

Memo

Department

To: Development Determination Panel -12 August 2020

Cc:

From: Alex Keller – Principal Planner

Date: 11 August 2020

Subject: No.70 Lauderdale Avenue Manly - Development Application
No.DA2020/0092 - Demolition of existing structures, construction of two (2)semi-detached dwellings and Torrens title subdivision of one lot into two.
Submission to Panel – Montgomery – No.72 Lauderdale Avenue

Record Number: 2020/46660

Background

A submission was received from the adjacent notified landowner (Montgomery) at No.72 Lauderdale Avenue in relation to recommended conditions of consent for DA2020/0092. The submission related to 4 separate condition matters below.

Consideration

1. Condition 21 Landscape Works Completion

The submission issue is seeking a smaller planting or less planting near the western boundary. This is simply resolved by altering the condition to have smaller planting that reach 3 metre (m) natural height in the condition, rather than 6m that would be a larger tree species, rather than prescribing a detailed plant list, which addresses this concern.

2. Condition 23 Privacy Screens

The submission issues is seeking that the privacy screens along the side walls (balconies) are not sliding screens ('stackable'). The plans do not show the screens are stackable, however the inclusion of the word "fixed" screen within the conditions addresses this concern.

3. Side Setback

No change has been proposed to the side setback for the building. No change to conditions is required.

4. Construction on Sunday and Public Holidays

Construction hours are addressed under Condition 2 (a) and are consistent with addressing the concerns raised in this issue for no work on Sundays and public holidays.

Recommendation

The panel include the following changes to the recommended conditions:

- A. Condition 21 reference to "6"metre planting be change to "3"metres.
- B. Condition 23 include the "angle and position of the louvres (blades) are to be fixed.."

A handwritten signature in cursive script, appearing to read "A. Keller".

Alex Keller

Principal Planner