



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

TUESDAY 16 AUGUST 2022

Minutes of a Meeting of the Development Determination Panel
Electronically determined on Tuesday 16 August 2022

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2021/1487 - 35 BUNGAN HEAD ROAD NEWPORT - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE, INCLUDING AN OUTBUILDING AND A SWIMMING POOL

PANEL MEMBERS

Lashta Haidari	Principal Planner, Development Assessment
Daniel Milliken	Acting Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds. The Panel visited two properties on the northern side of Bungan Head Road, opposite the subject site prior to the meeting.

The Panel deliberated after receiving additional information, including amended plans which was received following the panel decision to defer the determination of the application for the submission of amended plans that make specific changes, as follows:

- Lowering of the roof height of the garage to be within the 8.5m Height of Buildings limitation.
- The studio level in the separately accessible structure has been deleted and the structure is now single storey with a low-scale roof design.

The Panel in its deliberations, considered a submission, lodged on 16 August 2020, and a supplementary memo prepared by the assessment planner addressing the issues raised in the submission. The Panel concurred with the Officer's assessment report 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 submission have been taken into account in the report and the meeting.

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority **approves** Development Consent to DA2021/1487 for demolition works and construction of a dwelling house, including an outbuilding and a swimming pool on land at Lot 58 DP 10423, 35 Bungan Head Road NEWPORT, subject to the conditions set out in the Assessment Report.

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 Tuesday 16 August 2022.