



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held via teleconference on

WEDNESDAY 11 DECEMBER 2024

**Minutes of a Meeting of the Development Determination Panel
held on Wednesday 11 December 2024 via teleconference**

The public meeting commenced at 9.00am and concluded at 11:45am.

The minutes were determined on 11 December 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 4 DECEMBER 2024

The minutes of the Development Determination Panel Meeting held on 4 December 2024, were adopted by all Panel Members and have been posted on the Council's website.

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 MOD2024/0547 - 33 BEATRICE STREET CLONTARF - MODIFICATION OF CONSENT NO.DA2021/2661 GRANTED FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

PANEL MEMBERS

Adam Richardson	Manager, Development Assessment
Kelly Wilkinson	Acting Manager, Strategic & Place Planning
Paul Christmas	Principal Planner, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by three objectors and representatives of the applicant.

The Panel understood the concerns of the residents in relation to construction traffic issues and as a matter arising have undertaken to notify Council's compliance division and rangers about the problems for an appropriate response and active management.

The Panel considered alternative locations for the rainwater tank, however is satisfied that its current position as shown on the plans is appropriate and will not cause unreasonable impact to adjoining properties.

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.

DETERMINATION OF MODIFICATION APPLICATION

THAT Council as the consent authority, **approves** Modification Application No. Mod2024/0547 for Modification of Consent No.DA2021/2661 granted for alterations and additions to a dwelling house including a swimming pool at Lot 81 DP 9517, 33 Beatrice Street CLONTARF subject to the conditions set out in the Assessment Report, with the following changes:

1. The amendment to condition 13A, to read as follows:

Amendment to Window W104 to read as follows:

Window W104 on the northern elevation is to be amended as follows:

The glass louvres are to be translucent to a height of 1.7metres above the FFL, and the louvres are to be fitted such that they cannot be opened more than 45 degrees.

Details demonstrating compliance with this condition are to be submitted to the satisfaction of the Certifier prior to the issue of the Construction Certificate.

Reason: To provide reasonable privacy to the adjoining property to the north.

Vote: 3/0

3.2 DA2024/0458 - 53 STUART STREET MANLY - ALTERATIONS AND ADDITIONS TO A RESIDENTIAL FLAT BUILDING INCLUDING A CAR STACKER AND FENCING

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Adam Richardson	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 two objectors.

As this application has received ten or more unique submissions, it is now a matter for the Local Planning Panel to determine as the consent authority, as per the Minister's directions.

3.3 DA2024/0737 - 55 QUINTON ROAD MANLY - ALTERATIONS AND ADDITIONS TO A SEMI-DETACHED DWELLING INCLUDING A CARPORT

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Adam Richardson	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 the applicant/owner.

DETERMINATION OF DEVELOPMENT APPLICATION

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

3.4 DA2023/1463 - 100 CABARITA ROAD AVALON BEACH - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOL

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Rodney Piggott	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 a representatives of the applicant.

The Panel concurred with the Officer's Assessment Report, Supplementary Memo 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. DA2023/1463 for demolition works and construction of a dwelling house including swimming pool at Pt Lot 21 DP 1302239 & Pt Lot 22 DP 1302239, 100 Cabarita Road AVALON BEACH subject to the conditions set out in the Assessment Report, with the following changes:

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

Approved Land Use

Nothing in this consent shall authorise the use of site/onsite structures/units/tenancies as detailed on the approved plans for any land use of the site beyond the definition of a dwelling house, in accordance with the Dictionary of the Pittwater Local Environmental Plan 2014, as follows:

dwelling house means a building containing only one dwelling.

Any variation to the approved land use and/occupancy of any unit beyond the scope of the above definition will require the submission to Council of a new development application.

Reason: To ensure compliance with the terms of this consent.

2. The deletion of conditions 21, 39, 51 and 54
3. The amendment of condition 34, to be all black text.

Vote: 3/0

3.5 DA2024/0263 - 10 FITZROY ROAD CROMER - DEMOLITION WORKS AND CONSTRUCTION OF A NEW DWELLING HOUSE INCLUDING A SWIMMING POOL

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Rodney Piggott	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 three objectors and representatives of the applicant.

DETERMINATION OF DEVELOPMENT APPLICATION

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

3.6 DA2024/0882 - 23 & 33 BASSETT STREET MONA VALE - ALTERATIONS AND ADDITIONS TO A SENIORS HOUSING DEVELOPMENT (RESIDENTIAL CARE FACILITY)

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Rodney Piggott	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 an objector and 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 10 pages numbered 1 to 10 of the Development Determination Panel meeting held on Wednesday 11 December 2024.