

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

THURSDAY 21 NOVEMBER 2024

Minutes of a Meeting of the Development Determination Panel held on Thursday 21 November 2024 Electronically determined

The item was deferred from the meeting of the 13 November 2024.

The minutes were electronically determined on the 21 November 2024.

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 REV2024/0024 - 948 BARRENJOEY ROAD PALM BEACH - REVIEW OF DETERMINATION OF APPLICATION DA2023/1658 FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING THE REPLACEMENT AND EXTENSION OF AN INCLINE PASSENGER LIFT

PANEL MEMBERS

Peter Robinson	Executive Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Kelly Willikinson	Acting Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by representatives of the applicant and received a submission from a neighbour.

The Panel sought clarification on the Acoustic report.

The Panel considered the reasons for refusal of the Development Application and the Review of Determination and concurred with the Officer's Assessment Report for the Review of Determination.

The recommendations are supported with the following requirements; the passenger lift carriage (railcar) be programmed to return to a position below Landing 2 when not in use, and that Landing 2 be moved to the east to further reduce the height of the rail through the cutting.

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

Issues raised in the submissions have been taken into account in the report and the meeting.

DETERMINATION OF REVIEW APPLICATION

THAT Council as the consent authority, **approves** Review Application No. REV2024/0024 for Review of Determination of Application DA2023/1658 for alterations and additions to a dwelling house including the replacement and extension of an incline passenger lift on land at Lot 1 DP 13686, 948 Barrenjoey Road PALM BEACH subject to the conditions set out in the Assessment Report, with the following changes:

1. The addition of the following condition:

Railcar location

The incline passenger lift carriage (railcar) is to be programmed to return, when not in use, to a location at, or below the line marked C4 on the Drawing Section 1&2 Plan Number A2 2265 03C.

Reason: To reduce visual impact when not in use

2. The amendment of condition 9, to read as follows:

Amendments to the Incline Passenger Lift

- a) The outer (southern) elevation of the incline passenger lift carriage is to be fitted with opaque screening materials for its full height so as to prevent direct viewing to the neighbouring property at 946 Barrenjoey Road.
- b) Landing 2 is to be located at the line L2 marked on the Drawing Section 1&2 Plan Number A2 2265 03C

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To protect the amenity of the occupants of 946 Barrenjoey Road.

Vote: 3/0

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Development Determination Panel meeting
held on Thursday 21 November 2024.