



Warringah Council

**Minutes of  
Application Determination  
Panel Meeting  
held on Thursday**

**5 February 2009**

Time: 4.00pm  
Location: Office of Director,  
Planning and Development Services

**ATTENDANCE:**

**Panel Member**

**John Warburton**, Chairperson, Director Corporate Services

**Malcolm Ryan**, Director Planning and Development Services

**Peter Robinson**, Acting Manager Strategic Planning, Planning and Development Services

**Advisors**

**Rod Piggott**, Acting Manager, Development Assessments, (PDS)

**Nick England**, Development Assessment Officer, Development Assessments (PDS)

**Phil Lane**, Senior Development Assessment Officer, Development Assessments (PDS)

**Steve Findlay**, Team Leader, Development Assessments (PDS)

**Minute Secretary**

**Cathie Arkell**, Development Panel Coordinator, Development Assessments

## **Application Determination Panel**

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**1 CONFIRMATION OF MINUTES**

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**DECISION OF APPLICATION DETERMINATION PANEL**

That the Minutes of the Application Determination Panel Meeting held on 22 January 2009, are true and accurate record of that meeting and have been signed off by Gayle Sloan as Chairperson of that meeting.

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**2 DECLARATION OF PECUNIARY INTEREST**

Nil

**3 DEVELOPMENT APPLICATIONS**

<b>3.1</b>	<b>Lot 1092 Brooker Avenue, Beacon Hill – Modification to Existing Deferred Commencement Consent Condition No 1(a) to Include a Reference to a Part 5 Assessment</b>
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**MOD2008/0298**

**Proceedings in Brief**

The Panel concurred with the Assessment Officer's Report.

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**DECISION OF APPLICATION DETERMINATION PANEL**

That the recommendation of the Development Assessment Officer for approval be adopted.

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<b>3.2</b>	<b>18 Greycliffe Street, Queenscliff – Alterations and Additions to an Existing Residential Flat Building and Strata Subdivision</b>
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**DA 2008/1572**

**Proceedings in Brief**

The Panel resolved to amend condition No 5 in relation to the Geotechnical findings and Condition No. 6 to included a maximum spacing of the Privacy Screen louvres to 20mm as follows:-

(a). Condition No 5 to read as follow:-

**5. Geotechnical Engineers Report**

The proposal shall be undertaken in accordance with the Preliminary Geotechnical Engineers Report by Douglas Partners, dated 10 November 2008. Any changes to the geotechnical requirements shall be certified by a Geotechnical Engineer during the course of excavation and construction.

**Reason:** *To ensure the protection of adjoining properties.*

- (b) Condition No.6 to be amended to read as follow:-

**6. Privacy Screen**

In order to maintain privacy to the adjoining property to the east, a 1.65 metre high privacy screen (measured from finished floor level) is to be erected on the outermost southern edge and on the eastern edge of the retaining wall forming the entry garden/planter adjacent the "Entry" to Apartment 2 at FFL 12.95. The screen shall extend for a minimum distance of 3 metres on the eastern edge. The privacy screen shall be of fixed panels or Louvre style construction (with a maximum spacing between members of 20mm), in materials consistent with the character, design and external appearance of the building.

Full details demonstrating compliance with this condition shall be detailed in the plans submitted to the Certifying Authority prior to the issue of any Construction Certificate.

**Reason:** *Protection of privacy and amenity*

The Panel also discussed the Clause 20 Variations proposed and deferred their discussion on this matter until a combined Panel site inspection could be held and closed the meeting at 4.20pm to make a combined site inspection and reconvene on Monday 9 February 2009.

**Meeting Close 4.20pm**

**Monday, 9 February 2009**

**Meeting Reconvened at 10.55am**

The Panel had a brief discussion on their site inspection taken on Friday 6 February and concurred with the recommendation in the Assessment Officer's report.

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**DECISION OF APPLICATION DETERMINATION PANEL**

That the recommendation of the assessment officer dated 5 February 2009 for approval be adopted subject conditions No.1 – 57 with amendments to conditions 5 and 6 as follows:-

- A. Condition No.5 be amended to read as follow:

**5. Geotechnical Engineers Report**

The proposal shall be undertaken in accordance with the Preliminary Geotechnical Engineers Report by Douglas Partners, dated 10 November 2008. Any changes to the geotechnical requirements shall be certified by a Geotechnical Engineer during the course of excavation and construction.

**Reason:** *To ensure the protection of adjoining properties.*

- B. Condition No.6 be amended to read as follow:

**6. Privacy Screen**

In order to maintain privacy to the adjoining property to the east, a 1.65 metre high privacy screen (measured from finished floor level) is to be erected on the outermost southern edge and on the eastern edge of the retaining wall forming the entry garden/planter adjacent the "Entry" to Apartment 2 at FFL 12.95. The screen shall extend for a minimum distance of 3 metres on the eastern edge. The privacy screen shall be of fixed panels or Louvre style construction (with a maximum spacing between members of 20mm), in materials consistent with the character, design and external appearance of the building.

Full details demonstrating compliance with this condition shall be detailed in the plans submitted to the Certifying Authority prior to the issue of any Construction Certificate.

**Reason:** *Protection of privacy and amenity*

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Meeting Concluded 11.05am



John Warburton  
**Director Corporate Services**  
**Chairperson**