



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

THURSDAY 23 JULY 2020

**Minutes of a Meeting of the Development Determination Panel
held on Thursday 23 July 2020
in the Walamai Room, Civic Centre, Dee Why**

ATTENDANCE:

Panel Members

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Steven Findlay	Manager, Development Assessment
Neil Cocks	Manager, Strategic & Place Planning

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.1 DEVELOPMENT DETERMINATION PANEL REPORTS

MOD2019/0253 - 24 LANCASTER CRESCENT, COLLAROY - MODIFICATION OF DEVELOPMENT CONSENT DA2016/0963 GRANTED FOR DEMOLITION WORKS AND THE CONSTRUCTION OF A NEW DWELLING HOUSE AND SWIMMING POOL

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel was addressed by three objectors and a representative of the applicant.

The Panel received further information regarding the type of survey submitted by the applicant and adjoining neighbour at 26 Lancaster Crescent, in regards to the boundary wall and the concrete footing/slab. The information confirmed that both surveys were boundary surveys which should result in an accurate location of the boundary wall. However, the two surveys provided contradictory information. Without certainty as to which property or properties the boundary wall is located on, and the issue of owners consent is resolved, Council cannot consider this component of works within the application. Therefore, boundary wall is excluded from consideration. The two property owners need to resolve the location of the wall and or provide owners consent from both parties in a future application to resolve the unauthorised works.

In regards to the remaining issues, the Panel supports the recommendation of the assessing officer with the following amendments:

- The Amended Pool Privacy Screen/Boundary Pool Barrier (Condition 15 A), is to have a maximum height of RL 62.206, which is an increase of 700mm in height above the existing wall in order to provide a sufficient level of privacy to the adjoining pool area. The privacy screen is to consist of vertical louvres, which allow views through the screen from 22 Lancaster in a southerly direction.
- In order to maintain privacy to the swimming pool and private open space of 22 Lancaster Cres, the north facing bedroom windows are to be frosted for the full height of the openings.

DECISION

THAT Council as the consent authority **approve** Mod2019/0253 for Modification of Development Consent DA2016/0963 granted for demolition works and the construction of a new dwelling house and swimming pool on land at Lot 3 Sec 10 DP 11899, 24 Lancaster Crescent, Collaroy, subject to the conditions outlined in the Assessment Report, subject to the following:

1. The amendment of the following conditions:

B. Add Condition 15A Amended Pool Privacy Screen / Boundary Pool Barrier to read as follows:

The proposed pool privacy screen above the existing masonry wall adjacent to the eastern boundary shared with 22 Lancaster Crescent is to be 700mm in height above the wall on which it is erected (that is, to RL 62.26), and is to extend from a point 900mm north of the northernmost pool barrier to a point 900mm south of the southernmost pool barrier (i.e. to meet swimming pool safety standards). The privacy screen is to consist of vertical louvres that allow views from 22 Lancaster Crescent in a southerly direction.

As the screen also acts as a boundary pool barrier, the screen and the wall on which it is erected are to be constructed in accordance with Australian Standard AS1926.1-2012 Swimming Pool Safety, particularly (but not limited to) in relation to non-climbable zones and exclusion zones.

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

Reason: To ensure consistency with the relevant Australian Standard, while ensuring privacy for the subject site and reducing view loss to 22 Lancaster Crescent.

C. Add Condition 15B Frosting to Windows to read as follows:

The east-facing windows to the ensuite (WL04.08-13) and walk-in-robe (WL04.24-25) at the second floor are to be frosted to a minimum height of 1500mm above finished floor level. The north-facing windows to the second floor ensuite (WL04.05-07) are to be frosted to a minimum height of 1500mm above finished floor level. The east-facing windows to the daybed (WL04.18-20) and bedroom (WL04.14) at the second floor are to be fully frosted. Details demonstrating compliance with this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure visual privacy to adjoining properties.

D. Add Condition 15C Amended Landscape Plan to read as follows:

The approved Landscape Plan prepared by Selena Hannan Landscape Design dated 17 May 2019 is to be amended to limit vegetation in the south-eastern portion of the site (being the landscaped areas south of the pool terrace and pool, and east of the driveway) and those in the planter bed to the east of the pool to species that achieve a maximum mature height that will not exceed RL 62.00. Details demonstrating compliance with this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To protect against unreasonable view loss to 22 Lancaster Crescent.

E. Add Condition 15D Deletion of Western and Northern Walls to read as follows:

The western and northern masonry walls that act as side and rear fences are to be deleted from plans. Details demonstrating compliance with this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

Reason: The location of the walls is unclear from plans.

Vote: 3/0 – determined on 23 July 2020

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Development Determination Panel meeting
held on Thursday 23 July 2020.