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MEMORANDUM

DATE: 7 June 2021

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Lashta Haidari, Acting Development Assessment Manager
Peter Robinson, Executive Manager

FROM: Anne-Marie Young, Principal Planner

SUBJECT: Item 3.0 DA2021/0006 – 10 Jamieson Parade, Collarory

REFERENCE: Amended plans to address to recommendation on the Panel.

Dear Panel Members,

OVERVIEW

The Panel deferred the determination of the DA at its meeting on 2 June to request amended plans, in lieu of draft condition 7 requiring amendments to the design. The purpose of this memo is to provide an update on the amended plans received and in consequence an update on the draft conditions.

Amendments required:

1. Privacy treatment, the design shall be amended as follows:
 - a. Windows W6, W9, W17, W18, W26 and W32 are to be high level with a sill height of 1.6m.
 - b. Windows W12 and W13 shall be amended to fixed glass (as opposed to louvres) with have fixed angled privacy screens.
 - c. Windows W33 and W34 shall have obscure glazing.
 - d. A 1.6m height fixed and angled privacy screen shall be installed along the northern side of the internal courtyard.
 - e. 1.6m height fixed and angled privacy screens shall be installed along the northern and southern edge of the front elevated deck.
 - f. The southern wall of the BBQ area shall be increased in height to be 1.6m from the finished floor level.
 - g. The first floor front deck to the master bedroom shall be set back an additional 500mm from both the north and south side boundaries.

Response:

Amended plans have been submitted which address all the privacy requirements.

2. Reduction in areas of hard surface, the design shall be amended as follows:
 - a. The hard surface area adjacent to the gym (reference garage floor plan (DA4)) shall be deleted.
 - b. The area of paving to the southern edge of the pool shall be deleted and the driveway width reduced to a maximum of 4.5m in width.



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Response:

Amended plans have been submitted which reduce the areas of hard surface.

3. Increase in the side set back of level 1, the design shall be amended as follows:

- a. 500mm increase in the set back of bedroom 2 level 1 from the northern side boundary.
- b. 500mm increase in the setback of bedroom 3 level 1 from the southern side boundary.

Response

Amended plans have been submitted which increase the set back of the upper floor in part.

4. Landscaping and levels to frontage and door to gym

- a. The door to the gym reference W1 shall be replaced with a highlight window with a sill height of 1.6m, window W2 may be increased in length to ensure light and access to the gym.
- b. The existing ground level across the front of the property to remain at RL25 at the southern front corner of the dwelling and RL 25.2 adjoining the southern side of the stairs at the front of the dwelling, with the exception of a 900mm setback along the front elevation of the dwelling (the gym).
- c. Along the front boundary the land shall remain at RL25 in the south east corner and 24.8 adjoining the southern alignment with the stairs.
- d. Planting to reach a minimum 1m height to be planted along the font of the gym.

Response

Amended plans have been submitted which change the gym door to and area annotated to show the landscape work required.

Updated Conditions

The amened plans fully address the requirements of the Panel. In consequence, draft condition 1 a Approved Plans should be updated to reflect the revision numbers and dates as detailed below.

Architectural Plans - Endorsed with Council's stamp

Drawing No.	Dated	Prepared By
DA3 Site Analysis Plan	26.03.21	SketchArc
DA4 Garage Floor Plan (DA2)	04.06.21	SketchArc
DA5 Ground Floor Plan (DA2)	04.06.21	SketchArc
DA6 Ground Floor Plan (DA2)	04.06.21	SketchArc
DA7 First Floor Plan (DA2)	04.06.21	SketchArc
DA8 Roof Plan (DA2)	04.06.21	SketchArc
DA9 North and South Elevations (DA2)	04.06.21	SketchArc
DA10 East and West Elevations (DA2)	04.06.21	SketchArc
DA11 Street Elevations and Section Drive (DA2)	04.06.21	SketchArc
DA12 Section AA and BB (DA2)	04.06.21	SketchArc
DA13 Section CC and DD (DA2)	04.06.21	SketchArc
Materials and Finishes / Perspectives (DA2)	04.06.21	SketchArc



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Condition 7 is no longer required and should be deleted and in consequence all other condition numbers shall be updated.