

Memo

Department

To: Chair - Northern Beaches Local Planning Panel
Cc: Peter Robinson - Executive Manager, Development Assessment
From: Kye Miles – Town Planner
Date: 01 June 2022
Subject: 5.1 - DA2021/2435 - 40 Hillcrest Avenue, Mona Vale
Record Number: 2022/332464

Dear Chair and Panel Members,

This Memo is to advise that Council's planning staff have received and reviewed additional submissions regarding Item 5.1 following the finalisation of the assessment report and agenda for the meeting of 01 June 2022.

The submission is made on behalf of No. 42 Hillcrest Avenue, Mona Vale.

The submission supplement the previous submission made against the development application from the above property, the original submission was addressed in the assessment report.

The additional submission raised the following matters (which are summarised below):

Removal of the hipped roof over the deleted balcony

Comment

It is agreed that the retention of the hipped roof over the deleted first floor balcony is needless and would result in unnecessary build bulk with no benefit to the occupants of the development.

Recommendation:

As a result of the assessment of the further submissions, changes are required to the conditions contained within the agenda. It is recommended that condition No.8 is amended to reduce the roof overhang as follows:-

Condition 8 Modification

8. Amendments to the approved plans

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

- The main bedroom balcony is to be deleted, a slimline flat roof may remain over the bbq area below.

- The main bedroom sliding doors (W/D-U 07) are to be replaced with full height windows.
- The hipped roof over the deleted balcony is to be recessed, commensurate with the eave overhang elsewhere.

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.