

EVOLUTION PLANNING

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20 March 2021

The General Manager
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Email: council@northernbeaches.nsw.gov.au; maxwell.duncan@northernbeaches.nsw.gov.au

Att: Maxwell Duncan, Planning Officer

Dear Mr. Duncan,

RE: DA2020/1501 – 38 Undercliff Road, Freshwater – Amended Design

Following your decisions with the project architect and our understanding Council was not satisfied with the amendments to the DA as described in our letter of 8/2/2021, we respectfully request that Council accept the accompanying amended drawings which we believe will address those concerns related to the massing of the structure at the rear of the site.

Amended DA

In accordance with Section 55 of the *Environmental Planning and Assessment Regulation 2000*, the proposed amendments are described in summary as follows:

- Setback the secondary dwelling from Moore Lane by 1.5m and the creation of a landscaped zone and small deck for the use of the occupants of the secondary dwelling. The proposed setback will remove the requirement for the rear facing windows to be fire treated;
- A reduction in the area of the deck above the secondary dwelling and the garage accomplished by significantly increasing the width of the non-trafficable landscaped planter boxes, particularly from each of the side boundaries by up to 3.5m;
- A reduction in the size and further setting back of the proposed canopy from Moore Lane from ~1m to 3.75m;
- The removal of the privacy screen previously located along the eastern edge of the deck area and its replacement with a lower screen setback 4.9m from the lane.



This letter is accompanied by amended architectural drawings, prepared by Arkhaus, and an amended landscaping concept plan, prepared by COS Design. Refer to the extracts from the perspectives and floor plans below to compare the current proposal and the previous amended design.



Figure 1: Previously amended design



Figure 2: Current proposal

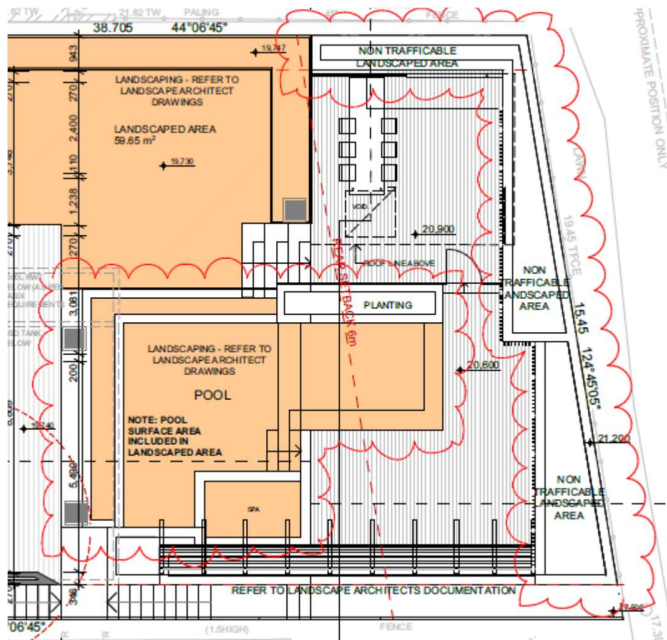


Figure 3: Previously amended design

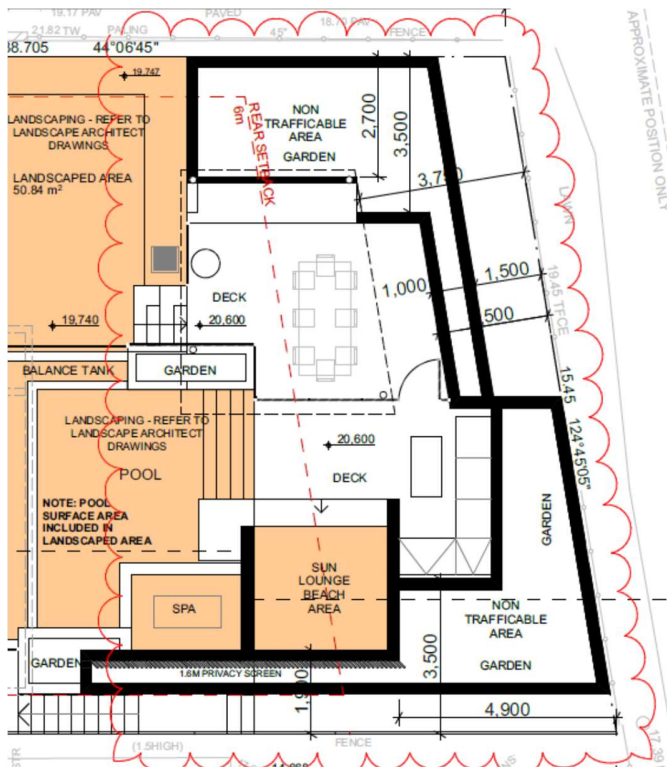
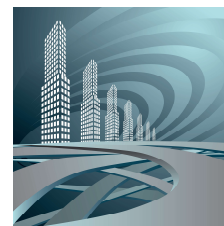


Figure 4: Current proposal



Bulk and Scale

The proposed amendments result in a superior outcome in terms of how the rear structure is perceived from Moore Lane in terms of bulk and scale.

This has been accomplished by:

- modulating the rear wall by setting back the secondary dwelling component by 1.5m and creating visual interest at the rear by the inclusion of a private open space area for the occupants of the secondary dwelling, capable of accommodating a small table and chairs, and providing some landscaping at the rear at ground level;
- significantly increasing the area and widths of the non-trafficable landscaped planter beds surrounding the deck resulting in a dense landscaped environment wherever the deck is viewed from the Lane;
- increasing the setback of the proposed canopy from the Lane from ~1m to 3.75m;
- setting the privacy screen 1.9m back from the eastern boundary; increasing the setback of the eastern privacy screen from the Lane from ~2m to 4.9m; and, reducing the length of the screen to only provide privacy to the spa and sun lounge area.

Landscaped Area

As a result of setting back (or relocating) the secondary dwelling towards the south, the quantity of landscaped area at the central portion of the site has been reduced and the overall landscaped area of the development is reduced from 35% to 31%.

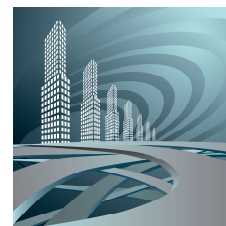
Due to the limited area of the secondary dwelling, the setback of this element involves moving the entire building part to the south which has the effect of reducing the landscaped area located at the centre of the site. Reducing the area of the secondary dwelling would make it practically unfeasible.

Unfortunately, the landscaping gained at the rear cannot be strictly included in the landscaped area calculation since it has a dimension of less than 2m. On balance however, we believe that the benefits of modulating the rear wall and providing open space to the secondary dwelling outweigh the minor technical reduction in landscaped area and that the overall landscaped outcome has been improved by the significant expansion of the landscaped planter beds surrounding the deck area.

The proposed quantity of “*landscaped open space*” is considered to be acceptable in light of the consistency with the associated objectives of the guideline as discussed below.

Objectives

- *To enable planting to maintain and enhance the streetscape.*



Comment: By the removal of the driveway and hardstand parking area and the reduction in other hardstand areas, the front setback area presenting to Undercliff Road now largely comprises all “*landscaped open space*” except for the pedestrian entry and stairs and a minor encroachment of a blade wall at the eastern edge of the building.

The degree of “*landscaped open space*” within the front setback area allows for a significant positive contribution to the landscaped character of the Undercliff Road streetscape.

The proposed landscaping, will in our view, “*enhance*”, as opposed to “*maintain*” the streetscape, through the provision of a variety of garden beds, planter boxes, plants and trees, which is in contrast to the existing streetscape presentation which comprises a concrete driveway, a paved pedestrian entry and expanses of turf.

The proposed amendments will improve the streetscape outcome to Moore Lane by the significant increases to the areas and widths of the planter boxes surrounding the deck area and by the provision of landscaping at ground level accomplished by setting the secondary dwelling back from the rear boundary.

The reduction of landscaped area at the central portion of the site has no implications on how the development is perceived from the streetscapes.

- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

Comment: The existing site does not contain any indigenous vegetation, significant topographical features or habitat for wildlife of any great significance. The proposed landscaping concept, including a variety of different native/indigenous plantings, will attract native birds and insects and a more attractive habitat for wildlife.

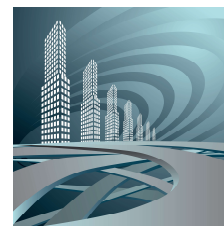
In comparison to the existing site, the proposed development is considered to “*enhance*”, as opposed to “*conserve*” such ecological criteria.

- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*

Comment: The proposed landscaping concept includes a variety of plantings of various mature heights, from ground covers to trees with a maximum height of 18m. Due to the diminutive scale of the dwelling when viewed from Undercliff Road, large canopy trees in this location would be disproportionate to the massing of the building.

- *To enhance privacy between buildings.*

Comment: The further setting back of the deck area from the side boundaries and the enlargement of the planter boxes enhance the privacy between buildings by increasing the physical separation between the deck area and neighbouring properties and by creating opportunities for more dense planting in the recessed areas.



- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*

Comment: The proposed development contains areas for outdoor recreation in excess of that required under the DCP and now includes a separate outdoor space for the occupants of the secondary dwelling.

- To provide space for service functions, including clothes drying.

Comment: An area for clothes drying is provided at the side of the dwelling adjacent to the laundry.

- To facilitate water management, including on-site detention and infiltration of stormwater.

Comment: The minor shortfall in “*landscaped open space*” is not considered to be a significant hindrance to the ability of the site to drain stormwater naturally.

We have formed this opinion because parts of the open space which are not included in the calculation of “*landscaped open space*” such as: the deck at the rear of dwelling; the landscaped area at the rear of the secondary dwelling; the deck associated with the secondary dwelling; and, the side setback areas, all which have a dimension of less than 2m, still allow for the natural permeation of water into the soil below.

We consider that the proposed development satisfies the objectives of the landscaped area guideline and despite representing a shortfall with the numeric guideline is considered to be a satisfactory outcome in the context of this site and development.

We trust the proposed amendments and further information is of assistance and that the DA now warrants the support of Council.

Please contact the undersigned directly on 0430007725 should you wish to discuss the proposal further.

Yours sincerely,

Tony Robb
BA (Hons) UPS, Grad.Dip.TP (Westminster) RPIA
Principal

