



northern
beaches
council

MEMORANDUM

DATE: 20 February 2024
TO: Northern Beaches Local Planning Panel (NBLPP)
CC: Peter Robinson, Executive Manager Development Assessment
FROM: Phil Lane, Principal Planner
SUBJECT: Item No. 4.2 - DA2023/0386 - 207-217 PITTWATER ROAD, MANLY

Four (4) submissions have been received in response to the Assessment Report:

1. Sarah Paine – 2 Golf Parade, Manly
2. Tim Evans – 4 Golf Parade, Manly
3. Robert Ellis – 6 Golf Parade, Manly
4. Andrew Jopling – 8 Golf Parade, Manly

The issues raised are addressed as follows:

Re-iterated previous concerns

It is noted objectors have re-iterated concerns raised in earlier submissions, regarding acoustics, traffic, operating hours, solar access (overshadowing) and the sewer.

Comment:

These matters are addressed in the Assessment Report. Additionally, matters related to acoustics and traffic have been reviewed and considered by Council's Environmental Health Officer (EHO) and Traffic Engineer which are included in this assessment report. Recommendations contained within the consultant's report including conditions from Council's EHO and Traffic officers have supported the proposal (subject to recommended conditions should the development be approved).

Additional matters raised

Potential Conditions of consent if approved

Comment:

Concerns were raised that if the panel approves the development that potential conditions may not resolve concerns of residents. Concerns are raised that adjoining concerned residents have an opportunity to consider any proposed conditions and to object to them if necessary.

It is noted that this proposal is recommended for refusal. As such no such conditions have been formulated.

The reasons for refusal within the assessment report do not address all issues warranting refusal.

Comment:

One submission has raised concerns that issues identified within the submissions were not properly considered or given the necessary weight within the assessment report and that additional matters arising from the submission should be included as reasons for refusal.

All matters raised within the objections received, have been considered and addressed within the assessment report given appropriate weight towards the recommendation and reasons for refusal. Not all issues raised in objections would warrant a reason for refusal.

Conclusion

That the Panel receive and note the additional submissions, along with the commentary above. The additional submissions do not alter or modify Council's assessment of DA2023/0386.

Recommendation

No change to the assessment report recommendations