

Supplementary Memo

Development Assessment

To: Development Determination Panel

Cc: Steve Findlay, Manager Development Assessment

From: Adam Susko, Principal Planner

Date: 8 June 2022

Subject: Supplementary Report for DA2021/2232 at 1851 Pittwater Road, Bayview

Record Number: 2022/347152

Introduction

Development Application DA2021/2232 (the “DA”) is scheduled for determination by the Development Determination Panel (“DDP”) on 08 June 2022.

The purpose of this memo is:

- To update the status of Council’s Development Engineering referral response;
- To address any submissions received between the publication of the Assessment Report and the date of this Supplementary Report;
- To address a letter from the Applicant; and
- To provide a revised set of recommended conditions of consent.

Development Engineering Referral and Conditions

When the Assessment Report was published, the comments and conditions from Council’s Development Engineering department had not been finalised. On 7 June 2022, a final set of comments and conditions were received.

The recommended conditions (attached as an Appendix to this report) reflect these new conditions.

The revised conditions also rectify a drafting error on Condition No. 9. This is now Condition No. 12.

Letter from the Applicant

Council is in receipt of a letter from the Applicant, Marjorie Gamble, dated 5 June 2022 in response to Council’s published Assessment Report. The Applicant discusses in detail the exact reference to the existing covenant line and the extent of encroachment of the proposed building beyond the limitations of the covenant.

These matters are noted. The covenant is not a matter for Council's consideration pursuant to Cl.1.9A of the Pittwater Local Environmental Plan 2014, and is therefore not discussed any further.

Revised Submissions

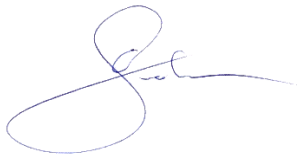
At the time of writing this memo, Council is in receipt of one (1) additional submission from a neighbour at No. 9 Vista Avenue, Bayview. The submission includes three (3) primary contentions, all of which are addressed in the Assessment Report including:

- *Currently no legal driveway access.*
- *Covenant – 11 Vista Avenue, Bayview.*
- *Lack of Off Street Parking in D/A Drawings [sic].*

The new submission does not raise any additional matters to be addressed in this Supplementary Memo.

Recommendation

It is recommended that the DA proceed to determination by the DDP on 8 June 2022 as scheduled, and as subject to the revised recommended conditions as per the document titled 'Appendix 1 – Revised Conditions' (TRIM Ref:2022/347147).



Adam Susko

Principal Planner