



northern
beaches
council

MEMORANDUM

DATE: 20 April 2023

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Peter Robinson - Acting Director, Planning and Place

FROM: Max Duncan – Principal Planner, Development Assessment

SUBJECT: Item No. 4.1 – DA2022/0469 – 1102 Barrenjoey Road, Palm Beach – Construction of Shop Top Housing

TRIM REFERENCE: 2023/251703

Dear Panel,

The purpose of this memo is to advise the Panel that additional submissions have been received since the previous memo (Reference 2023/228563).

As of the 20 April 2023, Council has received an additional 5 submissions on top of the 72 additional public submissions following receipt of the amended plans for a total of 77. The additional public submissions have raised the following issues:

1. *Excessive Building Height, Bulk and Scale.*
2. *Impact upon Heritage*
3. *Impact upon streetscape character*
4. *Impact of excavation*
5. *DCP*

Comment: Council's assessment of the proposal remains unchanged from what has previously been outlined within the assessment report prepared for the 15 February 2023 NBLPP meeting. Each of the above issues have been considered within the report and supplementary memo.

6. *Impact on Endangered Species – Squirrel Glider*

Comment: The submission was referred to Council's Biodiversity Officer for comment. It is noted that there is no record of Sugar Gliders at Palm Beach in the State government's wildlife records. Council's Biodiversity Officer determined that the proposal would not result in removal of any prescribed native trees, and as such would not impact upon Sugar Glider habitat even if they were known to occur within McKay Reserve.

Conclusion:

Council's recommendation remains that the application be approved, subject to the conditions outlined within the assessment report and supplementary memo dated 13 April 2023.

Recommendation:

That the Northern Beaches Local Planning Panel approve the application, subject to the conditions outlined within the Assessment Report and the amended by the memo put forth to the panel dated 13 April 2023.