



northern  
beaches  
council

# MINUTES

## DEVELOPMENT DETERMINATION PANEL MEETING

held in the Banksia Room, Dee Why on

**WEDNESDAY 1 NOVEMBER 2017**

**Minutes of a Meeting of the Development Determination Panel  
held on Wednesday 1 November 2017  
at Banksia room, Dee Why  
Commencing at**

**ATTENDANCE:**

**Panel Members**

Anna Williams  
Matthew Edmonds  
Neil Cocks

Manager, Development Assessments  
Manager, Development Assessments  
Manager, Strategic & Place Planning

**1.0 APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST**

Nil

**2.0 MINUTES OF PREVIOUS MEETING****2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 5 OCTOBER 2017****RECOMMENDATION**

That the Minutes of the Development Determination Panel held 5 October 2017, were adopted by all Panel Members at the time of the meeting and have been posted on the Council's website.

### **3.0 DEVELOPMENT DETERMINATION PANEL REPORTS**

#### **3.1 4 PHYLLIS STREET NORTH CURL CURL - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE AND SECONDARY DWELLING**

##### **PROCEEDINGS IN BRIEF**

The Panel viewed the site.

The Panel considered a written submission from the owner, dated Monday 30 October 2017 and a written submission from 20 Ian Avenue, North Curl Curl dated Monday 30 October 2017. The Panel also considered written representations from the architect.

The Panel were addressed by Wisden Architects and the owner.

The Panel discussed the development generally and in particular the breach of the front setback and view loss submissions.

##### **DECISION**

That the application DA2017/0765 for Demolition works and construction of a dwelling house and secondary dwelling at 4 Phyllis Street, North Curl Curl, be approved subject to the recommendations in the report and replacing proposed Condition 2 as follows:

#### **2. Amendments to the approved plans**

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

- The first floor library element is to be reduced to extend a maximum of 1.5 metres from the southern most projection of the primary building walls.

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

Reason: To ensure development minimises unreasonable impacts upon surrounding land. (DACPLB02)

### 3.2 107 HEADLAND ROAD NORTH CURL CURL - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE

#### PROCEEDINGS IN BRIEF

The Panel viewed the site and the neighbouring site at 109 Headland Road, North Curl Curl.

The Panel were addressed by Carter Williamson Architects.

The Panel discussed the proposal and in particular the breach of the height development standard, Clause 4.6 objection and the impact on views.

#### DECISION

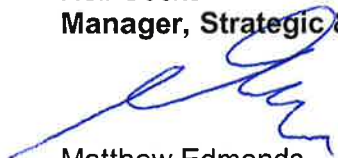
That the application DA2017/0610 for Demolition works and construction of a dwelling house at 107 Headland Road, North Curl Curl, be approved subject to the recommendations in the report.



Anna Williams  
**Acting Executive Manager, Development Assessment  
Chairperson**



Neil Cocks  
**Manager, Strategic & Place Planning**



Matthew Edmonds  
**Manager, Development Assessments**

*The meeting concluded at 2.10pm*

This is the final page of the Minutes comprising 5 pages  
numbered 1 to 5 of the Development Determination Panel meeting  
held on Wednesday 1 November 2017.