier demonstrating the works are in compliance with Sydney Water requirements.

Please refer to the website [www.sydneywater.com.au](http://www.sydneywater.com.au) for:

- "Tap in" details - see <http://www.sydneywater.com.au/tapin>
- Guidelines for Building Over/Adjacent to Sydney Water Assets.

Or telephone 13 000 TAP IN (1300 082 746).

Reason: To ensure compliance with the statutory requirements of Sydney Water.

Vote: 3/0