



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically Determined on

TUESDAY 28 JUNE 2022

Minutes of a Meeting of the Development Determination Panel
Electronically Determined on Tuesday 28 June 2022

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.5 DA2022/0399 - 48 CARAWA ROAD CROMER - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE AND ATTACHED SECONDARY DWELLING

PANEL MEMBERS

Steve Findlay	Manager, Development Assessment
Rodney Piggott	Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

FINAL MINUTES

On 8 June 2022, the Panel deferred the determination of Development Application No. DA2022/0399 for the following to take place:

- 1. The Applicant be provided with the opportunity to submit amended plans addressing the front setback issue raised by the Panel and specifically that the design of the roof over the proposed deck within the front setback to Carawa Road, be amended to reduce the roof height, bulk and scale and ensure it is a lightweight and transparent structure.*
- 2. The amended plans are to be submitted by the Applicant within seven (7) working days from the date the minutes are published on the website.*
- 3. That upon receipt of the amended plans, the Panel will consider the amended design and make a determination.*

The applicant submitted amended plans on 24 June 2022, which satisfy the above concerns by substituting the original pitched roof with a flat roof, thus reducing the impact of the non-compliant structure on the streetscape and to an extent that it represents an acceptable outcome.

STATEMENT OF REASON

The amended proposal generally satisfies the relevant strategy, objectives and provisions of Warringah LEP 2011 and the Warringah DCP 2011.

COMMUNITY CONSULTATION

Issues raised in the one submission have been taken into account in the assessment report, at the meeting and in the amended scheme.

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority **approves** Development Consent to DA2022/0399 for alterations and additions to a dwelling house and attached secondary dwelling on land at Lot 3 DP 11799, 48 Carawa Road CROMER, subject to the conditions set out in the Assessment Report and as amended by the following amended version of Condition No. 1 to incorporate the amended plans:

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.01.1 Site Analysis Plan, Rev C	21 June 2022	Anthony Lewis
A.02.1 Ground Floor Plan and Roof Plan, Rev C	21 June 2022	Anthony Lewis
A.03 1 South Elevation and East Elevation, Rev C	21 June 2022	Anthony Lewis
A.03.2 North Elevation and West Elevation, Rev C	21 June 2022	Anthony Lewis

A.04.1 Building Sections	23 February 2022	Anthony Lewis
Engineering Plans		
Drawing No.	Dated	Prepared By
A.01.3 Stormwater Concept Plan Revision B	23 February 2022	Anthony Lewis

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A444892	23 December 2021	A J Lewis
BASIX Certificate No. A444900	23 December 2021	A J Lewis

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 Management Plan		
Drawing No/Title.	Dated	Prepared By
Waste Management Plan	23 December 2021	Applicant

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: 2-0

(NB: The 3rd panel member is not included in the voting for this item as they were absent from Council at the time of voting. However, that panelist indicated support for the above approach)

This is the final page of the Minutes comprising 5 pages numbered 1 to 5 of the Development Determination Panel meeting held on Tuesday 28 June 2022.