



northern  
beaches  
council

# MINUTES

## DEVELOPMENT DETERMINATION PANEL MEETING

held in the Banksia Room, Northern Beaches Council on

**WEDNESDAY 21 FEBRUARY 2018**

**Minutes of a Meeting of the Development Determination Panel**  
**held on Wednesday 21 February 2018**  
**at Banksia Room, Dee Why Civic Centre**  
**Commencing at 10.00am**

**ATTENDANCE:**

**Panel Members**

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Steve Findlay	Manager Development Assessment
Neil Cocks	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 1 FEBRUARY 2018**

#### **RECOMMENDATION**

That the Minutes of the Development Determination Panel held 1 February 2018, 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 8 KAREEMA STREET BALGOWLAH - SECTION 96 (2) TO MODIFY APPROVED DA89/2016 FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE - PART 3

##### PROCEEDINGS IN BRIEF

The Panel viewed the site prior to the meeting.

The Panel discussed the proposed changes and were generally satisfied that the modification was satisfactory and that the concerns from neighbouring property owners in relation to privacy were addressed by existing conditions of consent. A condition of consent should be added to confirm the requirement for full height privacy screen to the rear first floor balcony on the southern elevation to avoid confusion with varying plan amendments.

The Panel believed that the landscaping between the pool and the southern side and rear boundary, which formed part of the DA approval, should be reinstated to maintain the landscaped character of the site and associated landscape objectives of the Manly Development Control Plan. A condition of consent will be imposed to reinstate the landscaping.

The subject plans were identified as having differing Plan dates and revision dates, and that condition DA1 should be amended to reflect the latest Plan date of 31 January 2018. Given the nature of multiple sets of revisions and superseded plans referenced in the modified consent, condition DA1 shall be amended to identify superseded plans.

##### DECISION

That pursuant to Section 96(2) of the Environmental Planning and Assessment Act 1979, the proposed modification to Development Consent No. 89/2016 for Demolition works and alterations and additions to the existing dwelling house at 8 Kareema Street, Balgowlah be **Approved** subject to the recommendations in the report and subject to the amendment to condition DA1 and the addition of conditions ANS10 and ANS11 as follows:

##### GENERAL CONDITIONS

**The following Condition No.1 is to be amended as per Section 96(2) Application – Part 3:**

##### DA1

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;

*Note: Plans superseded by modifications of consent have been identified by the use of strikethrough text*

*Drawings affixed with Council's 'Development Consent' stamp relating to Development Consent No. DA89/2016:*

Plan No. / Title	Issue/ Revision & Date	Date Received by Council
011 Existing/Demolition Plan Ground Floor	Revision A 16 February 2016	19 April 2016
012 Existing/Demolition Plan First Floor	Revision A 16 February 2016	19 April 2016
100 Site Analysis and Roof Plan	Revision A 16 February 2016	19 April 2016
101 Ground Floor Plan	Revision A 16 February 2016	19 April 2016
102 First Floor Plan	Revision A 16 February 2016	19 April 2016

201 North & West Elevations	Revision A 16 February 2016	19 April 2016
202 South & East Elevations	Revision A 16 February 2016	19 April 2016
301 Sections A & B	Revision A 16 February 2016	19 April 2016
Landscape Concept Plan	3 December 2015	19 April 2016

Reference Documentation affixed with Council's stamp relating to Development Consent No. DA89/2016:

- Statement of Environmental Effects prepared by Principle Planning & Urban Design dated March 2016 and received by Council on 19 April 2016
- BASIX Certificate Number A234719 dated 22 February 2016 and received by Council 19 April 2016

As superseded by:

*Drawings affixed with Council's 'Development Consent' stamp relating to this Section 96(1A) Application – Part 2:*

Plan No. / Title	Issue/ Revision & Date	Date Received by Council
<del>100 Site Analysis Plan and Roof Plan</del>	<del>Revision B 10 August 2016</del>	<del>11 August 2016</del>
<del>101 Ground Floor Plan</del>	<del>Revision B 10 August 2016</del>	<del>11 August 2016</del>
<del>102 First Floor Plan</del>	<del>Revision B 10 August 2016</del>	<del>11 August 2016</del>
<del>201 North &amp; West Elevations</del>	<del>Revision B 10 August 2016</del>	<del>11 August 2016</del>
<del>202 South &amp; East Elevations</del>	<del>Revision B 10 August 2016</del>	<del>11 August 2016</del>
<del>301 Sections A &amp; B</del>	<del>Revision B 10 August 2016</del>	<del>11 August 2016</del>

*Reference Documentation affixed with Council's stamp relating to this Section 96(1A) Application – Part 2:*

- Statement of Modifications prepared by Camacho Creative dated 10 August 2016 and received by Council 11 August 2016
- BASIX Certificate Number A234719\_02 dated 28 July 2016 and received by Council 11 August 2016

As superseded by:

*Drawings affixed with Council's 'Development Consent' stamp relating to this Section 96(2) Application – Part 3:*

Plan No. / Title	Issue/ Revision & Date	Plan Date	Prepared By
100 Site Analysis and Roof	Issue D 20 December 2017	31 January 2018	Camacho Creative
101 Ground Floor Plan	Issue D 10 November 2017	31 January 2018	Camacho Creative
102 First Floor Plan	Issue D 10 November 2017	31 January 2018	Camacho Creative
201 North & West Elevations	Issue D 10 November 2017	31 January 2018	Camacho Creative
202 South & East Elevations	Issue D 10 November 2017	31 January 2018	Camacho Creative
301 Sections A & B	Issue D 10 November 2017	31 January 2018	Camacho Creative

**Reference Documentation relating to this Section 96(2) Application – Part 3:**

- **BASIX Certificate No. A234719\_03 prepared by Efficient Living dated 16 November 2017**

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.

**ANS10**

Landscaping between the pool and site boundaries to installed as indicated in the approved Landscape Concept Plan, dated 3 December 2015

Reason: To maintain the landscape character and amenity of the area.

**ANS11**

The privacy screen on the southern elevation of the rear first floor balcony is to extend the full height of the opening.

Reason: To maintain visual privacy for the adjacent property at No. 6 Kareema Street, Balgowlah, while allowing adequate light for the subject site.



**3.2 5/3 BUNGAN STREET MONA VALE - SECTION S96AB REVIEW OF DETERMINATION OF MODIFICATION N0936/04/S96/1 OF CONSENT N0936/04 FOR OCCUPATION, FIT-OUT, SIGNAGE FOR CAFE USE**

**PROCEEDINGS IN BRIEF**

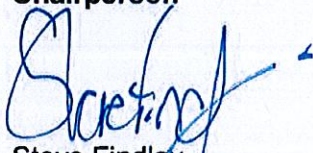
The Panel viewed the site, and identified that the notification of the application did not include all surrounding dwellings. The application required re-notification and could not be determined at this meeting.

**DECISION**

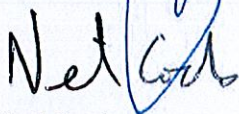
That Modification Application No. N0936/04/S96/R for Section S96AB Review of Determination of modification N0936/04/S96/1 of consent N0936/04 for occupation, fit-out, signage for café use be deferred for re-notification.



Peter Robinson  
**Executive Manager, Development Assessment**  
**Chairperson**



Steve Findlay  
**Manager, Development Assessments**



Neil Cocks  
**Manager Strategic & Place Planning**

*The meeting concluded at 11.10am*

This is the final page of the Minutes comprising 7 pages  
numbered 1 to 7 of the Development Determination Panel meeting  
held on Wednesday 21 February 2018.