

# **MINUTES**

## **DEVELOPMENT DETERMINATION PANEL MEETING**

Electronically determined on

**WEDNESDAY 7 MAY 2025**

**Minutes of a Meeting of the Development Determination Panel held  
on Wednesday 7 May 2025 Electronically determined**

This item was deferred from the meeting of the 9 April 2025.

The minutes were electronically determined on the 7 May 2025.

## **1.0 APOLOGIES AND DECLARATIONS INTEREST**

Nil

### 3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

#### 3.3 DA2024/1295 - 7 CRANE LODGE PLACE PALM BEACH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING SECONDARY DWELLING

##### PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

##### PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by one objector.

The Panel considered submissions and representations in relation to the side boundary envelope calculation of the western side of the painters studio. Upon review it was determined that the calculation in the assessment report is not correct. The Panel requested the Assessing Officer to prepare a Supplementary Memo addressing this.

Upon review of the Supplementary Memo and updated calculations the Panel raised concerns with the extent of the envelope breach. While noting the site slopes steeply, the painters studio breached the envelope by nearly a full storey at its southern end. The Panel was not satisfied that this non compliance was acceptable and requested amendments be made.

Through discussions between the Assessing Officer and the applicant amendments were agreed to. The Panel is satisfied that these amendments will result in a reasonable outcome, and they will be reflected in an amended condition outlined below.

Subject to the above, the Panel concurred with the Officer's Assessment Report, Supplementary Memo and recommendation.

##### 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 DEVELOPMENT APPLICATION

THAT Council as the consent authority, **approves** Application No. DA2024/1295 for Alterations and additions to a dwelling house including secondary dwelling at Lot 12 DP 31294, 7 Crane Lodge Place PALM BEACH subject to the conditions set out in the Assessment Report, with the following changes:

1. The amendment to condition 13, to read as follows:

##### **Amendments to the approved plans**

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

- (i) The proposed deck off the painting studio must be removed. A Juliette balcony may be installed with a balustrade that complies with the National Construction Code (NCC). The

deck area is to be replaced with either a flat roof or a roof with a slope not exceeding 1%, sloping down from the painting studio to the southern end of the building.

(ii) The painting studio is to be reduced in size by 2sqm. The 2sqm of floor space is to be removed from the southern end of the studio. The juliette balcony referenced in (i) above, is to be located at the rear of the now reduced studio.

(iii) The ensuite window (W12) adjacent to the bedroom 1 is to be treated and/or fitted with obscured/frosted glazing.

(iv) The bathroom window (W07) in the painting studio is to be treated and/or fitted with obscured/frosted glazing.

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

Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

Vote: 3/0

This is the final page of the Minutes comprising 6 pages numbered 1 to 6 of the Development Determination Panel meeting held on Wednesday 7 May 2025.