

Memo

Development Assessment

To: Northern Beaches Local Planning Panel

Cc: Peter Robinson, Executive Manager Development Assessment

From: Nick Keeler, Planner

Date: 13 December 2022

Subject: Item 5.4 - DA2022/1131 - 5/7 Parkview Road, Fairlight

Record Number: 2022/799302

This supplementary memo is to provide a response to the submission received from Mr Tim Behrens regarding DA2022/1131.

The submission raises concern regarding recommended Condition No. 8 – Amendments to the approved plans. The condition reads as follows:

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

- *The return element of the front balcony beyond the southern elevation is to be deleted*
- *The proposed door "D03" must be retained as a window*

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

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

This condition has been recommended in response to referral comments received from Council's Urban Designer who raised concern with the proposed balconies and the proposal's level of compliance with the SEPP 65 and the Apartment Design Guide. Reference can be made to the application assessment report for full details of the Urban Design and Planning comments.

Council's Urban Designer has reviewed the matters raised in the submission, including the details relating to privacy, design, amenity and neighbour support, and conclude that no change be made to the assessment recommendation as presented in the panel agenda.

Recommendation

No change to the panel report recommendation.