

Memo

To: Item 3.3. Development Determination Panel (DDP) N0563/17 at 40
Tasman Road, Avalon Beach

From: Kevin Short

Date: 9 May 2018

Subject: Clarification of some matters contained within assessment report

Record Number 2018/281221

I wish to advise DDP of the following matters in relation to the assessment report for Development Application N0563/17.

1. Architectural plans do not contain a western elevation plan of the garage structure.

Comment: This was conveyed to the applicant and a western elevation plan has been provided (see 2018/281225). It is recommended that this plan be included as an approved plan should the application be approved.

2. Inconsistencies between the garage floor plan and southern elevation plan

Comment: The southern elevation plan of the garage structure, as shown in Drawing A13, does not contain any windows. South facing windows relate to highlight roof windows only, marked as W4.

However, the floor plan of the garage structure, as shown by Drawing A7, shows a southern elevation window, marked as W4.

This was discussed with the applicant and it was conveyed that no southern side elevation windows are proposed for the garage structure.

It is therefore recommended that should the application be approved that an additional condition be included requiring the floor plan of the garage structure (Drawing A7) to be amended to show the deletion of the southern elevation window (W4).

3. Section 10.0 *Conclusion* of the assessment report makes reference to the use of frosted glass or highlight windows.

Comment: This was conveyed to the independent planner and this reference should be deleted from the assessment report.

4. The assessment report did not include an assessment of the access stairs and ramp structures located within the front building line

Comment: Elevation details of this structure (2018/281221) were sent to independent planner Natalie Nolan for assessment and comment. Natalie advised that no concern is raised to these structures being located within the front building line given that the Outcomes of the control will remain satisfied; that the structures will provide pedestrian access to the dwelling; are of minimal bulk and scale; and will not detract from the streetscape.

In addition, Natalie also advised that the elevation drawing of the staircase be included as part of the approved plans should the application be approved.

Should you require any further information about matters raised in this memo, please contact me on 9942 2143.

Kevin Short - Planner