



northern  
beaches  
council

# MINUTES

## DEVELOPMENT DETERMINATION PANEL MEETING

THURSDAY 9 JULY 2020

## **Minutes of a Meeting of the Development Determination Panel held on Thursday 9 July 2020**

### **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

## 0.0 DEVELOPMENT DETERMINATION PANEL REPORTS

### DA2020/0302 - 41 UPPER CLIFFORD AVENUE, FAIRLIGHT - DEMOLITION WORKS AND CONSTRUCTION OF MULTI DWELLING HOUSING

#### PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by objectors, the applicant and representatives of the applicant.

A supplementary memo was provided by the assessing officer addressing concerns and providing amended condition regarding the proposed landscaping.

Concerns were raised that the development would partially enclose and have an impact on an air conditioning vent to the adjoining property. A condition has been applied to ensure this does not occur.

The Panel obtained amended architectural plans which contained Relative Levels for the roof heights.

In addition, the submitted plans included:

- Elevational shadow diagrams
- Unit 1 - a reduction in the roof height above the kitchen/dining area of 600mm to improve views across the site.
- Unit 2 – an increased setback of the master bedroom by approximately 3 metres from Lauderdale Ave, and an increase in the side setback where the master bedroom was previously located in order to reduce the bulk of the elevation.

The Panel were satisfied with the additional information and changes.

The Panel concurred with the Assessing Officers recommendation and supplementary memo.

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#### DECISION

THAT Council as the consent authority **approve** Development Consent to DA2020/0302 for demolition works and construction of multi dwelling housing on land at Lot 6 Sec H DP 3742, 41 Upper Clifford Avenue, Fairlight, subject to the conditions outlined in the Assessment Report, subject to the following:

1. **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
DA 01 Site Plan	3 July 2020 Issue I	Platform Architects
DA 02 Basement Floor Plan	3 July 2020 Issue I	Platform Architects
DA 03 Ground Floor Plan	3 July 2020 Issue I	Platform Architects
DA 04 First Floor Plan	3 July 2020 Issue I	Platform Architects

DA 05 Second Floor Plan	3 July 2020 Issue I	Platform Architects
DA 06 Third Floor Plan	3 July 2020 Issue I	Platform Architects
DA 08 Ground Floor Plan - Garden	3 July 2020 Issue I	Platform Architects
DA 09 First Floor Plan	3 July 2020 Issue I	Platform Architects
DA 10 Second Floor Plan	3 July 2020 Issue I	Platform Architects
DA 11 Roof Plan - Sheet 1	3 July 2020 Issue I	Platform Architects
DA 12 Roof Plan - Sheet 2	3 July 2020 Issue I	Platform Architects
DA 13 Elevation 1 South	3 July 2020 Issue I	Platform Architects
DA 14 Elevation 2 - North	3 July 2020 Issue I	Platform Architects
DA 15 Elevation 3 - South	3 July 2020 Issue I	Platform Architects
DA 16 Elevation 4 - North	3 July 2020 Issue I	Platform Architects
DA 17 Elevation 5 - North	3 July 2020 Issue I	Platform Architects
DA 18 Sectional Elevation 6 - East Sheet 1	3 July 2020 Issue I	Platform Architects
DA 19 Section Elevation 6 - East Sheet 2	3 July 2020 Issue I	Platform Architects
DA 20 Sectional Elevation 7 - West Sheet 1	3 July 2020 Issue I	Platform Architects
DA 21 Sectional Elevation 7 - West Sheet 2	3 July 2020 Issue I	Platform Architects
DA 22 Section AA Sheet 1	3 July 2020 Issue I	Platform Architects
DA 23 Section AA Sheet 2	3 July 2020 Issue I	Platform Architects
DA 24 Section B-B	3 July 2020 Issue I	Platform Architects

<b>Engineering Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
C1 Cover Sheet & Notes	24 February 2020	ACOR Consultants
C2 Stormwater Management Plan - Basement	2 March 2020	ACOR Consultants
C3 Stormwater Management Plan - Ground	24 February 2020	ACOR Consultants
C4 Stormwater Management Plan - Ground	24 February 2020	ACOR Consultants
C5 Stormwater Management Detail Sheet No. 1	24 February 2020	ACOR Consultants
C6 Stormwater Management Detail Sheet No. 2	24 February 2020	ACOR Consultants

C7 Stormwater Management Detail Sheet No. 3	2 March 2020	ACOR Consultants
C8 Erosion & Sediment Control Plan	24 February 2020	ACOR Consultants
C9 Erosion & Sediment Control Notes	24 February 2020	ACOR Consultants
C10 Erosion & Sediment Control Detail Sheet	24 February 2020	ACOR Consultants

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
BASIX Certificate No. 1073822M	16 March 2020	Credwell Energy
NatHERS Certificate No. 4673150	16 March 2020	Credwell Energy
NCC Assessment Report C19314-NCC-r2	11 March 2020	Credwell Consulting
Arboricultural Impact Assessment Report	February 2020	Axiom Arbor Tree Services
Construction Methodology Plan	Undated	TQM Design & Construct
Report on Geotechnical Site Investigation	26 February 2020	Crozier Geotechnical Consultants
Traffic Management Plan	19 February 2020	PW Traffic Plans
Traffic and Parking Assessment	March 2020	Transport and Traffic Planning Associates

- 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:

<b>Landscape Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Landscape Plan	26 February 2020	Paul Scrivener Landscape Architects
Planting Plan	26 February 2020	Paul Scrivener Landscape Architects

<b>Waste Management Plan</b>		
<b>Drawing No/Title.</b>	<b>Dated</b>	<b>Prepared By</b>
Waste Management Plan	March 2019	Platform Architects

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.

2. The addition of the following conditions:

**Garage to Upper Clifford Avenue**

The proposed garage for Unit 1 fronting Upper Clifford Avenue is not to cover or block airflow to any part of the ventilation screen (air conditioning vent) on the western elevation of the garage at 39 Upper Clifford Avenue, Fairlight. Details demonstrating compliance with this condition are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Retention of air circulation to the garage of 39 Upper Clifford Avenue, Fairlight.

**Future Landscaping**

Any future replacement planting within the front setback area fronting Upper Clifford Avenue, is to be limited to species that are anticipated to grow to a maximum of 5m in height at maturity.

Reason: To allow reasonable sharing of views.

This is the final page of the Minutes comprising 7 pages  
numbered 1 to 7 of the Development Determination Panel meeting  
held on Thursday 9 July 2020.