



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held in the Flannel Flower Room on

WEDNESDAY 15 NOVEMBER 2017

**Minutes of a Meeting of the Development Determination Panel
held on Wednesday 15 November 2017
at Flannel Flower Room, Dee Why
Commencing at 11.30 a.m.**

ATTENDANCE:

Panel Members

Andrew Pigott (Chairperson)	Executive Manager, Strategic & Place Planning
Phil Lane	Acting Manager, Development Assessment
Phil Jemison	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 1 NOVEMBER 2017****RECOMMENDATION**

That the Minutes of the Development Determination Panel held 1 November 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 MOD2017/0173 - 3 FLORENCE AVENUE COLLAROY - MODIFICATION OF CONSENT TO DA2015/0393 GRANTED FOR DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE AND SWIMMING POOL

PROCEEDINGS IN BRIEF

The panel viewed the site.

The Panel considered a submission tabled at the meeting from Boston Blyth Fleming. The Panel also considered the written submissions from Ingham Planning Pty Ltd.

The Panel were addressed by Leonie Derwent from Ingham Planning Pty Ltd and Bill Marynissen as objectors. The Panel were also addressed by Sean Gartner from Gartner Trovato Architects and Mr & Mrs O'Brien as the owner and applicant.

The Panel considered the submission from Mrs Moon in relation to view loss and having regard for the arguments put forward in the Council report and the minimal nature of the changes proposed supports the recommendation.

The Panel considered the issue of privacy from the first floor front deck off the living room. Consideration has been given to the approved plans for DA2005/1247 at No. 5 Florence Avenue, Collaroy which in the western elevation show opaque glazing required for the kitchen and living room window as well as a sliding timber screen. Consideration has also been given to the fact that the original consent on the subject site did not require a privacy screen and that the changes proposed as part of the current modification application result in the deck moving further away from the side boundary with No. 5 Florence Avenue, Collaroy. On this basis the Panel have resolved to remove Condition No. 23 which required a privacy screen to be installed.

The Panel considered the issue of privacy from the first floor rear deck off bedroom No. 4. Having regard for the proposal to move this deck closer to the side boundary shared with No. 5 Florence Avenue, Collaroy the Panel resolved to require a solid balustrade for the eastern elevation of this deck. This will be reflected in new condition No. 23.

DECISION

That the application for to modify DA2015/0393 is granted for demolition works and construction of a dwelling house and swimming pool on land at 3 Florence Avenue, Collaroy be approved subject to the recommendations in the report and the replacement of condition No. 23. Privacy Screen with the following condition:

23 Solid Balustrade

The rear deck off bedroom 4 as shown on the First Floor Plan, Drawing No. 03, Issue D, is to have a solid balustrade along the entire eastern elevation of the deck to a minimum height of 1 metre above the finished floor level of the deck.

Reason: To protect the amenity of adjoining neighbours.

3.2 DA2017/0821 - 36 COLLAROY STREET COLLAROY - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE

PROCEEDINGS IN BRIEF

The Panel viewed the site.

The Panel discussed the issues raised by the 3 objectors and having regard for the arguments put forward in the planning report resolved to support the recommendation.

DECISION

That the application DA2017/0821 for Demolition works and construction of a dwelling house on land at 36 Collaroy Street, Collaroy be approved subject to the recommendations in the report.

3.3 N0335/16/R - 5 HAROLD AVENUE, SCOTLAND ISLAND – RECONSIDERATION APPLICATION FOR CONSTRUCTION OF A NEW TWO STOREY DWELLING

PROCEEDINGS IN BRIEF

The Panel viewed the site.

The Panel discussed issues associated with construction management as well as site constraints and the non-compliances outlined in the report. Having regard for the arguments put forward in the Council report and additional conditions the Panel support the recommendation subject to an amended and additional condition.

DECISION

That Section 82A Review of Determination of N0335/16 for the new two storey dwelling be approved subject to the recommendation in the report and amend condition No. B4 and addition of condition No. C10

B4

All construction and ongoing access to the site via the Harold Avenue and Thompson Street road reserve is to be carried out by foot only. Track or wheel driven/supported plant machinery such as excavators, bob cats etc. are prohibited from accessing the site via the Harold Avenue and Thompson Street road reserve.

C10

An updated Construction Management Plan is to be submitted and must address the following:

- a) Suitable means for transporting material from the mainland to the site
- b) Suitable means on-site for the storage of building materials during construction
- c) Suitable means for access from the street to the building envelope.
- d) The above items a, b and c must have regard for geotechnical, flooding and tree impacts.

Should the construction solution result in any temporary or permanent structures being required including any rumble boards or bridges a further application is to be submitted to Council.



Andrew Pigott
Executive Manager, Strategic & Place Planning
Chairperson



Phil Lane
Acting Manager, Development Assessment



Phil Jemison
Manager, Strategic & Place Planning

The meeting concluded at 1.17pm

This is the final page of the Minutes comprising 7 pages
numbered 1 to 7 of the Development Determination Panel meeting
held on Wednesday 15 November 2017.