



northern  
beaches  
council

# MINUTES

## **DEVELOPMENT DETERMINATION PANEL MEETING**

held in the Walamai Room Northern Beaches Council on

**FRIDAY 22 SEPTEMBER 2017**

**Minutes of a Meeting of the Development Determination Panel  
held on Friday 22 September 2017  
in the Walamai Room Northern Beaches Council  
Commencing at 12.40 p.m.**

**ATTENDANCE:**

**Panel Members**

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Steven Findlay	Manager Development Assessment
Neil Cocks	Sustainable Urban Planning Manager

## **1.0 APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST**

Item 3.1 – No conflict of interest

## **2.0 MINUTES OF PREVIOUS MEETING**

### **2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 8 SEPTEMBER 2017**

#### **RECOMMENDATION**

That the Minutes of the Development Determination Panel held 8 September 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

#### 3.1 131 PACIFIC ROAD, PALM BEACH - MODIFICATION OF DEVELOPMENT CONSENT N0455/15/S96/1 FOR DEMOLITION OF THE EXISTING DWELLING AND CONSTRUCTION OF A NEW DWELLING

##### PROCEEDINGS IN BRIEF

The Panel viewed the site and received a View Impact Analysis from Rachel Hudson Architects (applicant) demonstrating the impacts of the approved and proposed modified development.

Prior to the meeting the panel was addressed by the applicant's Town Planner, Vaughan Milligan and the owner of the site.

The Panel supports the proposal as submitted. The modified design is considered satisfactory in regards to impact on views, and the height, bulk and scale of the proposed modified development.

The Panel considers the the application as submitted should be approved with the deletion of conditions C14 and C16 which required design amendments to the original consent plans (now replaced by the modification plans).

##### DECISION

That the application to modify Development Consent N0455/15/S96/1 for demolition of the existing dwelling and construction of a new dwelling at 131 Pacific Road, Palm Beach, be approved subject to the following changes:

1. Replace references to Architectural drawings with:
  - DH 01-S96 Issue A and DH 02-S96 Issue A, both dated 10/4/2017, both prepared by Rachel Hudson Architect;
  - DH 03-S96 Issue B, dated 17/07/2017, prepared by Rachel Hudson, Architect;
  - DH 04-S96 through to DH 13-S96 all Issue A, all dated 10/4/2017, prepared by Rachel Hudson Architect;
  - BASIX Certificate, 814522S, dated 21/04/2017.
2. Delete Conditions C14 and C16.



Peter Robinson  
**Executive Manager, Development Assessment  
Chairperson**



Steven Findlay  
**Manager, Development Assessment**



Neil Cocks  
**Sustainable Urban Planning Manager**

*The meeting concluded at 1.10 p.m.*

This is the final page of the Minutes comprising 5 pages  
numbered 1 to 5 of the Development Determination Panel meeting  
held on Friday 22 September 2017.