

# MINUTES

## DEVELOPMENT DETERMINATION PANEL

Electronically Determined on

**THURSDAY 4 NOVEMBER 2021**

## **Minutes of the Development Determination Panel**

### **Electronically Determined on Thursday 4 November 2021**

#### **Panel Members**

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Rebecca Englund	Acting Manager, Development Assessment
Neil Cocks	Manager, Strategic & Place Planning

### 3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

#### 3.3 DA2021/1231 - 1A FLORIDA ROAD, PALM BEACH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SPA

##### PROCEEDINGS IN BRIEF

The Panel received amended plans which reduced the extend of hardstand areas adjoining the parking spaces as requested. The plans still identify driveway works on the adjoining property and a condition has been prepared to remove this from the application.

The Panel concurred with the Officer's assessment report and recommendation subject to the above changes.

##### STATEMENT OF REASON

The proposal generally satisfies the relevant strategy, objectives and provisions of Pittwater LEP 2014 and the Pittwater 21 DCP subject to conditions.

##### COMMUNITY CONSULTATION

There were no submissions received for this application.

##### DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Pittwater Local Environmental Plan 2011 seeking to justify a contravention of clause 4.3 Height of Buildings development standard has adequately addressed and demonstrated that:
  - a) compliance with the standard is unreasonable or unnecessary in the circumstances of the case; and
  - b) there are sufficient environmental planning grounds to justify the contravention.
- 2) the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives for development within the zone in which the development is proposed to be carried out.

B. The Panel assumes the concurrence of the Secretary, Department Planning and Environment required under clause 4.6.

##### DETERMINATION OF DEVELOPMENT APPLICATION

That Council, as the consent authority, **approves** Development Consent to DA2021/1231 for alterations and additions to a dwelling house including a spa on land at Lot 1 DP 239368, 1A Florida Road, Palm Beach, subject to the conditions set out in the Assessment Report, subject to the following:

1. The amendment of condition 1 to read as follows:

##### **1. Approved Plan and Supporting Documentation**

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

- a) Approved Plans

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
DA08 - Proposed Site and Roof Plan - Issue J	4/11/2021	Watershed Design
DA09 -Driveway - Issue J	4/11/2021	Watershed Design
DA10- Proposed Lower Ground Floor - Issue J	4/11/2021	Watershed Design
DA11 - Proposed Ground Floor Plan - Issue J	4/11/2021	Watershed Design
DA12 - Proposed First Floor Plan - Issue J	4/11/2021	Watershed Design
DA13 - External Works 01 - Issue J	4/11/2021	Watershed Design
DA14 - External Works 02 - Issue J	4/11/2021	Watershed Design
DA15 - Elevation - North - Issue J	4/11/2021	Watershed Design
DA16 - Elevation -East - Issue J	4/11/2021	Watershed Design
DA17 - Elevation -South – Issue J	4/11/2021	Watershed Design
DA18 - Elevation - West - Issue J	4/11/2021	Watershed Design
DA19 - Section A-A - Issue J	4/11/2021	Watershed Design
DA20- Section B-B - Issue J	4/11/2021	Watershed Design
DA21 - Section C-C - Issue J	4/11/2021	Watershed Design
DA33 - Exterior Finishes Schedule - Issue J	4/11/2021	Watershed Design
DA34 - Exterior Finishes Schedule - Issue J	4/11/2021	Watershed Design

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
Geotechnical Investigation	21 April 2021	White Geotechnical Group
Arboricultural Impact Assessment Report	24 March 2021	Urban Arbor

<b>Waste Management Plan</b>		
<b>Drawing No/Title.</b>	<b>Dated</b>	<b>Prepared By</b>
Waste Management Plan	21/07/2021	Applicant

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

2. The addition of the following condition:

**Works on adjoining driveway**

The works shown on the adjoining driveway are to be deleted from the plans.

The amended details are to be incorporated in the Construction Certificate plans prior to approval.

Note: Works on the adjoining driveway may be subject to the *SEPP (Exempt and Complying Development Code) 2008* or to a separate development consent.

Reason: To ensure the development consent is only for the land on which the application has been made.

Vote 3/0

This is the final page of the Minutes comprising 5 pages  
numbered 1 to 5 of the Development Determination Panel electronically  
determined on Thursday 4 November 2021.