

# **MINUTES**

## **DEVELOPMENT DETERMINATION PANEL MEETING**

held via teleconference on

**WEDNESDAY 28 AUGUST 2024**

## **Minutes of a Meeting of the Development Determination Panel held on Wednesday 28 August 2024 via teleconference**

The public meeting commenced at 10.00am and concluded at 2.50pm.

The minutes were determined on 30 August 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 14 AUGUST 2024**

The minutes of the Development Determination Panel Meeting held on 14 August 2024, were adopted by all Panel Members and have been posted on the Council's website.

### 3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

#### 3.1 DA2024/0119 - 10 NORMA ROAD PALM BEACH - DEMOLITION WORK FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A STUDIO

##### PANEL MEMBERS

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

##### PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant.

Subject to five additional 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 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.

##### DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Pittwater LEP 2014 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. DA2024/0119 for Demolition work for alterations and additions to a dwelling house including a studio at Lot 434 DP 653277, 10 Norma Road PALM BEACH subject to the conditions set out in the Assessment Report, with the following changes:

1. The addition of the following condition:

##### **Aboriginal Heritage**

If in undertaking excavations or works any Aboriginal site or object is, or is thought to have been found, all works are to cease immediately and the applicant is to contact the Aboriginal Heritage Officer for Northern Beaches Council, and the Cultural Heritage Division of the Department of Planning, Housing and Infrastructure.

Any work to a site that is discovered to be the location of an Aboriginal object, within the meaning of the National Parks and Wildlife Act 1974, requires a permit from the Director of the Department of Planning, Housing and Infrastructure.

Reason: Aboriginal Heritage Protection.

2. The addition of the following condition:

### **Swimming Pool Requirements**

The Swimming Pool shall not be filled with water nor be permitted to retain water until:

- (a) All required safety fencing has been erected in accordance with and all other requirements have been fulfilled with regard to the relevant legislative requirements and relevant Australian Standards (including but not limited) to:
  - (i) Swimming Pools Act 1992;
  - (ii) Swimming Pools Amendment Act 2009;
  - (iii) Swimming Pools Regulation 2018
  - (iv) Australian Standard AS1926 Swimming Pool Safety
  - (v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
  - (vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools
- (b) A certificate of compliance prepared by the manufacturer of the pool safety fencing, shall be submitted to the Principal Certifier, certifying compliance with Australian Standard 1926.
- (c) Filter backwash waters shall be discharged to the Sydney Water sewer mains in accordance with Sydney Water's requirements. Where Sydney Water mains are not available in rural areas, the backwash waters shall be managed onsite in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system. Appropriate instructions of artificial resuscitation methods.
- (d) A warning sign stating 'YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS POOL' has been installed.
- (e) Signage showing resuscitation methods and emergency contact
- (f) All signage shall be located in a prominent position within the pool area
- (g) Swimming pools and spas must be registered with the Division of Local Government.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To protect human life.

3. The addition of the following condition:

### **Construction Certificate plans**

The Construction Certificate plans must be consistent with the approved plans and documents referred to in Condition No. 1 of this Development Consent.

Reason: To ensure that the works are carried out in accordance with the Development Consent.

4. The addition of the following condition:

**Structural adequacy (alterations and additions)**

Prior to commencement of any works, the Principal Certifier shall be satisfied that those components of the building to be retained and/or altered will be structurally sound and able to withstand the excavation and demolition process.

Evidence from a qualified practising structural engineer, demonstrating compliance with the above and detailing, where relevant, means of support for those parts of the retained building shall be provided to the Principal Certifier.

Reason: To ensure that the development can be undertaken in accordance with accepted construction practices as indicated on the endorsed development plans, without the need for modification of the Development Consent.

5. 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

### 3.2 DA2024/0190 - 32 GOLF AVENUE MONA VALE - DEMOLITION WORKS AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING

#### PANEL MEMBERS

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

#### PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant.

Subject to the amendment of condition 40 and the addition of one condition, 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. DA2024/0190 for Demolition works and construction of a residential flat building at Lot CP SP 57603, Lot 1 SP 57603, Lot 2 SP 57603, Lot 3 SP 57603, Lot 4 SP 57603, 1/32, 2/32, 3/32, 4/32 and 32 Golf Avenue MONA VALE subject to the conditions set out in the Assessment Report, with the following changes:

1. The amendment of condition 40, to read as follows:

##### **Pre-Construction Dilapidation Report**

Dilapidation reports, including photographic surveys, of the following adjoining properties must be provided to the Principal Certifier prior to any works commencing on the site (including demolition or excavation). The reports must detail the physical condition of those properties listed below, both internally and externally, including walls, ceilings, roof, structural members and other similar items.

Properties:

1. The basement of, and residential units or part thereof within 10 meters of the shared property boundary with, 28-30 Golf Avenue, Mona Vale
2. The basement of, and residential units or part thereof within 10 meters of the shared property boundary with, 34-36 Golf Avenue, Mona Vale
3. The basement of, and residential units or part thereof within 10 meters of the shared property boundary with, 33 Darley Street East, Mona Vale

The dilapidation report is to be prepared by a suitably qualified person. A copy of the report must be provided to Council, the Principal Certifier and the owners of the affected properties prior to any works commencing.

In the event that access for undertaking the dilapidation report is denied by an adjoining

owner, the applicant must demonstrate, in writing that all reasonable steps have been taken to obtain access. The Principal Certifier must be satisfied that the requirements of this condition have

been met prior to commencement of any works. If access is denied, then no dilapidation report is required. Note: This documentation is for record keeping purposes and may be used by an applicant or affected property owner to assist in any action required to resolve any civil dispute over damage rising from the works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the commencement of any works on site.

Reason: To maintain proper records in relation to the proposed development.

2. The addition of the following condition:

**Dissolution of Strata Scheme**

Prior to the issue of a occupation certificate Strata Scheme SP57603 shall be dissolved and the site consolidated to be a single parcel of Torrens title land.

Reason: To ensure the orderly development of land.

Vote: 3/0



**3.3 DA2023/1850 - 50 PERONNE AVENUE CLONTARF - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL**

**PANEL MEMBERS**

Daniel Milliken	Acting Executive Manager, Development Assessment
Rodney Piggott	Manager, Development Assessment
Paul Christmas	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 noted the comments regarding the treatment of the Clause 4.6 requests in the assessment report. The Panel has read the Clause 4.6 requests in full.

The Panel is of the view that a more appropriate design is necessary for this site that reduces the amount of floor space. The Panel also raises significant concerns about the impact of the new garage level and terrace above.

The Panel decided to delete reason for refusal number 6 as the Panel are satisfied in relation to the number of storeys and wall height. Subject to the above, the Panel concurred with the Officer's Assessment Report and recommendation.

**STATEMENT OF REASON**

The proposal does not satisfy the relevant strategy, objectives and provisions of Manly LEP 2013 and the Manly DCP 2013 as set out within the reasons for refusal in the assessment report.

**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 not satisfied that:

- 1) the applicant's written request under clause 4.6 of the Manly LEP 2013 seeking to justify a contravention of clause 4.3 Height of Buildings and 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.

**DETERMINATION OF DEVELOPMENT APPLICATION**

THAT Council as the consent authority, **refuses** Application No. DA2023/1850 for Alterations and additions to a dwelling house including a swimming pool at Lot 9 DP 29355, 50 Peronne Avenue CLONTARF for the reasons for refusal set out in the Assessment Report, subject to the following:

1. The deletion of refusal reason number 6.

Vote: 3/0

**3.4 DA2024/0683 - 130 PRINCE ALFRED PARADE NEWPORT - CONSTRUCTION OF A BOAT SHED, DECK, WATERWAY ACCESS STAIRS AND BOAT RAMP**

**PANEL MEMBERS**

Daniel Milliken	Acting Executive Manager, Development Assessment
Rodney Piggott	Manager, Development Assessment
Paul Christmas	Principal Planner, Strategic & Place Planning

**PROCEEDINGS IN BRIEF**

Panel members visited the site and surrounds.

The Panel was addressed by a representative of the applicant.

The Panel considered the requests of the applicant to amend condition 10. The Panel is of the view that the five square metres of decking recommended to be deleted does not have any adverse impacts and can be retained. This will be reflected in an amended condition along with other minor changes.

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 Pittwater LEP 2014 and the Pittwater 21 DCP 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 Pittwater LEP 2014 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. DA2024/0683 for Construction of a boat shed, deck, waterway access stairs and boat ramp at Lot 1 DP 1188243, 130 Prince Alfred Parade NEWPORT subject to the conditions set out in the Assessment Report, with the following changes:

1. The amendment of condition 10, to read as follows:

### **Amendments to the approved plans**

The following amendments are to be made to the approved plans:

- a) Boatshed Decking outside W1: The decking and balustrade situated outside of Window W1 is to be removed from the approved plans.
- b) Window W1: Is to be fixed closed up to a height of 1 metre above the finished floor level of the boat shed. Above that, the window can be openable.
- c) The note on the amended plans that states the following: "Rectification of retaining wall and steps to be determined at CC Stage with Geotech engineer and structural engineers advise. Refer to Geotechnical Report" shall be deleted. If any works are required to the existing retaining walls and steps, Development consent must be obtained where required.

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

Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

Vote: 3/0

### 3.5 DA2023/1427 - 1 LOVERING PLACE NEWPORT - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

#### PANEL MEMBERS

Rodney Piggott	Manager, Development Assessment
Thomas Prosser	Acting Manager, Development Assessment
Anne-Maree Newbery	Manager, 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 considered the privacy, overshadowing and view loss implications of the proposal and were of an opinion that minor design changes are required to result in a reasonable amenity outcome.

The Panel generally concurred with the Officer's Assessment Report and recommendation subject to condition changes.

#### 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, **grants deferred commencement approval** to Application No. DA2023/1427 for Alterations and additions to a dwelling house at Lot 7 DP 21686, 1 Lovering Place NEWPORT subject to the conditions set out in the Assessment Report, subject to the following:

1. The amendment of condition 20, to read as follows:

##### **Fencing**

The fencing to the southern boundary adjoining the existing boundary wall to 2 Lovering Place is to be designed so as not to impact on the existing agg drain at the base of the wall.

The following amendments are to be made to the fence as shown on the approved plans:

- The front fence and fence adjoining the driveway is to be constructed of open, see through, dark-coloured materials as shown on drawing DA-07C.
- The side fence is to be reduced to 1.2 metres high for the portion within 6.5 metres from the front boundary.
- The brushwood side fence in proximity to the southern boundary is to be a maximum of 1.8 metres above the existing wall and shall stop in-line with the eastern end of the terrace that adjoins the living and dining rooms. From this point the fence is to be a vertical slatted metal fence a maximum of 1.2 metres above the existing fence to the rear property boundary.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the

Construction Certificate.

Reason: To protect existing structures

2. The amendment of condition 30, to read as follows:

**On slab Planter at Level 2 identified as 'planter boxes' along southern end of terrace**

Details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage upon the slab, over which soil and planting is being provided as shown on drawing DA-02B.

Landscape treatment details shall be submitted to the Certifier prior to the issue of the Construction Certificate indicating planter type including minimum planter size with 600mm soil depth and minimum planter width of 1500mm; selected shrub planting to achieve a height of at least 1.8 metres above the terrace level, and planted at minimum 600mm centres and at minimum 200mm pot size; automatic irrigation; and services connections.

Design certification shall be submitted to the Certifier by a qualified Structural Engineer, that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: To ensure appropriate soil depth for planting and ensure waterproofing and drainage is installed.

3. The addition of the following condition:

The following amendments are to be made to the approved plans:

- Ensuite windows on the western elevation shall be fixed translucent glazing to a height of 1.8metres above floor level.

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

Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

4. The amendment of condition 31, to read as follows:

**Planting along the southern boundary**

Planting along the southern boundary as shown on drawing DA-06B shall be planted in accordance with the following:

- a) the selected planting is to comprise of native species capable of attaining a height of no more that of the top of the fence (1.8 metres) at maturity or as maintained at that height.
- b) plants are to be installed at minimum 900mm intervals and be of a minimum container size of 200mm at planting in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To maintain environmental amenity.

5. The amendment of condition 32, to read as follows:

**Occupation Certificate for DA2019/0964**

An Occupation Certificate is to be issued for DA2019/0964 or a BIC is issued before the Occupation Certificate is issued for this consent.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Occupation Certificate.

Vote: 3/0

**3.6 DA2024/0530 - 77 BASSETT STREET MONA VALE - INSTALLATION OF 6 BUSINESS IDENTIFICATION SIGNS TO EXISTING BUILDING FAÇADE**

**PANEL MEMBERS**

Rodney Piggott	Manager, Development Assessment
Thomas Prosser	Acting Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

**PROCEEDINGS IN BRIEF**

Panel members visited the site and surrounds.

The Panel was addressed by one objector.

The Panel were of an opinion that the signage should be reduced to provide a minimum of 200mm between the top of the signs and the top of the building proper.

Subject to the additional condition, 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. DA2024/0530 for Installation of 6 business identification signs to existing building façade at Lot 1 DP 88028, 77 Bassett Street MONA VALE subject to the conditions set out in the Assessment Report, with the following changes:

1. The addition of the following condition:

The following amendments are to be made to the approved plans:

- The Total Tools sign on the lower level of the front northern elevation is to be a minimum of 200mm below the roof/parapet line with the exception of the helmet on the head of the man.
- The Total Tools signs on the eastern and western elevations are to be a minimum of 200mm below the roof/parapet line with the exception of the helmet on the head of the man.

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

Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

Vote: 3/0



**3.7 REV2024/0021 - 77 BASSETT STREET MONA VALE - REVIEW OF DETERMINATION OF APPLICATION DA2023/1841 FOR USE OF PREMISES AS A HARDWARE AND BUILDING SUPPLIES FACILITY AND ASSOCIATED INTERNAL ALTERATIONS**

**PANEL MEMBERS**

Rodney Piggott	Manager, Development Assessment
Thomas Prosser	Acting Manager, Development Assessment
Anne-Maree Newbery	Manager, 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 considered the issues relating to parking, deliveries and alleged unauthorised land use however were satisfied that the Review Application satisfactorily addressed these issues.

Subject to the amendment of condition 14, 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 REVIEW APPLICATION**

THAT Council as the consent authority, **grants deferred commencement approval** to Application No. REV2024/0021 for Review of Determination of Application DA2023/1841 for Use of Premises as a hardware and building supplies facility and associated internal alterations at Lot 1 DP 88028 and Lot 4 DP 707291, 77 Bassett Street MONA VALE subject to the conditions set out in the Assessment Report, subject to the following:

1. The amendment of condition 14, to read as follows:

**Delivery Vehicles**

Deliveries are to only to take place offstreet within designated loading/unloading areas with deliveries by vans, utes, trucks, or medium rigid vehicles up to a maximum of 8.8m in length only permitted between the hours of 5:30pm and 8pm Monday to Friday. No deliveries are to occur on weekends or Public Holidays.

Reason: to minimise congestion and impacts on adjacent parking spaces.

Vote: 3/0

**3.8 DA2024/0662 - 40 PINE STREET MANLY - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE**

**PANEL MEMBERS**

Adam Richardson	Manager, Development Assessment
Thomas Prosser	Acting Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

**PROCEEDINGS IN BRIEF**

Panel members visited the site.

The Panel was in receipt of a Supplementary Memo that considered and responded to further submissions received by Council after the business paper was published.

The Panel was addressed by one objector and representatives of the applicant.

The Panel generally concurred with the Officer's Assessment Report and recommendation, having due regard to the decision of the Land and Environment Court for the dwelling to which the first floor dwelling relates. The Panel notes that despite the findings of the Court it is not bound by the findings in that matter and the Panels role in this application is to consider the merits of this development application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979.

**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.

**DETERMINATION OF DEVELOPMENT APPLICATION**

THAT Council as the consent authority, approves Application No. DA2024/0662 for Alterations and additions to a dwelling house at Lot 5 DP 939161, 40 Pine Street MANLY subject to the conditions set out in the Assessment Report, with the following changes:

1. The addition of following condition:

**Amended Plans**

The following amendments are to be made to the approved plans:

- The sill level of window 9 shall be 1650mm above the finished floor level.

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

Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

2. The addition of the following condition:

**Issue of Construction Certificate**

No Construction Certificate shall be issued until a Construction Certificate has been issued for DA2021/2590 and works have physically commenced, to the satisfaction of the Certifier.

Reason: Orderly development of land.

Vote: 3/0

**3.9 DA2023/1824 - 8 ALMA STREET CLONTARF - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL**

**PANEL MEMBERS**

Adam Richardson	Manager, Development Assessment
Thomas Prosser	Acting Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

**PROCEEDINGS IN BRIEF**

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant.

**DETERMINATION OF DEVELOPMENT APPLICATION**

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

This is the final page of the Minutes comprising 20 pages  
numbered 1 to 20 of the Development Determination Panel meeting  
held on Wednesday 28 August 2024.