

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

MONDAY 24 FEBRUARY 2025

Minutes of a Meeting of the Development Determination Panel held on Monday 24 February 2025 Electronically determined

The item was deferred from the meeting of the 12 February 2025.

The minutes were electronically determined on the 24 February 2025

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.2 DA2024/0267 - 6 SUMMIT AVENUE DEE WHY - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING A SWIMMING POOL

PANEL MEMBERS

Adam Richardson	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Toby Philp	Principal Planner, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

There were no registered speakers.

The Panel was provided with a supplementary memo which considered and addressed a submission to the DA which was received after the planning report had been published within the DDP agenda.

The Panel has been provided with additional information in relation to the accuracy and preparation of the photomontages that have been supplied to assist with the demonstration and assessment of view loss impacts.

On balance of the issues and the development's extent of compliance with the applicable planning controls, the Panel concurred with the Officer's Assessment Report, the supplementary memo and recommendation.

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 submissions have been taken into account in the report and the meeting.

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority, **approves** Application No. DA2024/0267 for Demolition works and construction of a dwelling house including a swimming pool at Lot 15 DP 12667, 6 Summit Avenue DEE WHY subject to the conditions set out in the Assessment Report, with the following changes:

1. The amendment to condition 12, to read as follows:

Amendments to the approved plans

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

- Solar Panels / photovoltaic system are to be shown on the plans and are not to exceed a height of RL57.598
- The balustrade of the first floor balcony located off the retreat is to be fitted with opaque glazing

- The height of the parapet to be shown at RL57.550.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of a Construction Certificate.

Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

2. The amendment of condition 28, to read as follows:

Survey Certificate

A survey certificate prepared by a Registered Surveyor at the following stages of construction:

- (a) Commencement of perimeter walls columns and or other structural elements to ensure the wall or structure, to boundary setbacks are in accordance with the approved details.
- (b) At ground level to ensure the finished floor levels are in accordance with the approved levels, prior to concrete slab being poured/flooring being laid.
- (c) At completion of the roof frame confirming the finished roof/ridge height is in accordance with levels indicated on the approved plans.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To determine the height of buildings under construction comply with levels shown on 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 Friday 21 February 2025.