



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

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

WEDNESDAY 25 SEPTEMBER 2019

**Minutes of a Meeting of the Development Determination Panel
held on Wednesday 25 September 2019
in the Walamai Room, Civic Centre, Dee Why**

ATTENDANCE:

Panel Members

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Matthew Edmonds	Manager, Development Assessment
Neil Cocks	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 11 SEPTEMBER 2019

RECOMMENDATION

That the Minutes of the Development Determination Panel held 11 September 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 DA2019/0108 - 11-13 COOK STREET, FRESHWATER - DEMOLITION AND CONSTRUCTION OF SELF STORAGE UNITS

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by the applicant and clients.

The Panel received an updated Clause 4.6 Request for Variation.

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

Issues raised in the submission 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 Warringah Local Environmental Plan 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.

DECISION ON DEVELOPMENT APPLICATION

THAT Development Application DA2019/0108 for Demolition and Construction of Self Storage Units on land at Lot 100 DP 615225, 11 - 13 Cook Street, Forestville be **approved** subject to the conditions and for the reasons set out in the Assessment Report, subject to the following:

1. The addition of the following condition under the heading 'Prior to the issue of the Occupation Certificate':

Height Survey

A survey prepared by a Registered Surveyor shall be provided as evidence that all buildings are constructed in accordance with the approved RL's for each of the floor levels and roof ridge levels of the building.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure the dwelling and associated structures are constructed in accordance with the approved levels.

2. The addition of the following conditions under the heading 'Conditions To Be Complied With During Demolition And Building Work':

Survey

A survey certificate prepared by a Registered Surveyor at the following stages of construction: (a) Commencement of perimeter walls columns and or other structural elements to ensure the wall or structure, to boundary setbacks are in accordance with the approved details. (b) At ground level to ensure the finished floor levels are in accordance with the approved levels, prior to concrete slab being poured/flooring being laid. (c) At completion of the roof frame confirming the finished roof/ridge height is in accordance with levels indicated on the approved plans.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To determine the height of buildings under construction comply with levels shown on approved plans. (DACPLE01)

Maximum RL

The height of the building is not to exceed a maximum RL of 132.150.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure maintenance of local amenity.

3. The amendment of the following condition to read as follows:

Amendments to the Landscape Plan

Landscape Plans are to be amended as follows:

- a) *Cupaniopsis anacardioides* indicated on the Landscape Plan is to be replaced with a tree of similar size not listed on Council's exempt tree list in WDCP E1 Preservation of trees or bushland vegetation.
- b) Tree numbers 27 to 37 located on the adjoining site to the east shall be indicated as existing trees to be retained (indicated with a green circle).

Details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the provision of suitable landscape amenity and character.

4. The deletion of the following condition:

Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards.

Vote: 3/0

The meeting concluded at 10.45am

This is the final page of the Minutes comprising 6 pages
numbered 1 to 6 of the Development Determination Panel meeting
held on Wednesday 25 September 2019.