

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined

FRIDAY 11 APRIL 2025

**Minutes of a Meeting of the Development Determination Panel
held on Friday 11 April 2025 electronically determined**

This item was deferred from the meeting of the 26 February 2025.

The minutes were electronically determined on the 11 April 2025.

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 DA2024/0492 - 49 BLACKBUTTS ROAD & 21 A WARILI ROAD FRENCHS FOREST - NEIGHBOURHOOD TITLE SUBDIVISION COMPRISING OF 13 LOTS AND NEW ROAD ACCESS

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Rodney Piggott	Manager, Development Assessment
Anne-Maree Newbery	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by three objectors and representatives of the applicant.

The Panel delayed a decision to allow the applicant to submit amended plans to address the Panel's concerns around cut and fill, and potential privacy impacts as a result of the artificial ground levels close to boundaries.

The applicant has submitted amended plans and the Assessing Officer has prepared a Supplementary Memo recommending approval, along with a number of changes to conditions. The Panel has reviewed the amended plans and Supplementary Memo and is satisfied that the proposal is acceptable.

The Panel concurred with the Officer's Assessment Report, Supplementary Memo and recommendation.

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

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority, **approves** Application No. DA2024/0492 for Neighbourhood title subdivision comprising of 13 lots and new road access at Lot 1 DP 524083 & Lot 1 DP 1298188, 21 A Warili Road & 49 Blackbutts Road FRENCHS FOREST subject to the conditions set out in the Assessment Report, as amended by the recommendations in the Supplementary Memo dated 9 April 2025.

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 Friday 11 April 2025.