



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

FRIDAY 7 MAY 2021

Minutes of a Meeting of the Development Determination Panel

Electronically determined on Friday 7 May 2021

ATTENDANCE

Item 3.1 Panel Members – Deferred from DDP meeting 14 April 2021

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Lashta Haidari	Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2020/1501 - 38 UNDERCLIFF ROAD FRESHWATER - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING SECONDARY DWELLING AND SWIMMING POOL

PROCEEDINGS IN BRIEF

This item was deferred to receive amended plans which increase the landscaped setback to Moore Lane, increases the setback of the garage to provide clearer line of sight for vehicle leaving the garage, and remove the roof structure over the deck.

A supplementary memo was provided by the assessing officer following a review of the amended plans

The amendments submitted on 4 May are summarised as follows:

- Deletion of pergola;
- 1m setback to garage;
- Further 0.5m setback secondary dwelling (total 2m), deletion of deck and incorporation of landscaping.

The changes result in a reduction of 3.3 m² of landscaped open space at the rear of the dwelling. This is offset by an increase of 12.9 m² landscaping at Moore Lane. The remainder of the area has been compensated by a reduction in the deck in the rear yard. The site landscape open space results in a net increases of 9m²

The Panel accepts the amended plans and the revised set of conditions

STATEMENT OF REASON

The proposal generally satisfies the relevant strategy, objectives and provisions of Warringah LEP 2011 and the Warringah DCP 2011 subject to conditions.

COMMUNITY CONSULTATION

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

DECISION ON APPLICATION

THAT Council, as the consent authority, **approves** Development Consent to DA2020/1501 for demolition works and construction of a dwelling house including secondary dwelling and swimming pool on land at Lot 22 DP 5118, 38 Undercliff Road, Freshwater, subject to the conditions outlined in the Assessment Report as amended by the supplementary memo.

Vote: 3/0

This is the final page of the Minutes comprising 3 pages
numbered 1 to 3 of the Development Determination Panel meeting
Electronically determined on Friday 7 May 2021.