



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically Determined on

TUESDAY 18 MAY 2021

Minutes of a Meeting of the Development Determination Panel

Electronically Determined on Tuesday 18 May 2021

ATTENDANCE:

Panel Members

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

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 REV2020/0030 - 7 EATON SQUARE, ALLAMBIE HEIGHTS - REVIEW OF DETERMINATION OF APPLICATION DA202020/1070 FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

PROCEEDINGS IN BRIEF

The Panel undertook a further inspection of an adjoining site.

The Panel were not satisfied with the amendments and propose a condition to restrict the maximum height of the roof in order to better maintain views from adjoining properties.

In regards to privacy the Panel were generally satisfied with the level of separation to surrounding properties, however this would need to be supplemented with the inclusion of a privacy screen on the northern elevation of the upper floor deck and landscaping on the eastern boundary to enhance privacy to the adjoining property.

DECISION ON APPLICATION

THAT Council as the consent authority **approves** REV2020/0030 for Review of Determination of Application DA202020/1070 for alterations and additions to a dwelling house including a swimming pool on land at Lot 7 DP 209550, 7 Eaton Square, Allambie Heights, subject to the conditions in the assessment report and the following:

Insert new conditions:

Modified Roof Design and Reduced Building Height (Living Room Area)

The roof over the Living Room addition is to be amended to a single-slope/skillion type roof design, sloping upwards from north to south, with a maximum slope of 5 degrees. The design and overall height is to be set based on the maximum slope of 5 degrees and a maximum RL at the northern edge of the Living Room addition of RL 142.145. Roof colour shall be a medium to dark.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate

Reason: To reduce the building height and ensure view sharing for the adjoining property to the west.

Privacy Protection

The plans to be amended to include:

- a) A 1.65m high privacy screen shall be provided for the full length of the upper floor deck on the northern elevation.
- b) A native tree is to be planted in the north-eastern corner, 2.5 metres from the northern boundary of the site, between the secondary dwelling and the rear boundary. The tree is to have a minimum height of 2 metres at time of planting, which will obtain a minimum mature height of 4 metres. The tree is to be planted prior to commencement of any works under this consent. The tree is to be maintained for the life of the development with a minimum height of 4.0 metres.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To maintain privacy to surrounding properties.

Vote: 3/0

This is the final page of the Minutes comprising 4 pages
numbered 1 to 4 of the Development Determination Panel
electronically determined Tuesday 18 May 2021.