



northern
beaches
council

MEMORANDUM

DATE: 16 August 2021

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Lashta Haidari, Acting Development Assessment Manager
Peter Robinson, Executive Manager

FROM: Anne-Marie Young, Principal Planner

SUBJECT: Item 3.5 DA2020/1596 – 6 Mitchell Road, Palm Beach

REFERENCE: Response to additional submission

Dear Panel Members,

Overview

The purpose of this email is to response to an additional submission received from David and Helen Thomas at 5 Mitchell Road, Palm Beach.

Building Height

The submission contents that the development exceeds 10m and a Clause 4.6 variation has not been submitted and thus height breach should therefore be included as a reason for refusal. The submission refers to the building height over the proposed stair being 10.62m and the roof over the stair being RL 73.6. The submission refers to a survey mark of RL 62.88 immediately adjacent to the leading northern edge of the stair which represents a height of 10.62m.

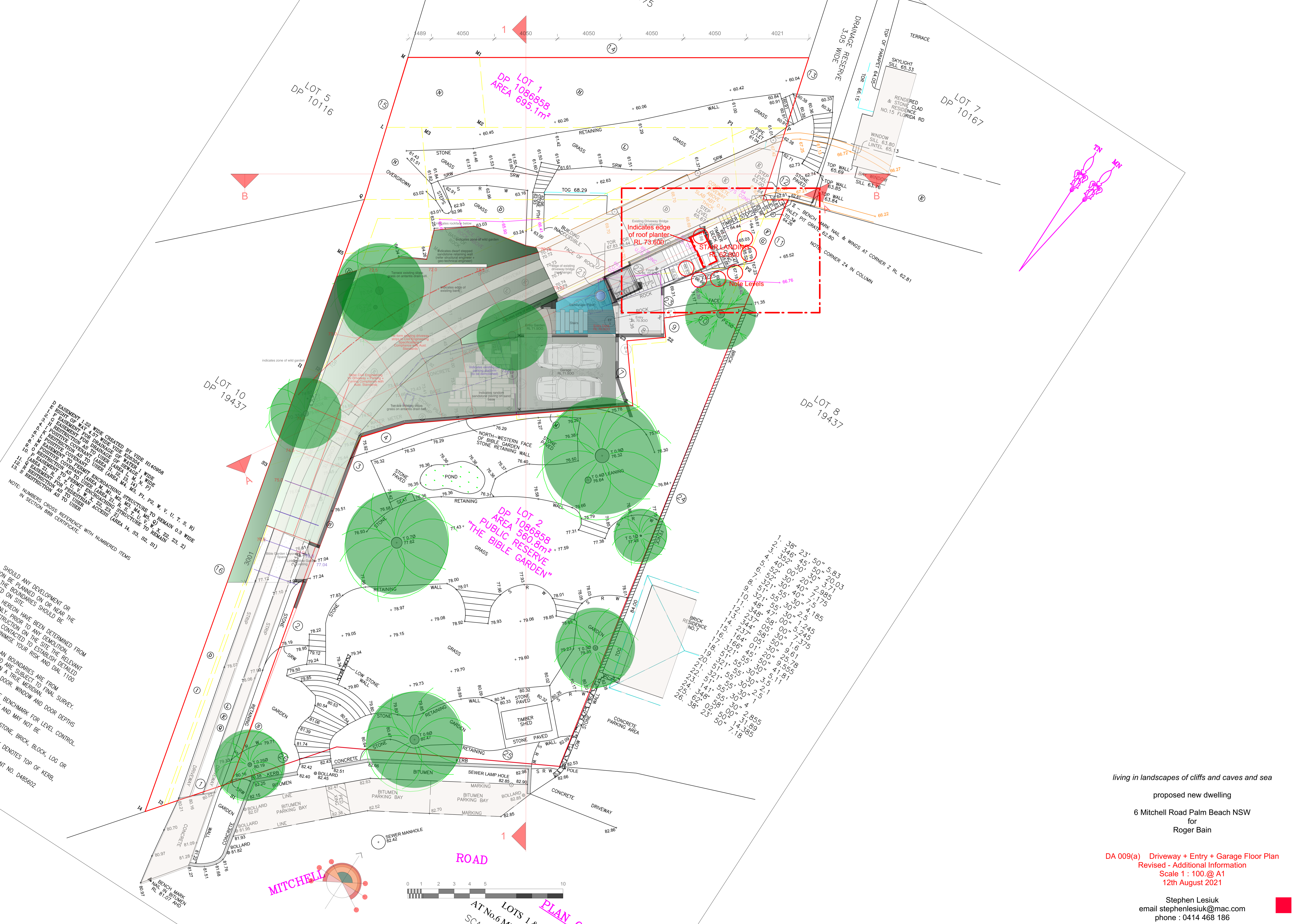
Comment:

The applicant has responded to this issue and has confirmed that *the 'Roof Ledge' over the Stair Landings was a response to the Spot Level of RL62.98. The Roof Ledge to the Stair Landings is less than 8.5m above this spot level.*

The Landscape Roof over the Stairs response to a number of spot levels in the immediate area, (I have circled a number of these). Again the Landscape Roof based on these other spot levels is below the 8.5m level.

Please also note that the location of the Stairs is in the cleft of a cliff which the survey confirms.

The applicant has submitted two additional drawings to illustrate the height, namely Drawing 009(a) Driveway, entry and garage floor plan and Drawing 015(a) Section A-A Circulation, refer to screen shot below and plans attached to this memo.



D EASEMENT 1.22 WIDE CREATED BY VIDE #140968
 B RIGHT OF WAY 4.97 WIDE VIDE #28904
 I F EASEMENT FOR DRAINAGE OF WATER
 H RESTRICTION FOR DRAINAGE OF WATER
 K RESTRICTION AS TO USER OF SEWER
 L POSITIVE COVENANT TO USER (AREA 11, 12, 13, 14, 15, 16)
 M POSITIVE COVENANT TO USER (AREA 11, 12, 13, 14, 15, 16)
 N POSITIVE COVENANT TO USER (AREA 11, 12, 13, 14, 15, 16)
 O POSITIVE COVENANT TO USER (AREA 11, 12, 13, 14, 15, 16)
 P RESTRICTION AS TO USER (AREA 11, 12, 13, 14, 15, 16)
 Q RESTRICTION AS TO USER (AREA 11, 12, 13, 14, 15, 16)
 R RESTRICTION AS TO USER (AREA 11, 12, 13, 14, 15, 16)
 S RESTRICTION AS TO USER (AREA 11, 12, 13, 14, 15, 16)
 NOTE: NUMBERS CROSS REFERENCE WITH NUMBERED ITEMS
 IN SECTION 888 CERTIFICATE

SHOULD ANY DEVELOPMENT OR
 ON BE PLANNED ON OR NEAR
 THE BOUNDARIES SHOULD BE
 HEREON HAVE BEEN DETERMINED FROM
 ONLY PRIOR TO ANY DEMOLITION,
 CONSTRUCTION ON THE SITE THE RELEVANT
 TO BE SUBJECT TO FINAL SURVEY.
 BY A TRUE MERIDIAN,
 DOOR, WINDOW AND DOOR DEPTHS
 BENCHMARK FOR LEVEL CONTROL
 AND MAY NOT BE
 BENCH MARK
 NAIL IN BITUMEN
 AND
 AT NO. D485602

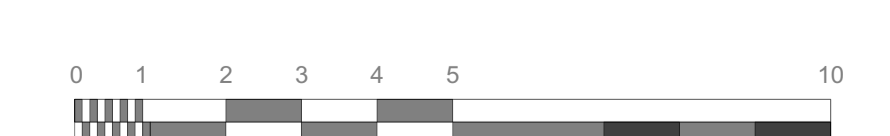
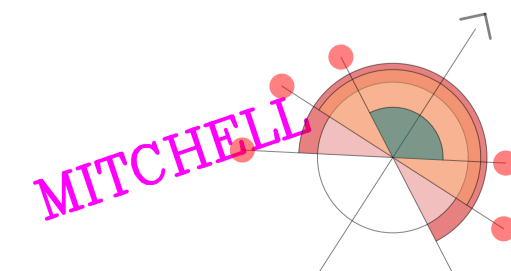
LOT 10
 DP 19437

LOT 5
 DP 10116

LOT 1
 AREA 1086858
 695.1m²

LOT 7
 DP 10167

LOT 8
 DP 19437



ROAD

PLAN
 AT No. 6 M
 SCA

living in landscapes of cliffs and caves and sea
 proposed new dwelling
 6 Mitchell Road Palm Beach NSW
 for
 Roger Bain

DA 009(a) Driveway + Entry + Garage Floor Plan
 Revised - Additional Information
 Scale 1 : 100 @ A1
 12th August 2021

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