

# MINUTES

## **DEVELOPMENT DETERMINATION PANEL MEETING**

Electronically Determined on

**WEDNESDAY 1 DECEMBER 2021**

## **Minutes of a Meeting of the Development Determination Panel**

### **Electronically determined on Wednesday 1 December 2021**

#### **Panel Members**

Rodney Piggott (Chairperson)	Manager Development Assessment
David Auster	Principal Planner, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

### 3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

#### 3.1 MOD2021/0235 - 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 visited the subject and adjoining sites.

The Panel concurs with the Officers report and recommendation subject to amendments to conditions as detailed below

The Panels amended conditions are designed to achieve a balance between views and privacy.

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##### DECISION ON APPLICATION

THAT Council, as the consent authority, **approves** Mod2021/0235 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 printed below.

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

##### **A. Modify Condition 15A Amended Pool Privacy Screen / Boundary Pool Barrier to read as follows:**

The proposed pool privacy screen above the existing masonry wall (current top of wall is RL 61.715 – 61.755 as detailed in Survey prepared by Stutchbury Jacques dated 29 October 2021) adjacent to the eastern boundary shared with 22 Lancaster Crescent is to be no higher than RL 62.26.

The privacy screen is to consist of vertical louvres that allow views from 22 Lancaster Crescent in a southerly direction.

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.

##### **B. Add Condition 15A (i) Amended Pool Privacy Screen / Boundary Pool Barrier / Survey to read as follows:**

A survey certificate prepared by a Registered Surveyor shall be submitted within one month of the installation of the screen to ensure that it has been installed in accordance with the approved levels and dimensions.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To determine the height of privacy screen and ensure it complies with levels specified in Condition 15A.

**C. Modify 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 two western most windows to the ensuite do not require any frosting.

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. Amend Condition 41 to read as follows:**

Any and all security cameras installed on the subject site are to be installed such that they are not directed towards the neighbouring residential properties and are to be fitted/designed to ensure no surveillance of any adjoining or nearby private property is possible.

Reason: To ensure suitable privacy to adjoining private land.

**E. Add Condition 42 which reads as follows:**

The overspill from lighting to be minimised to avoid impacts to neighbours by ensuring the level of illumination is limited and the light source is located away from adjoining properties or boundaries and directed within the subject site. Any light sensors must not be triggered by movement outside of the subject site.

Certification is to be provided that any outdoor lighting does not detrimentally impact upon the amenity of neighbouring properties and complies with where relevant, Australia Standard Performance and design requirements and Australian Standard AS 4282:1997 Control of the obtrusive effects of outdoor lighting.

The Certification shall be submitted to the Certifying Authority within one month of the date of the decision on MOD2021/0235.

Reason: To protect the amenity of adjoining properties.

Vote 3/0

This is the final page of the Minutes comprising 4 pages  
numbered 1 to 4 of the Development Determination Panel meeting  
held on Wednesday 1 December 2021.