

MINUTES

**DEVELOPMENT DETERMINATION PANEL MEETING**

held in the Walamai Room Dee Why on

**WEDNESDAY 2 AUGUST 2017**

**Minutes of a Meeting of the Development Determination Panel**

**held on Wednesday 2 August 2017**

**in the Walamai Room Dee Why**

**commencing at 11.15 a.m.**

**Reconvened on Monday 7 August 2017**

**In the Office of Executive Manager Development Assessment**

**Civic Centre Civic Drive Dee Why**

**Commencing at**

**ATTENDANCE:**

**Panel Members**

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Neil Cocks	Manager Strategic and Place Planning
Phil Lane	Principal Planner

**1.0 APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST**

Nil

**2.0 MINUTES OF PREVIOUS MEETING**

**2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 19 JULY 2017**

**RECOMMENDATION**

That the Minutes of the Development Determination Panel held 19 July 2017, were adopted by all Panel Members at the time of the meeting and have been posted on the Council's website

### 3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

#### 3.1 60A PONSONBY PARADE, SEAFORTH - ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING HOUSE

DA0089/2017

##### PROCEEDINGS IN BRIEF

The meeting commenced at 11.15am. The Panel have deferred consideration of the item for further input by Council's Landscape Architect on the amended plans.

The Panel received advice from the assessing officer that an updated Condition 1 which referenced amended plans should be substituted into the Recommendation.

On 7 August 2017 the Panel heard submissions from Mr Hudson (neighbour), Mr Larsson (Applicant) and Mr McFarlane (owner) whilst on site to consider the comments from Council's Landscape Architect on the amended Landscape Plans in relation to proposed screen planting.

The Panel reconvened at 2.25pm after the site visit and concluded this item at 3.15pm

##### DECISION

That Development Application No. 89/2017 for Alterations and additions to the existing dwelling house at 60A Ponsonby Parade be **approved** as recommended in the report subject to the following changes:

Condition 1 to be replaced with:

1. The development, except where modified by the conditions of this consent, is to be carried out in accordance with the following plans and reference documentation;

*Drawings affixed with Council's 'Development Consent' stamp relating to Development Consent No. 89/2017:*

Plan No. / Title	Issue/ Revision & Date	Prepared By
2(11)00 Proposed Site Plan	Revision A, July 2017	pH+ Architects
2(12)00 Proposed Ground Floor Plan	Revision A, June 2017	pH+ Architects
2(12)01 Proposed First Floor Plan	Revision A, June 2017	pH+ Architects
2(12)B1 Proposed Basement Floor Plan	Revision A, June 2017	pH+ Architects
2(12)B2 Proposed Driveway Level Plan	Revision A, June 2017	pH+ Architects
2(12)RF Proposed Roof Plan	Revision A, June 2017	pH+ Architects
2(14)00 Proposed South West Elevation	Revision A, June 2017	pH+ Architects
2(04)01 Proposed South East Elevation	April 2017	pH+ Architects
2(14)02 Proposed North East Elevation	April 2017	pH+ Architects
2(14)03 Proposed North West Elevation	April 2017	pH+ Architects
2(21)00 Proposed Elevation Front Entrance Gate	July 2017	pH+ Architects
2(13)00 Proposed Section A-A	April 2017	pH+ Architects
2(13)01 Proposed Section B-B	Revision A, June 2017	pH+ Architects
L001 Landscape Plan	Revision A, 11 April 2017	Peta Gilliland Landscape Design
L002 Landscape Plan	Revision A, 11 April 2017	Peta Gilliland Landscape Design

*Reference Documentation affixed with Council's stamp relating to Development Consent No. 89/2017:*

- BASIX Certificate number 816058S, dated 27 April 2017
- Geotechnical Investigation, dated 19 April 2017 and prepared by JK Geotechnics
- Arborist Report, dated 15 February 2016 and prepared by Arbor Consultancy

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

*Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council*

Insert Condition ANS02:

**ONGOING CONDITIONS RELATING TO THE OPERATION OF THE PREMISES OR DEVELOPMENT**

**ANS02**

Height of Screening Vegetation (ground level)

The bamboo planting adjoining No. 60 Ponsonby Pde, as indicated in the approved landscape plan, is to be installed prior to occupation, and is to be a species with a mature height of a minimum 5 metres. The screen planting is to be maintained for the life of the development with a minimum height of 4 metres when measured from the ground adjoining the trunk.

*Reason: To maintain amenity to neighbouring properties.*

**3.2 3 PLATEAU ROAD COLLAROY - USE OF A BUILDING AS A DWELLING HOUSE**

**DA2017/0047**

**PROCEEDINGS IN BRIEF**

The Panel deferred this matter to consider the complex nature of the development history of the site.

The Panel reconvened on 10 August 2017 at 4.45pm.

The Panel's role is to consider the application for occupation of those portions of the dwelling which were constructed without approval outside the Complying Development Certificate.

Whilst the report assesses the existing built structure in terms of the Development Control Plan this only informs the panels consideration for the use, whilst the structure will be assessed through the Building Certificate.

The proposal to occupy the building is for residential purposes within a low density residential zone (R2). The assessment against the Development Control Plan raises non-compliances with the building envelope and wall height and impacts on district views. The panel concurs with the assessment of the Built Form Controls contained in the report in regards to the non-compliances.

A late submission was received from Mr & Mrs Farrar raising concerns that the dwelling was being occupied without an Occupation Certificate. This has been addressed in the assessment report in that it has been referred to Council's Environmental Compliance Team for investigation.

Conditions relating to building works should be removed from the consent as no physical works are proposed.

The Panel concluded this item at 5.15pm.

## **DECISION**

The panel supports the recommendation of the report, subject to the following changes to the proposed conditions.

Delete Condition 3

Delete Condition 4

Delete Condition 6

Delete Condition 7

Delete Condition 8

Delete Condition 9

Delete Condition 10



Peter Robinson

**Executive Manager, Development Assessment  
Chairperson**



Neil Cocks

**Manager, Strategic and Place Planning**



Phil Lane

**Principal Planner**

This is the final page of the Minutes comprising 6 pages  
numbered 1 to 6 of the Development Determination Panel meeting  
held on Wednesday 2 August 2017.