



Memo

To: Northern Beaches Local Planning Panel
Cc: Steve Findlay, Manager Development Assessment
From: Catriona Shirley, Planner
Date: 16 October 2019
Subject: DA2019/0154 – 1955 Pittwater Road, Bayview
Record Number 2019/592384

Dear Panel,

The following is an additional reason for refusal for the above application that is not listed within the assessment report.

The proposed development does not comply with Clause 40(4)(b) of SEPP (HSPD) 2004, as the proposed development is more than two storeys adjacent to the subject sites boundaries. The applicant has not submitted a Clause 4.6 for the non-compliance in relation to Clause 40(4)(b) of SEPP (HSPD) 2004.

Accordingly, it is recommended that the following additional reason for refusal be included in the Panel decision:

1. The proposed development should not be approved in its current form as it is inconsistent with the requirements with Clause 40 (4) (b) in that the development is more than two storeys in height adjacent to the boundaries of the subject site, and the contravention of the development standard is not justified under clause 4.6.