

Memo

Department

To: Development Determination Panel - 12 April 2023

Cc: Max Duncan – Acting Manager Development Assessments

From: Principal Planner – Alex Keller

Date: 11 April 2023

Subject: **Item 3.7 DA2022/1573– 32 Ian Avenue North Curl Curl**
Alterations and additions to a dwelling house

Record Number: TRIM 2023/203886

1.0 Purpose

The purpose of this Memo is to advise the Panel of matters raised by the Applicant to change a recommended condition for privacy screening toward No.30 Ian Avenue.

2.0 Content

The applicant has made a written request to change condition No13 so that no privacy screen is required on the northern side of the rear Level 3 terrace. This area overlooks steep unmaintained garden area and the relevant adjacent neighbour has provided a recent submission that states:

I, Martin Eykelenkamp, owner of 30 Ian Ave, North Curl Curl, wish to advise the Development Determination Panel of Northern Beaches Council that I do not require a privacy screen on the northern edge of proposed Level 03 balcony extension of the proposed development of 32 Ian Ave, North Curl Curl

3.0 Conclusion

No objection is raised to the applicant request to change Condition 13

The above information is provided to the DDP for their assistance in considering the subject Item 3.8 DA2022/1573 for alterations and additions to a dwelling house.

4.0 Recommendation

A. The DDP have regard to the above details for Item 3.8 DA2022/1573 for alterations and additions to a dwelling house the consideration of Assessment Report.

B. The DDP include following changes to the recommended condition as follows:

“Condition 13 be amended to read:

“Privacy Screens

A 1.65 metre privacy screen (measured from finished floor level) is to be installed for the entire length of the outermost southern edge of the Level 3 terrace at the rear of the dwelling located off the Living/Dining Room as shown on the approved plans. The privacy screen 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 Certifier prior to the issue of the Construction Certificate.

Reason: In order to maintain privacy to the adjoining / nearby property.”