

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

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

WEDNESDAY 3 JULY 2019

**Minutes of a Meeting of the Development Determination Panel
held on Wednesday 3 July 2019
in the Garigal Room, Civic Centre, Dee Why**

ATTENDANCE:

Panel Members

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

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 26 JUNE 2019

RECOMMENDATION

That the Minutes of the Development Determination Panel held 26 June 2019, were adopted by all Panel Members at the time of the meeting and have been posted on the Council's website

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2019/0274 - 80 PRINCE ALFRED PARADE, NEWPORT - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING DEMOLITION OF EXISTING GARAGE, CONSTRUCTION OF A NEW GARAGE WITH HOME OFFICE ABOVE, NEW SPA POOL AND REFURBISHMENT OF EXISTING BOAT HOUSE AND CABANA

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by an objector and the applicant

The Panel considered the height of the proposal with the provisions of the LEP which permits minor portions of the building above the maximum height.

The Panel were satisfied that the proposal met the provisions of the Height of Buildings, Clause 4.3 (2D).

The Panel were satisfied with the assessment of view loss noting that only components of the building below the 8.5 metres height were contributing to the impact of views from a balcony at the side of the dwelling which are obtained across a side boundary. The Panel concluded that reasonable view sharing is achieved.

The Panel were satisfied that the proposal will not cause increase risk of any coastal hazards on the land or other land.

The Panel noted a correction is required to condition 5 relating to the Geotechnical Report reference, that the words *[INSERT]* should be replaced with the report number *Reference J1666*

The Panel were satisfied that the proposal meets the objectives of the Pittwater LEP 2014 and that the assessment has taken into consideration the relevant matters in Section 4.15 of the Environmental Planning and Assessment Act 1979.

Subject to the change to condition 5, the Panel concurred with the Officer's assessment report and recommendation.

DECISION ON DEVELOPMENT APPLICATION

THAT Development Application DA2019/0274 for Alterations and additions to a dwelling house including demolition of existing garage, construction of a new garage with home office above, new spa pool and refurbishment of existing boat house and cabana on land at Lot A DP 403392 & Lot 11 DP 13457, 80 Prince Alfred Parade, Newport be **approved** subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. The amendment of the Condition 5 under the heading Conditions to be Satisfied Prior to the Issue of the Construction Certificate to read as follows:

Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by White geotechnical Group dated 29 March 2018 *Reference J1666* are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier. Details demonstrating compliance are to be submitted to the Principal Certifying Authority

prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

Vote: 3/0

The speakers concluded at 10.30am

The meeting concluded at 11.05am

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Development Determination Panel meeting
held on Wednesday 3 July 2019.