

Memo

Development Assessment

To: Northern Beaches Local Planning Panel (NBLPP)

Cc: Peter Robinson
Executive Manager, Development Assessment

From: Tom Prosser
Acting Manager, Development Assessment

Date: 15 October 2024

Subject: DA2023/1395 – 1010 Pittwater Road, Collaroy

Record Number: 2024/742259

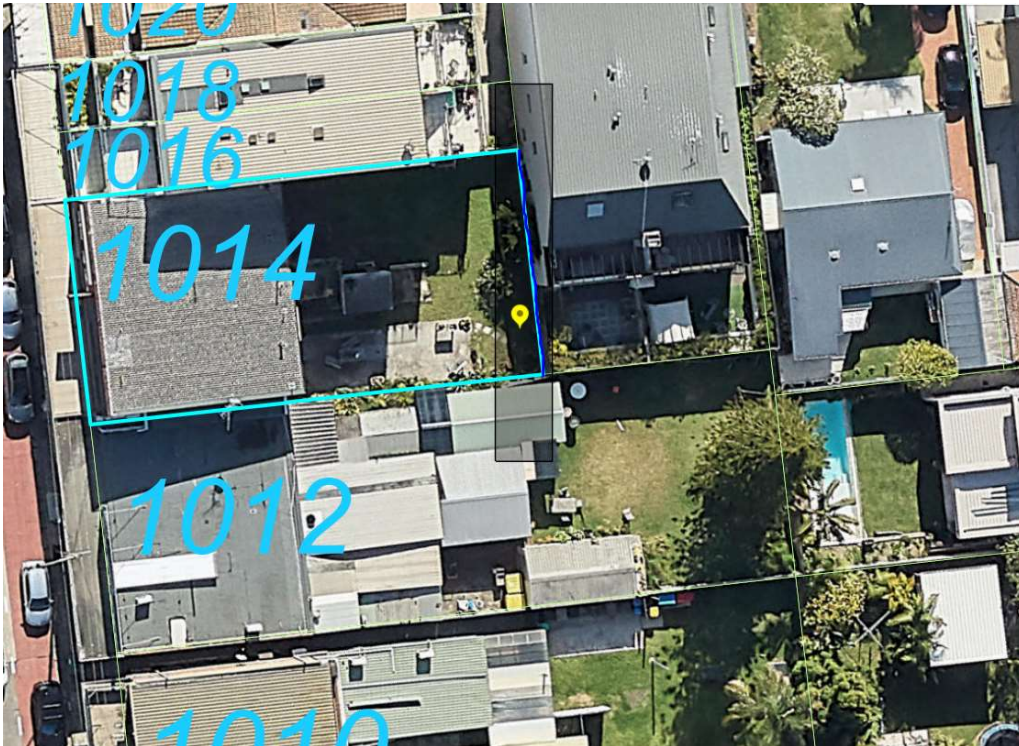
Two submissions have been received after the Council Assessment report was completed. The submissions are labelled as follows:

- Submission 1 – Haines
- Submission 2- Details withheld

Each of these submissions raise concerns that the assessment report has incorrectly considered the rear boundary adjacent to 26 Ocean Grove as a side boundary due to the following section of the Assessment report:

It is noted that a bedroom window at the western elevation of 2/26 Ocean Grove will be covered by the ground floor eastern wall of the proposal; the maintenance of natural light to this window is not considered achievable as it is located on the side boundary and is comprised of glass bricks. The amended proposal largely complies with the 9m required separation distance to the rear (western) boundary, with only the rear terraces extending to within 7.5m-8.7m of the boundary.

This section correctly refers to the neighbouring property at 26 Ocean Grove as having a side boundary which is adjacent to the subject site's rear boundary. The boundary on the subject site has been correctly considered as a rear boundary. This eastern boundary is identified below:



Other concerns raised in the submissions regarding the setbacks and amenity impacts to the adjoining window had been considered and addressed in the Assessment report in the agenda.

Conclusion

No error has been made in the assessment report in regards to referencing of side and rear boundaries, and no new considerations have been raised that warrant additional assessment.

Recommendation

That no further changes be made to the recommendation provided under the published Assessment report.