



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held in the Walamai Room, Northern Beaches Council on

THURSDAY 1 FEBRUARY 2018

**Minutes of a Meeting of the Development Determination Panel
held on Thursday 1 February 2018
at Walamai Room
Commencing at 12.30pm**

ATTENDANCE:

Panel Members

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Rod Piggott	Manager Development Assessment
Phil Jemison	Manager Strategic & Place Planning

1.0 APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST/CONFLICT OF INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 20 DECEMBER 2017

RECOMMENDATION

That the Minutes of the Development Determination Panel held 20 December 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 N0356/17 - 10 MOUNTVIEW PLACE, BILGOLA PLATEAU - CONSTRUCTION OF A NEW DWELLING INCLUDING THE RETENTION OF A SUBSTANTIAL PORTION OF THE EXISTING DWELLING

PROCEEDINGS IN BRIEF

This item could not be determined by the Development Determination Panel due to changes in delegations from the Department of Planning and Environment, regarding assumed concurrence for variations of development standards above 10%. As this application proposed a variation to building height of 16.1%, the item is referred to the new Local Planning Panel in March.

DECISION

Referred to Local Planning Panel for determination

**3.2 N0539/07/S96/1 - 64 HERBERT AVENUE, NEWPORT - SECTION 96 (2)
MODIFICATION OF CONSENT N0539/07 RELATING TO 64 HERBERT AVENUE,
NEWPORT (LOT 152 DP 13457) WITH RESPECT TO THE RELOCATION OF THE
APPROVED CARPORT TO THE SOUTH**

PROCEEDINGS IN BRIEF

The Panel viewed the site.

The Panel sought clarification that the 2007 consent had established physical commencement and were satisfied that the consent had not lapsed. Evidence was produced that engineering works, involving excavation and reinforcement of piers had commenced in November 2008 had been inspected by the contracted engineer. The Panel were satisfied with the assessment and supported the recommendations.

DECISION

That the Modification Application No. N0539/07/S96/1 for modification of consent No. N0539/07, for additions to an existing dwelling at 64 Herbert Avenue, Newport be approved subject to the recommendations and conditions in the report with the following references to approved plans:

The consent notice be amended to read:

Decision:

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with **Plans numbered 101, 102, 103, 104, dated May 2007, Issue A, prepared by W Rothwell, Geotechnical Assessment ref: 20687SP2let, dated 6 September 2007, prepared by Jeffery and Katauskas Pty Ltd, Tree Assessment and Development Impact Report, prepared by Landscape Matrix, dated 17 July 2007, as updated by correspondence dated 5 May 2008, prepared by Landscape Matrix Letter from Barrenjoey Consulting Engineers Pty Ltd dated 1 May 2008 as amended in red (shown clouded) or as modified by any conditions of this consent;**
As further amended by

Architectural plans, A101 through to A106, prepared by Blue Sky Building Designs, all dated 21/08/2017;

Bushfire Risk Assessment, Ref: 1180, prepared by Planning For Bushfire Protection, dated 31/08/2017;

Arborist Report prepared by Landscape Matrix, dated 27/09/2017.

The reason for the imposition of the attached conditions is to ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act 1979 (as amended), pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 79C of the Act and the Environmental Planning Instruments applying to the land, as well as section 80A of the Act which authorises the imposing of the consent conditions.

Note: For ease of reference, all of the previous conditions have been re-listed. Those conditions amended or deleted have been highlighted.

Endorsement of date of consent

15 May 2008, Modified 1 February 2018

3.3 DA2017/0818 - 20 KOOLOORA AVENUE, FRESHWATER - DEMOLITION AND CONSTRUCTION OF A DWELLING HOUSE, INCLUDING A SWIMMING POOL

PROCEEDINGS IN BRIEF

The Panel viewed the site.

The Panel considered the development to be appropriate and objections were satisfactorily addressed in the assessment report. The panel required additional conditions to address the roof colour and limit the front fence height to 1.65m

DECISION

That Development Application DA2017/0818 for Demolition and construction of a dwelling house, including a swimming pool on land at Lot 14 DP 7022, 20 Kooloora Avenue, Freshwater be approved subject to the recommendations in the report and inclusion of the following conditions:

External Finishes to Roof

The external finish to the roof shall have a medium to dark range in order to minimise solar reflections to neighbouring properties. Light colours such as off white, cream, silver or light grey colours are not permitted.

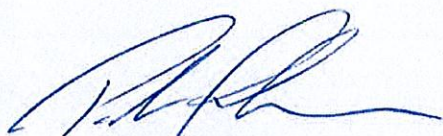
Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development. (DACPLC03)

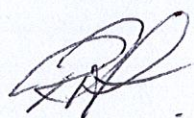
Front fence structure to be no higher than 1.65m

The front fence structure is to be open in nature and is not to be any higher than 1.65m. Details demonstrating compliance are to be provided prior to the issue of final Occupation Certificate.

Reason: To ensure any front fence structure is consistent with the requirements of Clause D13 Front Fences and Front Walls (DACPLFPOC1)



Peter Robinson
Executive Manager, Development Assessment
Chairperson



Rod Piggott
Manager, Development Assessment



Phil Jemison
Manager, Strategic & Place Planning

The meeting concluded at 1.35pm

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 February 2018.