

Memo

To: Northern Beaches Local Planning Panel

Cc: Steven Findlay, Manager Development Assessment

From: Renee Ezzy, Principal Planner

Date: 29 June 2020

Subject: DA2020/0090 – 20 Westminster Avenue, Dee Why

**Record
Number**

Dear Panel,

The following is an addendum to the original assessment report to address amended plans provided to Council on Monday 29 June 2019. There has not been adequate time to undertake a qualitative assessment of the amendments or seek comments from the relevant referral areas.

The amendments to the plans are in response to the assessment issues detailed within the assessment report. The following specific changes are proposed on the attached plans:

Ground Floor:

- Increased bin area within the level ground floor plan to account for 20 bins (5 additional bins added to east of bin area).
- Relocated manager's residence (swapped with room 21) to remove the open space from within the north side setback and allow for better management and closer observation of the communal room/terrace within the same level.

Comment:

Increased Bin Enclosure - The amended bin enclosure appears to satisfy the requirements identified by the Waste Section in their referral comments as satisfactory although insufficient time has been provided to seek further comments on this issue.

Level 3:

- Increased communal terrace planter width (level 3) to allow for denser planting and better privacy screening to the north side of the communal terrace.
- Update of all room areas to exclude from the floor area calculation 600mm in front of kitchens.

Relocation of Managers residence – The relocation of the Managers residence to be in close proximity of any communal areas within the development is a positive amendment to the design. The inclusion of a fourth floor level is still not supported.

Increased communal terrace planter - The northern side of the planter around the roof terrace has been increased in width to 1.1m. The terrace is still only 7m from the

northern boundary and will be the only area with facilities for common open space for up to 46 occupants.

Update of room area calculations – No objection is raised to the change in calculating the room sizes.