



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

TUESDAY 29 NOVEMBER 2022

Minutes of a Meeting of the Development Determination Panel
Electronically determined on Tuesday 29 November 2022

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORT

3.5 DA2022/0666 - 439 BARRENJOEY ROAD NEWPORT - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

PANEL MEMBERS

Adam Richardson	Manager, Development Assessments
Adam Susko	Acting Manager, Development Assessments
Phil Jemison	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

The Panel considered the deferred items from its meeting of 2 November 2022, which required:

- A. *The applicant be invited to prepare and submit amended plans which deletes the additions in the north-eastern corner of the dwelling and leaving that part of the dwelling as is existing. Such an amendment would reduce the size of the study and delete bedroom 4. The Panel recommends to the applicant that a rationalisation of the proposed layout of the altered dwelling may result in a similar or same number of rooms / amenity. The applicant is provided 14 days to provide amended plans and any accompany updated documents / reports (eg. BASIX).*
- B. *That upon the receipt of amended plans or at such time that the applicant declines the Panels offer to amend the application as it recommends, provide a supplementary assessment report that considers and addresses the relevant provisions of the Coastal Management Act and the Coastal provisions of the Resilience and Hazards SEPP for the Panels final determination.*

The Panel noted that the applicant had provided information and amended plans that responded to points A & B above, that the supplementary assessment report had been prepared which considered this information and addressed the issues identified in A & B.

Accordingly, the Panel with regard to the supplementary report and its deliberations in relation to this matter, is satisfied that the proposed development as amended, is acceptable.

STATEMENT OF REASON

The proposal generally satisfies the relevant strategy, objectives and provisions of Pittwater LEP 2014 and the Pittwater DCP 21 subject to conditions.

COMMUNITY CONSULTATION

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

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

- A. The Panel is satisfied that:
 - 1) the applicant's written request under clause 4.6 of the Pittwater LEP 2014 seeking to justify a contravention of clause 4.3 Height of Buildings development standard has adequately addressed and demonstrated that:
 - a) compliance with the standard is unreasonable or unnecessary in the circumstances of the case; and
 - b) there are sufficient environmental planning grounds to justify the contravention.

- 2) the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives for development within the zone in which the development is proposed to be carried out.

B. The Panel assumes the concurrence of the Secretary, Department Planning and Environment required under clause 4.6.

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority **approves** DA2022/0666 for alterations and additions to a dwelling house including a swimming pool on land at Lot 29 DP 6248, 439 Barrenjoey Road NEWPORT, subject to the conditions set out in the Assessment Report, as amended by the Supplementary 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 29 November 2022.