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MEMORANDUM

DATE: 2/08/2022

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Peter Robinson, Executive Manager Development Assessment

FROM: Tom Prosser

SUBJECT: Item 4.2, DA2021/1963 – 10-12 Loquat Valley Road, Bayview.

REFERENCE: Late submission from Steve Cox and Keith Howes

Dear Panel Members,

The purpose of this memo is to advise the Panel that late submissions have been received from Steve Cox and Keith Howe, which raise the following matters:

- **Issue 1-** A request is made for the panel to visit the rear of the property to understand the impact of the building at the rear. A photo is also provided to with representation of visual impact at the rear.
- **Issue 2** - Concern's that Council's determination of the area as a black spot contradicts referral comments made by Council's Traffic officer. Reference is made to Northern beaches Transport Network documentation.

Issue 1

As discussed in the assessment report, it is considered that the impact of the building bulk and height at the rear forms a key reason for the proposal being unacceptable. It is agreed that the height and bulk of the proposal at the rear will not provide a reasonable outcome regarding desired character including integration of built form with natural environment.

Similar to the photo provided in this submission, further photos taken by the assessment officer have been provided as an appendix to this Memorandum for consideration.

Issue 2

Clarification has been sought from Council's Traffic team regarding the 'black spot issue' raised and the Northern beaches Transport Network documentation.

Once received, information will be forwarded to the panel for consideration.



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Recommendation

The Panel note the submissions, and further consider the photos below taken by the assessment officer.

Regarding issue 2, further information will be forwarded to the panel.



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Appendix 1- Photos taken from the rear of the subject site





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