

## Strategic Planning Referral Response

<b>Application Number:</b>	DA2021/0669
<b>Date:</b>	05/11/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 7005 DP 1117451 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 7002 DP 1117592 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 298 DP 721522 , 1191 Barrenjoey Road PALM BEACH NSW 2108

### Officer comments

#### Council's Principle Development Infrastructure Officer Comment

At its meeting of 7 September 2021, the Development Contributions Committee considered a report on the offer to enter into a planning agreement at 1191 and 1193 Barrenjoey Road Palm Beach. At this meeting the Committee resolved:

That:

1. The Development Contributions Committee support in-principle the Offer to Enter into a Planning Agreement, subject to following conditions:
  - The 10 parking spaces are to be paved with pervious materials.
  - The works are designed to avoid ponding of water in the roadway.
  - The works including the materials selection demonstrates that the informal character of the area is retained.
2. If recommendation 1 is agreed, the applicant be requested to submit the following additional information:
  - a) A Plan of the proposed works that:
    - detail the schedule of materials/finishes of the pervious pavers,
    - demonstrate that the works are designed to avoid ponding of water in the roadway, and
    - ensures the informal relaxed character of Governor Philip Park is retained.
  - b) A heritage assessment of the pervious paving to Council. This assessment must demonstrate that the works retain the informal character of the area and identify how they meet the objectives of the Conservation Management Plan.
  - c) A valuation of the works proposed provided by a Quantity Surveyor.
3. The Executive Manager Development Assessment be advised of the Committee's decision.
4. When finalised, the updated Planning Agreement is circulated to the Development Contributions Committee for their consideration before it is reported to Council with a request to place it on public exhibition.

Should the application be approved, a Deferred Commencement condition is to be included that the applicant is to enter into a voluntary planning agreement pursuant to section 7.4 of the Environmental Planning and Assessment Act 1979. The condition as follows:

### **Deferred Commencement Condition - Voluntary Planning Agreement**

*The applicant shall enter into a Planning Agreement (PA) with Northern Beaches Council pursuant to section 7.4 of the Environmental Planning and Assessment Act 1979. The PA is to be generally consistent with the offer made by the applicant on 26 May 2021 and the Decision of Council's Development Contributions Committee at its meeting of 7 September 2021.*

*The PA is to be executed and registered on the title of the relevant land before this condition is satisfied.*

*Evidence required to satisfy the deferred commencement condition/s must be submitted to Council within two (2) years of the date of this consent, or the consent will lapse in accordance with Section 95 of the Environmental Planning and Assessment Regulation 2000. This evidence is to be submitted along with a completed 'Deferred Commencement Document Review Form' (available on Council's website) and the application fee, as per Council's Schedule of Fees and Charges.*

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### **Strategic Planning Conditions:**

Nil.