

## Memo

### Development Assessments

**To:** Northern Beaches Local Planning Panel

**From:** Nick England  
Planner  
Renee Ezzy  
Acting Development Assessment Manager

**Date:** 16 July 2019

**Subject:** Item No.3.3 – DA2018/1866  
10 Courtley Road, Beacon Hill – Amendments and clarification to  
Conditions No.2 and 9 of Assessment Report.

**Record Number** 2019/394397

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The purpose of this memo is to alert the Panel to errors in Condition No.2 and Condition No.9 in the assessment report for the aforementioned application.

The errors relate to in effect the same condition, being the recommended design amendments to the balcony for Bed 1 on the 1<sup>st</sup> floor of the proposed dwelling.

These are outlined below:

1. Condition No.2 should be titled “Amendments to the approved plans”.
2. Condition No.9 is a reproduction of Condition No.2. This condition should be deleted.
3. The reference in Condition No.2 to the “southern” boundary is in error. This should instead refer to the “eastern” boundary adjoining No.14 Courtley Road. The corrected condition should read:

*The following amendments are to be made to the approved plans:*

*The balcony off “Bed1” is to be reduced in size, by reducing the length of the balcony by 2.2m. This is to be achieved by increasing the setback of the balcony from the eastern boundary adjoining No.14 Courtley Road and to ensure the balcony is consistent with the setback of the south-east elevation of the 1<sup>st</sup> floor.*

*Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.*

*Reason: To ensure development minimises unreasonable impacts upon surrounding land.*

4. Subsequent to the deletion of Condition No.9, Condition Nos.10 to 17 in the assessment report should be renumbered Condition Nos.9 to 16, respectively.



**Nick England**

Planner



**Renee Ezzy**

Acting Development Assessment Manager