

# MINUTES

## **DEVELOPMENT DETERMINATION PANEL MEETING**

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

**WEDNESDAY 22 MAY 2019**

**Minutes of a Meeting of the Development Determination Panel  
held on Wednesday 22 May 2019  
in the Walamai Room, Civic Centre, Dee Why**

**ATTENDANCE:**

**Panel Members**

Louise Kerr (Chairperson)  
Matthew Edmonds  
Phil Jemison

Director Planning & Place  
Manager, Development Assessment  
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 8 MAY 2019**

The Minutes of the Development Determination Panel held 8 May 2019, were adopted by all Panel Members and have been posted on the Council's website

### 3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

#### 3.1 REV2019/0016 - 57-59 NORTHCOTT ROAD, CROMER - REVIEW OF DETERMINATION OF APPLICATION DA2017/1140 FOR SITE CLEARING AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING A GRANNY FLAT OUTBUILDING DRIVEWAY ACCESS AND ANCILLARY SITE WORKS

##### PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel was addressed by one objector and 4 representatives for the application.

Further written submissions were presented to the Panel on the day by Ann Sharp on behalf of Dr Connie Harris and Friends of Narrabeen Lagoon Catchment. These had not been submitted to council prior to the meeting and were not addressed in the Assessment Report. The Panel took these submissions into consideration.

The Panel received written correspondence from Devasha Scott and David Simpfendorfer in support of the application.

The panel having considered both the written and oral submissions made by the objectors and the applicant and having reviewed the plans and supporting documentation submitted with the review application, together with the assessment officer's report agreed to uphold the previous determination of Development Application D2017/1140 and to refuse the review application REV2019/0016. The panel were of the opinion that there remained unresolved issues with the application.

The panel noted that the review application had been lodged very close to the end of the 6 month review period and that accordingly there was not sufficient time for staff to engage in further discussions with the applicant about ways in which to resolve council's issues with the application.

##### DECISION ON DEVELOPMENT APPLICATION

THAT Development Application REV2019/0016 for Review of Determination of Application DA2017/1140 for site clearing and construction of a dwelling house including a granny flat outbuilding driveway access and ancillary site works on land at Lot 835 DP 752038 & Lot 836 DP 752038, 57-59 Northcott Road, Cromer be **refused** for the reasons set out in the Assessment Report, subject to the following:

1. An amendment being made to reason for refusal number 3 to amend the relevant section of the EP&A Act as follows:

##### **3. Inconsistent with the Objects of the Environmental Planning and Assessment Act 1979**

Pursuant to *Section 1.3 Objects of Act* under the *Environmental Planning and Assessment Act 1979* the proposal is inconsistent with object to protect the environment including species of native animals and plants in a manner that is consistent with the applicable local planning controls.

2. The addition of reason for refusal number 4 as follows:

##### **4. Inconsistent with the Desired Future Character of Locality B2 – Oxford Falls Valley**

Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act, 1979* the proposed development is inconsistent with the Desired Future Character of Locality B2 Oxford Falls Valley of the Warringah Local Environmental Plan 2000, as the application has

not demonstrated:

- The natural landscape including landforms and vegetation will be protected and, where possible, enhanced, and
- Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services, and
- Buildings which are designed to blend with the colours and textures of the natural landscape.

Vote: 3/0

*The meeting concluded at 4.20pm*

This is the final page of the Minutes comprising 5 pages  
numbered 1 to 5 of the Development Determination Panel meeting  
held on Wednesday 22 May 2019.