

Memo

To: Northern Beaches Local Planning Panel

Cc: Steven Findlay, Manager Development Assessment

From: Renee Ezzy, Principal Planner

Date: 18 March 2020

Subject: MOD2019/0499 – 46 Victoria Parade, Manly

Record Number 2020/159571

Dear Panel,

In response to the request received by the applicant late yesterday in relation to amending the wording of Condition No. 100 to exclude Level 3, please find attached, amended wording for Condition No.100 of consent DA367/2010 reflective of discussions about this issue at the Panel's site inspection:

Amended Condition 100

Obscure glass screening at the western end of the rear balconies at Levels 1, 2 and 4 shall be installed and maintained in perpetuity at a height of at least 1.6 metres high above the finished balcony floor level.

Structurally secured obscured glazing with a finished height of 1.6m measured from the finished balcony floor level must be provided along the entire western side of the Level 3 balcony adjoining Unit 3C.

Details demonstrating compliance shall be provided to the Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To reduce impacts on the amenity of adjoining residential properties.

Further submission from Mrs Butson

In response to the further submission from the neighbouring property also received yesterday, the matters raised in this submission have been addressed within the assessment report and no new drawings are recommended for approval with this modification application.