

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically Determined on

TUESDAY 7 DECEMBER 2021

Minutes of a Meeting of the Development Determination Panel

Electronically determined on Tuesday 7 December 2021

Panel Members

Rodney Piggott (Chairperson)	Manager Development Assessment
Tony Collier	Acting Manager, Development Assessment
Liza Cordoba	Manager, Strategic & Place Planning

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.3 DA2021/1439 - 57 UNDERCLIFF ROAD, FRESHWATER - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING SWIMMING POOL

PROCEEDINGS IN BRIEF

The application was deferred from the meeting of 24 November 2021 for further information to be provided regarding vehicular access along the right of carriageway.

The applicant submitted amended plans to the satisfaction of Councils Traffic Engineer and a supplementary memo was provided to the Panel recommending amendments to Condition 1 as outlined below.

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.

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority **approves** Development Consent to DA2021/1439 for alterations and additions to a dwelling house including swimming pool on land at Lot A DP 385601, 57 Undercliff Road, Freshwater, subject to the conditions set out in the Assessment Report, subject to the following:

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

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
A-106 Demolition Plans Lower Ground Floor	Issue B 29.11.2021	Cad Draft P/L
A-107 Demolition Plans Ground and First Floor	Issue B 29.11.2021	Cad Draft P/L
A-109 Proposed Lower Rear and Ground Floor	Issue B 29.11.2021	Cad Draft P/L
A-110 Proposed First Floor and Loft Level	Issue B 29.11.2021	Cad Draft P/L
A-111 Proposed Site / Roof Plan	Issue B 29.11.2021	Cad Draft P/L
A-112 North-East and South-West Elevations	Issue B 29.11.2021	Cad Draft P/L
A-113 South-East Elevation	Issue B 29.11.2021	Cad Draft P/L

A-114 North-West Elevation	Issue B 29.11.2021	Cad Draft P/L
A-115 Section 1	Issue B 29.11.2021	Cad Draft P/L
A-116 Section 2	Issue B 29.11.2021	Cad Draft P/L
A-117 Sections 3, 4, 7 and 9	Issue B 29.11.2021	Cad Draft P/L
A-118 Materials and Finishes	Issue B 29.11.2021	Cad Draft P/L

Engineering Plans		
Drawing No.	Dated	Prepared By
20-8596-SW Rev B Proposed Stormwater Design Sheet 1	22.7.2021	Ross Engineers
20-8596-SW Rev B Proposed Stormwater Design Sheet 2	22.7.2021	Ross Engineers

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Basix Certificate A398290 02	22.7.2021	Chapman Environmental Services
Geotechnical Assessment AG 20300	25.11.2020	Ascent Geotechnical Consultants

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:

Waste / Erosion Management Plan		
Drawing No/Title.	Dated	Prepared By
A-120 Waste management Plan	23.7.2021	Cad Draft P/L

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.

- The amendment of condition 11 to read as follows:

11. Privacy Screening

The landscape planter box on the front balcony at ground floor level (RL35.05) is not to contain any landscaping beyond grasses or ground shrubs a maximum of 300mm above the top of the planter box and the proposed 1.8m high privacy screen along the western edge is to be deleted.

The western edge of the terrace at RL 35.05 running off the rumpus room wall is to be fitted with a 1.65m high fixed vertical louvre privacy screen. Fixed louvre blades are to be angled

(in a north east direction) with minimum 100 millimetre spacing to allow filtered views and privacy.

The balustrade along the western edge of First Floor Level RL 37.75 terrace is to be setback 2.280m from the western boundary.

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

Reason: In order to maintain privacy and views between adjacent property. (DACPLC06)

Vote: 3/0

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Development Determination Panel meeting
held on Tuesday 7 December 2021.