

# MEMORANDUM

**DATE:** 3 February 2021

**TO:** Northern Beaches Local Planning Panel

**CC:** Rodney Piggott, Manager Development Assessments

**FROM:** Megan Surtees, Student Planner

**SUBJECT:** DA2020/1163 – 24 Wandeen Road, Clareville

Dear Panel,

Supplementary to the assessment report for DA2020/1163, below is a correction on the landscaped area calculation. Based on the updated Landscape Plans (prepared by Site Design + Studios, dated 17 December 2020), the landscaped area has been increased as a result of the removal of the stone pathway along the western side of the subject site, retaining walls in the rear yard, and the alteration to the rear alfresco area.

An updated Built Form Controls table is below and the landscaped area non-compliance has been amended to achieve compliance, and the discussion of the non-compliance as listed under section D1.14 Landscaped Area – Environmentally Sensitive Land no longer forms part of the Assessment Report.

Built Form Control	Requirement	Proposed	% Variation*	Complies
Front building line	6.5m	<b>Dwelling:</b> 9.0m – 14.0m	N/A	Yes
Rear building line	6.5m	<b>Swimming Pool:</b> 13.9m – 16.0m <b>Dwelling:</b> 20.7m – 24.1m	N/A N/A	Yes Yes
Side building line	2.5m (Western boundary)	<b>Dwelling:</b> 3.6m <b>Swimming Pool:</b> 3.6m	N/A N/A	Yes Yes
	1m (Eastern boundary)	<b>Landing:</b> 0.2m <b>Dwelling Lower Ground:</b> 3.0m – 7.2m <b>Ground Floor:</b> 2.0m <b>Dwelling First Floor:</b> 2.0m – 2.6m	80% N/A N/A N/A	No Yes Yes Yes
Building envelope	3.5m (Western elevation)	<b>Outside Envelope:</b> Nil – 0.2m for a distance of 0.8m Nil – 1.1m for a distance of 6.4m	5.7% (max.) 31.4% (max.)	No No
	3.5m (Eastern elevation)	<b>Outside Envelope:</b> Nil – 0.5m for a distance of 3.1m Nil – 0.5m for a distance of 2.8m Nil – 1.5m for a distance of 6.4m	14.2% (max.) 14.2% (max.) 42.8% (max.)	No No No

Landscaped area	60% (512.2m <sup>2</sup> )	60.1% (513.9m <sup>2</sup> )	N/A	Yes
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**\*Note:** The percentage variation is calculated on the *overall* numerical variation (i.e.: for Landscaped area - Divide the proposed area by the numerical requirement then multiply the proposed area by 100 to equal X, then 100 minus X will equal the percentage variation. Example:  $38/40 \times 100 = 95$  then  $100 - 95 = 5\%$  variation)

Further, the Applicant provided Council with an External Materials and Finishes document. This document indicates the external cladding will be Dulux's 'Tranquil Retreat'. This colour is a light grey and, as per D1.5 Building colours and materials of P21 DCP, is not permitted. As such, Condition 17 External Finishes to Walls and Roof will remain as recommended.

Megan Surtees  
Student Development Assessment Officer