

**Minutes of a Meeting of the Application Determination Panel  
held on Thursday 22 September 2016  
in the Executive Meeting Room, Civic Centre Dee Why  
Dee Why  
Commencing at 11.30 a.m.**

**ATTENDANCE:**

**Panel Member**

**Kath McKenzie** Chairperson Acting Deputy General Manager Corporate Services

Item 3.1 – 58 Lincoln Avenue Collaroy Alterations and Additions to a dwelling house and constructions of a secondary dwelling

**Andrew Pigott**, Chairperson, Acting Deputy General Manager Planning & Community

Item 3.2 – 20 The Strand Dee Why – Alterations and Additions to an existing Shop-top housing development

3.3 – 22 Rodborough Street Frenchs Forest – Alterations and Additions to a building and use of part of the premises as a child care centre

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

**Neil Cocks**, Acting Executive Manager, Strategic Land Use Planning

**Advisors**

**Alex Keller**, Senior Planner Item 3.1 - 58 Lincoln Avenue Collaroy – Alterations and Additions to a dwelling house and construction of a secondary dwelling

Item 3.2 – 20 The Strand Dee Why – Alterations and Additions to an existing Shop-top housing development

**Lashta Haidari**, Senior Planner 3.3 – 22 Rodborough Street Frenchs Forest – Alterations and Additions to a building and use of part of the premises as a child care centre

**Mary Shimon** Environmental Investigations Officer

**Minute Secretary**

**Teresa Fazzolari**, Acting Technical Planning Coordinator, Development Assessment

**Application Determination Panel**  
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**1. CONFIRMATION OF MINUTES**

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**DECISION OF APPLICATION DETERMINATION PANEL**

That the Panel note that the Minutes of the Application Determination Panel Meeting held on 9 September 2016 have been signed off by all Panel Members and have been posted on Council's website.

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**2. DECLARATION OF PECUNIARY INTEREST**

Andrew Piggott declared a non pecuniary interest in Item 3.1 and did not take part in the determination of this item.

**3. DEVELOPMENT APPLICATIONS**

**3.1**

**DA2016/0193 - 58 Lincoln Avenue Collaroy – Alterations and Additions to a dwelling house and construction of a secondary dwelling**

The Panel was Chaired by Kath McKenzie for this item. The Panel discussed the application and resolved to defer this matter pending a site visit.

The Panel visited the properties 55, 57A, 57B, 59A Norfolk Avenue and 23 Myamba Road Collaroy on 29 September 2016 and considered the views from each property with the exception of 1/59 Norfolk Avenue who was not home. The Panel concurred with the report and recommendation of the Assessment Officer and resolved to approve the recommendation for approval of this application.

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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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**3.2**

**DA2016/0356 – 20 The Strand Dee Why – Alterations and Additions to an existing Shop-top housing development**

The Panel concurred with the assessment report and recommendation with an amendment to Condition 2e to read as follows:

**2. Amendments to the approved plans**

The following amendments are to be made to the approved plans:

- e) The "bin & storage area" adjacent "Lot 8 Garage" is to include an internal dividing wall for four (4) cubic metres of storage to be available for bulky waste residential items.

The Panel also required that an additional condition be included to reduce the visual impact on the streetscape to read as follows:

**2. Amendments to the approved plans**

The following amendments are to be made to the approved plans:

- h) To reduce visual impact on the streetscape, the front blade wall dividing the balcony between Apartment 1 and 2 (First Floor Level) is to be splayed down to meet the balustrade height for the eastern half of the new masonry blade wall.

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### DECISION OF APPLICATION DETERMINATION PANEL

That the recommendation of the Assessment Officer for approval be adopted subject to the following conditions:

#### 2. Amendments to the approved plans

The following amendments are to be made to the approved plans:

- a) The vent openings shown in the northern wall for "Lot 9 Garage" and "Lot 7 Garage" are not approved and are to be deleted from the plans.
- b) The "commercial plant equipment" shown in any garage parking space to be relocated to an approved storage room and fitted to not any obstruct waste bin servicing requirements.
- c) The landscape planter box shown on the southern side of the garage entry is to ensure compliance with AS2890 sight distances and be fitted with automatic watering devices and appropriate planting for the covered area.
- d) The southern wall and door opening for "bin & storage area" adjacent "Lot 8 Garage" is to be set-in 1.1 metres (m) from the Howard Avenue boundary to enable the door to open outwards, within the property boundary, and prevent any obstructions or steps at the doorway access.
- e) The "bin & storage area" adjacent "Lot 8 Garage" is to include an internal dividing wall for four (4) cubic metres of storage to be available for bulky waste residential items.
- f) A parabolic mirror is to be provided opposite the garage opening to the shared right-of way to assist visual safety in entering the right-of-way.
- g) The outlet opening for the roof top ducts servicing Lot 8 and 9 are to be fitted with a "return" element taking the outlets in a south direction across the roof, so the vent opening is at least 6.0m away from the northern boundary, pointing away from No.22 The Strand.
- h) To reduce visual impact on the streetscape, the front blade wall dividing the balcony between Apartment 1 and 2 (First Floor Level) is to be splayed down to meet the balustrade height for the eastern half of the new masonry blade wall.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts in accordance WDCP and to address compliance issues Council Policies. (DACPLB02)

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3.3	DA2016/0275 - 22 Rodborough Street Frenchs Forest – Alterations and Additions to a building and use of part of the premises as a child care centre
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The Panel concurred with the report and recommendation of the Assessment Officer and resolved to refuse the application.

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**DECISION OF APPLICATION DETERMINATION PANEL**

That the recommendation of the Development Assessment for refusal be adopted.

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Meeting Concluded at 1 p.m.



**Kath McKenzie**  
Acting Deputy General Manager Corporate Services ( Item 3.1)  
Chairperson



Andrew Pigott (Item 3.2 and Item 3.3)  
**Acting Deputy General Manager, Planning and Community**  
Chairperson



Peter Robinson  
**Group Manager, Compliance and Development Services**



Neil Cocks  
**Acting Executive Manager, Strategic Land Use Planning**