

# MINUTES

## **APPLICATION DETERMINATION PANEL**

Held in the Executive Meeting Room

Civic Centre, Dee Why

**27 OCTOBER 2016**

**Minutes of a Meeting of the Application Determination Panel**  
**held on Friday 27 October 2016** in the Executive Meeting Room  
**Civic Centre, Dee Why Commencing at 12 p.m.**

**ATTENDANCE:**

**Panel Member**

**David Kerr** – Chairperson - Acting Deputy General Manager – Planning and Community

**Neil Cocks**, Sustainable Urban Planning Manager – Strategic Planning

**Lashta Haidari**, Acting Development Assessment Manager – Development Assessment

**Advisors**

**Mitchell Drake**, Planner (Item 3.1 – 55 Headland Road North Curl Curl)

**Rod Piggott**, Planning Assessment Manager – Development Assessment

**Minute Secretary**

**Teresa Fazzolari**, Acting Technical Planning Coordinator

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## 1. CONFIRMATION OF MINUTES

### DECISION OF APPLICATION DETERMINATION PANEL

That the Panel note that the Minutes of the Application Determination Panel Meeting held on 13 October, 2016 have been signed off by all Panel Members and have been posted on Council's website.

## 2. DECLARATIONS OF PECUNIARY INTEREST

No pecuniary interest.

## 3. DEVELOPMENT APPLICATIONS

3.1	<b>DA2016/0751- 55 Headland Road North Curl – Demolition works, construction of a dwelling house and swimming pool</b>
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The Panel discussed the application and concurred with the assessment report and were of the opinion that Condition 2 include the following:

### Deletion of Deck

The deck located on the upper floor western elevation servicing the living zone 2 is to be deleted and converted into a roof area.

The Panel also required Condition 13 be amended to read as follows:

### 13. Privacy Screens

The following privacy screens are to be provided:

- A 1.65 metre privacy screen (measured from finished floor level) is to be erected for the entire length of the outermost western edge of the deck located off Living Zone as shown on the approved plans.
- A 1.65 metre privacy screen (measured from finished floor level) is to be erected for the entire length of the outermost eastern edge of the deck located off Living Zone as shown on the approved plans.
- A 1.65 metre privacy screen (measured from finished pool coping level) is to be erected for the entire length of the outermost southern edge of the pool coping and for 2m of the eastern edge of the pool coping when measured from the south eastern corner as shown on the approved plans.

All privacy screens shall be of fixed panels or louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development.

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

The Panel also discussed Condition 15 and concurred that the numbers of the adjoining properties in Headland Road be amended to read as follows:

## 15. Dilapidation Survey

A photographic survey of adjoining properties being Nos. 53 and 57 Headland Road detailing the physical condition of those properties, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items, shall be submitted to Council/Accredited Certifier prior to the issue of a Construction Certificate. This survey is to be prepared by an appropriately qualified person.

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## DECISION OF APPLICATION DETERMINATION PANEL

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

### 2. Amendments to the approved plans

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

#### Amendment to Deck

The deck on the upper floor southern elevation adjacent to the living zone as shown on the approved plans is to be reduced in width by 0.97m at the western elevation. The deck is to provide a minimum 2m wide western side boundary setback.

#### Deletion of Deck

The deck located on the upper floor western elevation servicing the living zone 2 is to be deleted and converted into a roof area.

#### Deletion of Retaining Wall

The proposed 0.6m high retaining wall on the southern boundary of the subject site is to be deleted from the approved plans. The ground level of the site at this boundary is to remain as existing.

#### Fitting of Translucent Glazing

The window servicing the dining room on the upper floor eastern elevation is to be fitted with translucent glazing to a maximum height of 900mm when measured from upper finished level.

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 with WLEP2011 and WDCP. (DACPLB02)

## 13. Privacy Screens

The following privacy screens are to be provided:

- A 1.65 metre privacy screen (measured from finished floor level) is to be erected for the entire length of the outermost western edge of the deck located off Living Zone as shown on the approved plans.

- A 1.65 metre privacy screen (measured from finished floor level) is to be erected for the entire length of the outermost eastern edge of the deck located off Living Zone as shown on the approved plans.
- A 1.65 metre privacy screen (measured from finished pool coping level) is to be erected for the entire length of the outermost southern edge of the pool coping and for 2m of the eastern edge of the pool coping when measured from the south eastern corner as shown on the approved plans.

All privacy screens shall be of fixed panels or louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development.

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

#### **15. Dilapidation survey**

A photographic survey of adjoining properties being Nos. 53 and 57 Headland Road detailing the physical condition of those properties, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items, shall be submitted to Council/Accredited Certifier prior to the issue of a Construction Certificate. This survey is to be prepared by an appropriately qualified person.

On completion of the excavation and building works and prior to occupation of the building, a certificate prepared by the appropriately qualified person to the effect that no damage has resulted to adjoining premises, is to be provided to the Principal Certifying Authority.

If damage is identified by the appropriately qualified person which is considered to require rectification, the damage shall be rectified or a satisfactory agreement for rectification of the damage is to be made with the affected person/s as soon as possible and prior to a final Occupation Certificate being issued.

All costs incurred in achieving compliance with this condition shall be borne by the person entitled to act on this Consent.

In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant **MUST DEMONSTRATE**, in writing, to the satisfaction of Council/Accredited Certifier that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.

(Note: This documentation is for record keeping purposes only, and may be used by an applicant or affected property owner to assist in any action required to resolve any dispute over damage to adjoining properties arising from the works. It is in the applicant's and adjoining owner's interest for it to be as full and detailed as possible).

Reason: Proper management of records ( (DACPLCPCC1)

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**David Kerr**  
Acting Deputy General Manager – Planning and Community  
Chairperson



**Neil Cocks**  
Sustainable Urban Planning Manager – Strategic Planning



**Lashta Haidari**  
Acting Development Assessment Manager – Development Assessment