



northern
beaches
council

MEMORANDUM

DATE: 15 November 2022
TO: Northern Beaches Local Planning Panel (NBLPP)
FROM: Dean Pattalis, Planner
SUBJECT: DA2022/1036 - 126 Parkes Road COLLAROY PLATEAU
TRIM REFERENCE: 2022/730991

The purpose of this memo is to advise the Panel that Council is in receipt of representations from the applicant in respect of the recommended conditions of consent.

Specifically, the applicant requests the deletion or amendment of Condition 9, due to an expected complication of being able to satisfy the requirements of the condition (details below)

Condition 9 currently requires:

9. External Materials

The proposed additions shall match (as best it can) to the colours and finishes of the existing dwelling so as to achieve visual continuity.

Reason: To ensure minimal impact upon amenity of adjoining properties and visual continuity of the existing dwelling.

It is noted that condition 9 is reflective of the detail contained in the Statement of Environmental Effects lodged with the application which provides:

'The proposed cladding for the external facade is visually harmonious and appropriate to the architectural style of the building. These selected new materials are consistent with the existing streetscape character'

Recommended Condition 9 is reflective of this.

However, the applicant notes that the colour scheme of the existing dwelling is of bright and bold colours (with the cladding of the existing dwelling being purple). It is proposed to use more subtle colours in the addition and so as to avoid any complications with achieving compliance with the condition, the following amended Condition 9 is recommended:



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9. External Materials

The following external materials shall be used in the construction of the works shown on the plans listed in Condition 1:

- Roof - Colourbond - Dune (to match existing)
- Walls - Axon/Stria/Weatherboard cladding - White

Reason: To ensure minimal impact upon amenity of adjoining properties and visual continuity of the existing dwelling.

Natalie Richter
External Independent Consultant Planner

Recommendation

That Condition 9 contained in the assessment report be replaced with the following:

9. External Materials

The following external materials shall be used in the construction of the works shown on the plans listed in Condition 1:

- Roof - Colourbond - Dune (to match existing)
- Walls - Axon/Stria/Weatherboard cladding - White

Reason: To ensure minimal impact upon amenity of adjoining properties and visual continuity of the existing dwelling.