



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

WEDNESDAY 15 JANUARY 2025

**Minutes of a Meeting of the Development Determination Panel
held on Wednesday 11 December 2024 Electronically determined**

This item was deferred from the meeting of the 11 December 2024.

The minutes were electronically determined on the 15 January 2025.

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.6 DA2024/0882 - 23 & 33 BASSETT STREET MONA VALE - ALTERATIONS AND ADDITIONS TO A SENIORS HOUSING DEVELOPMENT (RESIDENTIAL CARE FACILITY)

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 an objector and representatives of the applicant.

The Panel delayed determination to allow additional time for issues with the recommended conditions of consent to be resolved. The applicant provided additional information in relation to this which has been reviewed by the assessing officer and recommendations sent to the Panel.

The Panel has reviewed these recommended changes to conditions and the decision below reflects the Panel's view.

The Panel considered the issues raised in objections both in writing and at the meeting. The Panel is of the view that the amended proposal will not result in unreasonable impacts to surrounding properties.

Subject to changes to the conditions, the Panel concurred with the Officer's Assessment Report, additional information 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 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. DA2024/0882 for Alterations and additions to a seniors housing development (residential care facility) at Lot 2 DP 748426 & Lot 38 DP 7236, 23 & 33 Bassett Street MONA VALE subject to the conditions set out in the Assessment Report, with the following changes:

1. The deletion of condition 4.
2. The amendment of condition 12, to read as follows:

Flooding

In order to protect property and occupants from flood risk the proposal is to comply with Condition 29 of development consent DA2020/816.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood prone property and reduce public and private losses in accordance with Council and NSW Government policy.

3. The amendment of condition 45, to read as follows:

Construction Traffic Management

Construction traffic is to be managed in accordance with Conditions 15, 41, 49 and 50 of DA2020/0816.

Reason: To mitigate the impact of construction traffic.

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 Wednesday 15 January 2025.