



northern  
beaches  
council

# MINUTES

## DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

**WEDNESDAY 22 JUNE 2022**

**Minutes of a Meeting of the Development Determination Panel**  
**Electronically determined on Wednesday 22 June 2022**

**1.0 APOLOGIES AND DECLARATIONS INTEREST**

Nil

**2.0 MINUTES OF PREVIOUS MEETING**

Nil

### 3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

#### 3.1 DA2021/1341 - 3 BROOKVALE AVENUE BROOKVALE - DEMOLITION WORKS AND THE CONSTRUCTION OF MULTI DWELLING HOUSING

##### PANEL MEMBERS

Steven Findlay	Manager, Development Assessment
Daniel Milliken	Acting Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

##### FINAL MINUTES

At its meeting on 13 April 2022, the Development Determination Panel resolved as follows:

*THAT Council as the consent authority, **defers determination** of Development Application DA2021/1341 for demolition works and the construction of Multi Dwelling Housing on land at Lot 17 DP 6040, 3 Brookvale Avenue BROOKVALE for the following reasons:*

- 1. To allow the concerns raised by the Panel in relation to the size, extent and impact of the 3<sup>rd</sup> storey of the development to be addressed by the Applicant in the form of amended architectural plans, shadow diagrams and BASIX certificate to be submitted to Council by 4 May 2022.*
- 2. The amended plans are to be notified for 7 working days to those persons who made a submission to the application.*
- 3. Any submissions to the amended scheme are to be considered by the Panel.*
- 4. The provision of further minutes outlining the Panels consideration of the amended plans, any submissions and decision on the amended Development Application and those minutes to be posted on the website.*

In response, the applicant submitted revised plans and advised that the following amendments have been made to the original scheme:

*The amended architectural plans provide for an upper storey which appears as rooms in a roof rather than a clear 3<sup>rd</sup> storey element. This has been achieved through adoption of a mansard roof form with standing seam metal roofing together with increased side boundary setbacks and a reduced building footprint at this upper level. The mansard roof wraps around to the street facing elevation where the balconies are recessed within the roof form alignment. The rear facing upper level balcony within the rear pavilion has been deleted to enhance visual privacy to the rear property with a narrow balcony introduced to the northern façade of this pavilion with integrated privacy attenuation measures.*

The Panel reviewed the amended scheme and concluded that they were satisfied with the amendments made to the proposal. There were no submissions received in response to the notification of the amended plans.

##### STATEMENT OF REASON

The proposal in its revised form satisfies the relevant strategy, objectives and provisions of the Warringah LEP 2011 and the Warringah DCP 2011 and the amendments have satisfactorily addressed the concerns originally identified by the Panel.

##### COMMUNITY CONSULTATION

Issues raised in the submissions to the original notification have been taken into account in the assessment report, at the meeting and deliberations and in the consideration of the amended scheme. It is noted that no submissions were received in response to the notification of the amended plans.

## DECISION ON DEVELOPMENT APPLICATION

THAT Council as the consent authority **approves** Development Application No. DA2021/1341 for demolition works and the construction of Multi Dwelling Housing on land at Lot 17 DP 6040, 3 Brookvale Avenue BROOKVALE in accordance with the conditions set out in the Assessment Report, as amended by the following amended condition to reflect the amended plans and revised BASIX Certificate:

### 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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
A03C Basement Floor Plan	Rev. C, 26 February 2022	Barry Rush & Associates
A04C Ground Floor Plan	Rev. C, 26 February 2022	Barry Rush & Associates
A05C First Floor Plan	Rev. C, 26 February 2022	Barry Rush & Associates
A06D Mezzanine Floor Plan	Rev. D, 5 May 2022	Barry Rush & Associates
A07D Roof Plan	Rev. D, 5 May 2022	Barry Rush & Associates
A08D Elevations	Rev. D, 5 May 2022	Barry Rush & Associates
A09D Sections	Rev. D, 5 May 2022	Barry Rush & Associates
A12A External Colour Schedule	Rev. A, 11 January 2022	Barry Rush & Associates
A14A Demolition Plan	Rev. A, 11 January 2022	Barry Rush & Associates

<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. 1202597M_02	13 May 2022	Building Sustainability Assessments
Slope Stability Risk Assessment	12 May 2021	JK Geotechnics
Arboriculture Impact Assessment	January 2022	Growing My Way Tree 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:

<b>Landscape Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
L_1 Landscape Site Plan	Issue F, 3 March 2022	Wallman Partners
L_2 Landscape Planting Plan	Issue C, 3 March 2022	Wallman Partners

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

This is the final page of the Minutes comprising 6 pages  
numbered 1 to 6 of the Development Determination Panel meeting  
held on Wednesday 22 June 2022.