



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

THURSDAY 1 DECEMBER 2022

Minutes of a Meeting of the Development Determination Panel
Electronically determined on Thursday 1 December 2022

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.3 DA2022/1014 - 18 URUNGA STREET NORTH BALGOWLAH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

PANEL MEMBERS

Steve Findlay	Manager, Development Assessments
Phil Lane	Acting Manager, Development Assessments
Neil Cocks	Manager, Strategic & Place Planning

DEFERRAL AND FINAL CONSIDERATION OF THE APPLICATION

The Panel previously deferred this matter based on concerns raised by the Panel in relation to the visual bulk and scale and the built form of the proposed rear addition to the dwelling.

Specifically, the Panel required the following amendments:

1. Increase the side setbacks to the rear addition.
2. Reduce the height of the roof over the rear addition.
3. Reduce the floor level of the rear addition (and hence the overall height).

The applicant submitted revised plans and a supporting report, addressing the above requirements.

The amendments included the following:

- Reduction of the pitch of the skillion roof over the rear addition from 10 degrees to 5 degrees.
- Increasing the side boundary setbacks of the rear single storey addition to 2.0 metres.
- Reduction in the floor level of the rear single storey addition 200mm.

The revised plans and report were placed on a limited notification to those who made a submission to the original notification.

One submission was received in response to the re-notification. The issues raised in that response have been considered by the Panel.

The amendments made by the applicant satisfactorily address the concerns raised in relation to visual bulk and scale and built form.

The Panel is satisfied that; the reasons for deferral have been addressed and that the residents' concerns have been satisfactorily addressed.

Finally, the Panel considered that the eastern side setback area between the swimming pool and the boundary should be landscaped as opposed to hard paving. A suitable condition has been imposed in relation to this matter.

Based on the preceding, the merits of the revised application are satisfactory.

STATEMENT OF REASON

The Panels reasons for deferral have been satisfactorily addressed and there are no remaining concerns in relation to the merits of the proposed development.

COMMUNITY CONSULTATION

Issues raised in the submissions to the original notification and re-notification have been considered in the Assessment Report, at the public meeting, and in the Panels consideration of the revised plans.

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority **approves** Development Application No. DA2022/1014 for alterations and additions to a dwelling house, including a swimming pool on land at Lot 11 DP 23447, 18 Urunga Street, NORTH BALGOWLAH, subject to the conditions contained in the Assessment Report, subject to the following:

- The amendment of Condition 1 to read as follows:

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance with the endorsed stamped plans and documentation listed below, except as amended by any other condition of consent:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
A01.01 – Rev5: Ground floor demolition plan	November 2022	y.in Architects
A01.02 – Rev5: First floor demolition plan	November 2022	y.in Architects
A02.00 – Rev5: Site plan	November 2022	y.in Architects
A02.10 – Rev5: Proposed ground floor plan	November 2022	y.in Architects
A02.11 – Rev5: Proposed first floor plan	November 2022	y.in Architects
A02.12 – Rev5: Proposed second floor plan	November 2022	y.in Architects
A02.13 – Rev5: Swimming pool details	November 2022	y.in Architects
A02.14 – Rev5: Proposed roof plan	November 2022	y.in Architects
A03.01 – Rev5: East and south elevations	November 2022	y.in Architects
A03.02 – Rev5: West and north elevations	November 2022	y.in Architects
A04.01 – Rev5: Sections	November 2022	y.in Architects
A05.01 – Rev5: External finishes schedule	November 2022	y.in Architects
A07.01 – Rev5: Window schedule	November 2022	y.in Architects
Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Arboricultural Impact Assessment Report	24 May 2022	Blues Brothers Arboriculture
Arborist Report Addendum	01 August 2022	Blues Brothers Arboriculture
BASIX Certificate No. A457168_05	11 October 2022	y.in Architecture
Geotechnical Report	02 June 2022	JK Geotechnics

- 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	18 April 2022	Joel Black

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.

2. The addition of the following condition:

11. Amendments to the approved plans

The following amendments are to be made to the approved plans:

- The side setback area between the swimming pool and the eastern boundary shall be changed from hard paving to soft landscaping. This applies for the full 7.1m long section adjacent the eastern boundary.

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

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

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 Thursday 1 December 2022.