



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held on

THURSDAY 28 MAY 2020

Minutes of a Meeting of the Development Determination Panel held on Thursday 28 May 2020

ATTENDANCE:

Panel Members

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Steven Findlay	Manager, Development Assessment
Neil Cocks	Manager, Strategic & Place Planning

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.4 DEVELOPMENT DETERMINATION PANEL REPORTS

DA2019/1238 - 26 SEAVIEW AVENUE, CURL CURL - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by an objector and a representative of the applicant.

Deliberations on the application were delayed in order that an amended plan could be submitted by the applicant.

The Panel are satisfied with the amended plans which addressed views and privacy.

The Panel were satisfied that the proposal was compliant with maintaining solar access to surrounding 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 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

THAT Council as the consent authority **approve** Development Consent to DA2019/1238 for alterations and additions to a dwelling house including a swimming pool on land at Lot 16 DP 14366, 26 Seaview Avenue, Curl Curl, subject to the conditions outlined in the Assessment Report, subject to the following:

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

Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA02 (Revision A) - Site Plan	20/05/2020	Action Plans
DA04 (Revision A) - Proposed Lower Ground Floor	20/05/2020	Action Plans
DA06 (Revision A) - Proposed Ground Floor Plan	20/05/2020	Action Plans
DA08 (Revision A) - Proposed First Floor Plan	20/05/2020	Action Plans
DA09 (Revision A) - Proposed Roof Plan	20/05/2020	Action Plans
DA10 (Revision A) - North/East Elevation	20/05/2020	Action Plans
DA11 (Revision A) - South/West Elevation	20/05/2020	Action Plans
DA12 (Revision A) - Long Section	20/05/2020	Action Plans
DA13 (Revision A) - Cross Sections	20/05/2020	Action Plans
DA14 (Revision A) - Pool Plan/Sections	20/05/2020	Action Plans
DA16 (Revision A) - Sample Board	20/05/2020	Action Plans

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Assessment (AG 19188)	21/10/2019	Ascent Geotechnical Consulting

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
L/01 (Revision A) - Proposed Landscape Plan	27/03/2020	ATC
L/02 - Landscape Details	12/10/2019	ATC
L/03 - Landscape Specification	12/10/2019	ATC

Waste Management Plan		
Drawing No/Title.	Dated	Prepared By
Waste Management Plan	22/10/2019	Not Provided

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

Vote: 3/0 – determined in 28 May 2020

This is the final page of the Minutes comprising 6 pages
numbered 1 to 6 of the Development Determination Panel meeting
held on Thursday 28 May 2020.