

ADDENDUM TO WLPP DETERMINATION AND STATEMENT OF REASONS

DA NO.	DA-2017/484
PROPOSED DEVELOPMENT	Proposed alterations and additions to an existing dwelling including first floor addition and associated works.
STREET ADDRESS	240 Edinburgh Road, CASTLECRAG NSW 2068
APPLICANT	Mr A A Marks

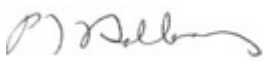
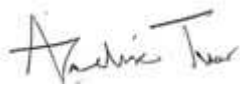


The Willoughby Local Planning Panel has considered sketch plans submitted in response to the Panel decision at its meeting of 29 May 2018. The Panel considers the sketch plans satisfactorily address the design concerns subject to some further changes being:

- A further setback of the upper/first floor so that the southern-most part of the upper level terrace/balcony wall lines up with the solid wall of the lower/ground floor level below;
- The south facing wall/glass line of the upper/first floor is to be setback an additional 500mm from that shown in the sketch plans (Rev D dated 6 June 2018). This provides a minimum one metre landing width at the top of the stairs and a minimum terrace width of two metres. Should a wider terrace be required no objection is raised to relocation/redesign of the stairs to achieve the required width of landing;
- Deletion of the fin wall extending beyond the south facing wall/glass line on both the eastern and western sides of the upper/first floor terrace.

In accordance with the resolution of 29 May 2018 the applicant is now required to;

- Submit final amended plans in accordance with the above requirements;
- A structural integrity report to confirm the extent of retention of existing building;
- Stormwater plans;
- Arborist report; and
- Address the recommended reasons for refusal.

Following submission of the plans and documentation the Panel will further consider and determine the application electronically.

PANEL MEMBERS	
 PENNY HOLLOWAY(CHAIR)	 ANNELISE TUOR
 GARY SHIELS	 ROBERT FREESTONE