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MEMORANDUM

DATE: 7 September 2022

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Peter Robinson, Executive Manager Development Assessment

FROM: Adam Susko, Principal Planner

SUBJECT: Item 4.1 – DA2021/1039 – 16 Wyatt Avenue and Item 4.2 –
MOD2021/0996 14 Wyatt Avenue

REFERENCE: Submission to the Panel in support of the application

Dear Panel Members,

The purpose of this memo is to advise the Panel that correspondence has been received in support of the Items 4.1 and 4.2. That correspondence is provided to the Panel. For brevity, this memo does not seek to address every point in the correspondence, rather just address several points for the Panels information:

- Building Height
- Location of Waste Room
- Site Inspection
- Design and Sustainability Advisory Panel

DA2021/1039 – Building Height

The Assessment Report claims that the proposed boarding house exceeds the building height limit of 8.5m. The Applicant rejects this assertion, providing a letter from the architect to that extent, and a roof plan overlaid onto the site survey with relative RLs.

The revised documents have not been viewed by the author of the report, however it is the opinion of Council's planner that the proposed development **does not** exceed the 8.5m building height limit.

DA2021/1039 – Location of Waste Room

The Assessment Report does not support the proposed waste storage room either in the front setback, or the second storeroom within proximity to the rear boundary and bushland. The submission asserts that the design method for the front waste storage room is exactly the same as what has been approved next door, and notes that the rear storeroom location was informally agreed to by Council's Waste Officer during the s34 conference.



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It remains Council's position that, notwithstanding past approvals or Waste Officer requirements – the bin rooms can be designed to be in a more sensitive location, and with a more sensitive architectural solution.

Site Inspection

The submission notes that no permission has been granted to Council's Planning Consultant (Steven Layman) to enter the site. By virtue of lodging the Development Application, with the land owners consent, it is stated on the application form that permission is given for the purposes of a inspecting the site.

Design and Sustainability Advisory Panel

The Applicant notes that the DSAP comments in the Assessment Report are based on the original design, not the amended design under consideration. This is correct. Council does not re-refer applications to the DSAP each time revised plans are received.

Conclusion

The Panel note the correspondence in its consideration of the application

That no change is proposed to the recommendation in the assessment report in the agenda.