northern beaches council

# Memo

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| **To:** | Northern Beaches Local Planning Panel (NBLPP) |
| **Cc:** | Peter Robinson<br>Executive Manager, Development Assessment |
| **From:** | Anaiis Sarkissian<br>Planner |
| **Date:** | 2 June 2026 |
| **Subject:** | Item 4.2 – DA2025/1907 – 8 Milga Road AVALON BEACH |
| **Record Number:** | 2026/314607 |

## Introduction

The purpose of this memo is to provide advice to the Panel in relation to a late submission has been received from the objector Duncan Burnett of 10 Milga Road Avalon Beach, which cites concerns that the amended proposal is still non-compliant with the building height and envelope controls of the P21DCP.

The late submission raises concern over the proposed dwelling being excessive in bulk and scale, and that the applicable development standards should be complied with so as not to serve as a precedent for future non-compliant proposals to exceed the boundaries.

The above matters are addressed below:

## Building Height

The contravention of the building height has been discussed in detail under Section 4.6 of the Assessment Report, at pages 92-96 of the Agenda. For the reasons outlined in the Assessment Report, the proposed development is satisfactory in regard to the building height variation.

## Building Envelope

The variations to the building envelope at both the eastern and western elevations have been discussed in detail under Section D1.11 of the Assessment Report, at pages 120-123 of the Agenda. For the reasons outlined in the Assessment Report, the proposed development is satisfactory in regard to the building envelope variations.

## Bulk and Scale

Bulk and scale have been addressed under the submissions section of the Assessment Report, at pages 78 and 83 of the Agenda. For the reasons outlined in the Assessment Report, the proposed development is satisfactory in regard to its bulk and scale.

## Conclusion

The proposed development has been comprehensively assessed, and the above concerns raised within the submission have been discussed in detail within the Assessment Report. The assessment report and recommendations remain relevant and deal with the issues raised.  No changes are required to the recommendation.

## Recommendation

Panel note the late submission