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## MEMORANDUM

**DATE:** 5 July 2022

**TO:** Northern Beaches Local Planning Panel (NBLPP)

**CC:** Steve Findlay, Development Assessment Manager

**FROM:** Anne-Marie Young, Principal Planner

**SUBJECT:** Item 4.1, DA2021/1841 – 7 and 8 Coronation Street, Mona Vale

**REFERENCE:** Late submission from resident objector - Mark Wysman

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Dear Panel Members,

The purpose of this memo is to advise the Panel that a late submission has been received from resident objector, Mark Wysman, which raises the following matters:

- Clause 33 SEPP (HSPD) and the inability of the development to meet the character test
- Non-compliance with the FSR control and envelope control
- Consideration of additional conditions relating to solar panels on the roof and privacy measures to a bedroom window

### **Character Test**

For the reasons discussed in detail in the assessment report, the proposal as amended, has been assessed as being consistent with the requirements of Clause 33 of SEPP (HSPD) in respect of the character of the locality.

### **FSR and Building Envelope**

FSR is not a development standard which must be complied with, and it is assessed that the height, bulk and scale and landscaped area of the proposal is satisfactory as discussed in the assessment report.

The elements that breaches the building envelope are located to the side and rear of the building and will not result in unreasonable visual impacts on the streetscape or amenity impacts to neighbours.

### **Condition 22 (Amended Plans)**

The east facing bedroom window to Unit 8 is located 11.6m from the rear boundary. It is therefore considered to be unnecessary and unreasonable to require the window to be a high-level window.

Condition 22(c) requires the solar panels on the roof of Unit 7 and 8 to be relocated to the lower roof above Units 3 and 4. It is therefore considered to be unnecessary and unreasonable to add a further prohibition of solar panels on the upper roof for the life of the development.



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## **Recommendation**

The Panel note the submission.

No changes required to the recommendation or conditions contained in the assessment report