



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

TUESDAY 2 MARCH 2021

Minutes of a Meeting of the Development Determination Panel held on Tuesday 2 March 2021

ATTENDANCE:

Panel Members

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Lashta Haidari	Manager, Development Assessment
Anne-Maree Newbery	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 24 FEBRUARY 2021

The Minutes of the Development Determination Panel held 24 February 2021, were adopted by all Panel Members and have been posted on the Council's website

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 MOD2020/0572 - 48A QUEENSCLIFF ROAD QUEENSCLIFF - MODIFICATION OF DEVELOPMENT CONSENT DA2011/0360 GRANTED FOR ALTERATIONS AND ADDITIONS TO A RESIDENTIAL FLAT BUILDING

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel was addressed by two objectors and a representative for the applicant.

The application has 3 components to be considered.

1. Consideration of a mechanical ventilation duct, which the panel raises no concerns.
2. To update the Fire Safety reports for the building to provide better fire safety measures is confirmed by Council's Building Control team, which the Panel raises no concerns, and acknowledges that the draft condition needs to identify the report by BCA Logic dated 23 September 2019.
3. The landscaping in the south west corner of the site.

The Panel does not concur with the assessment report, or supplementary memo in regards to the impact from the proposed landscaping. The impacts are such that this could not be considered to be within the parameters of a Modification under Section 4.55 (1A) as involving minimal environmental impact.

The Panel considers that the impact of the landscape terracing, and raised levels of landscaping, are unacceptable in relation to visual impacts, view loss, light and amenity to the adjoining properties. In this regard the landscape plans and references to the landscaping in the architectural plans are to be removed from the approval.

These issues were raised previously in the original determination. The landscaping plans were amended to remove the raised landscaped areas, in order to lessen the impacts on adjoining properties. The original approved landscape plans did not contain any detail which indicated changes to the existing ground levels. In this regard the approved landscaping should be installed at the ground levels prior to construction.

STATEMENT OF REASON

The proposed landscaping was not acceptable and has been removed from the determination, whilst the remaining components of the application are acceptable in terms provisions of Warringah LEP 2011 and the Warringah DCP 2011.

COMMUNITY CONSULTATION

Issues raised in the submission have been taken into account in the report and the meeting.

DECISION ON APPLICATION

THAT Council as the consent authority **approves** Mod2020/0572 for Modification of Development Consent DA2011/0360 granted for alterations and additions to a Residential Flat Building on land at Lot CP SP 4129, 48A Queenscliff Road Queenscliff, subject to the following conditions:

A. Add Condition No. 1D - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

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

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA-002 Rev B	28/10/2020	Custance
DA-003 Rev C	28/10/2020	Custance
DA-007 Rev B	28/10/2020	Custance
DA-008 Rev B	28/10/2020	Custance
DA-009 Rev B	28/10/2020	Custance
DA-010 Rev B	28/10/2020	Custance

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Fire Engineering Report Peer Review (Ref:17084-R1-V2)	22/11/2019	Peter Gardner & Associates
Geotechnical Assessment (Ref: 2010-198)	January 2021	Crozier Geotechnical Consultants
Fire Engineering Report (107347-FER-r4)	23.9.2019	BCA Logic

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

c) All landscaping depicted in these modification architectural plans (all dated 28/10/2020) contained within this condition, is to be deleted and does not form part of the consent. Landscaping to be undertaken in accordance with the original landscape plans.

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.

B. Delete proposed condition 22E

Vote: 3/0

3.2 DA2020/1173 - 14 ERNEST STREET, BALGOWLAH HEIGHTS - ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING INCLUDING LANDSCAPE WORKS AND THE CONSTRUCTION OF A SWIMMING POOL

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by two objectors

The Panel deferred this item to allow the applicant to provide further information for consideration by the Panel

DECISION ON APPLICATION

THAT Council as the consent authority **defers** Development Consent to DA2020/1173 for alterations and additions to an existing dwelling including landscape works and the construction of a swimming pool on land at Lot 15A DP 31138, 14 Ernest Street, Balgowlah Heights.

Vote: 3/0

3.3 DA2020/0970 - 3 FRANCIS STREET FAIRLIGHT - ALTERATIONS AND ADDITIONS TO EXISTING DWELLING INCLUDING SWIMMING POOL AND CARPORT

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by three objectors and a representative for the applicant.

The Panel deferred this item to allow the applicant to provide further information and consideration by the Panel

DECISION ON APPLICATION

THAT Council as the consent authority **defers** Development Consent to DA2020/0970 for alterations and additions to existing dwelling including swimming pool and carport on land at Lot 4 DP 72568, 3 Francis Street, Fairlight

Vote: 3/0

This is the final page of the Minutes comprising 7 pages
numbered 1 to 7 of the Development Determination Panel meeting
held on Tuesday 2 March 2021.