

Memo

Planning & Place Division

To: Northern Beaches Local Planning Panel

From: Penny Wood
Planner

Date: 1 June 2021

Subject: DA2020/1606 - 10 Courtley Road, Beacon Hill

Record Number: 2021/393765

Dear Panel Members,

Following is a supplement to the Assessment Report addressing matters arising since the preparation of the Assessment Report. These are outlined below:

Additional information was provided by way of amended plans from the applicant on 31 May 2021. Reference is made to the below points outlined in the Assessment Report.

"The implications could be negated with conditions of consent requiring:

- 1. The deletion of the eastern deck adjoining the dining area*
- 2. Additional landscape screening on the eastern boundary and*
- 3. Deletion of retaining walls in the north eastern corner of the site which provides a raised turf yard to the boundary and*
- 4. Privacy screening on the eastern elevation windows*

However, the cumulative impacts of the existing and proposed fill in the north-eastern corner of the site raising this corner of the dwelling cannot be resolved through conditions"

The applicant has provided amended plans addressing the following points above outlined in the assessment report and states the following:

- *"Reduced the existing ground level of the north eastern corner by 300mm.*
- *The eastern deck has been deleted*
- *The sliding doors have been changed to fixed windows*
- *Additional landscaping is proposed along the eastern boundary*
- *The retaining walls have been deleted on the boundary*
- *Privacy screens are provided to the east facing windows on the first floor.*

The applicant states that the amended plans result in a compliant landscaped open space area of 224.68sqm (40%), an increase from 215.5sqm (38%) as originally proposed. An assessment of the amended plans submitted on 31 May 2021 indicate a minimal increase to the landscape open space resulting in 220.5sqm (39.5%) of landscaped open space, a shortfall of 4.18sqm. Given the deletion of the deck along the eastern elevation and additional landscape screening on the eastern boundary, the proposed shortfall could be accepted.

The applicant states the amended plans have reduced the existing ground level by 300mm in the north eastern corner of the site mitigating any potential privacy impacts between the site and adjoining neighbours. Tiered planter boxes are proposed along the northern and eastern side of the dwelling adjacent to the dining and living area which will reduce the trafficable area along the eastern side of the site.

A full assessment of the amended plans has not been undertaken by the External Consultant given the timeframe in which the plans were received by Council. The assessment of the revised plans is therefore referred to the Panel for determination.

The applicant requests the Panel support the amendments via a deferred commencement recommendation.

Conclusion

The additional screen planting and removal of a portion of the decking along the eastern elevation will assist in reducing the opportunity for overlooking towards adjoining properties (particularly 12 Courtley Road). Whilst the revised plans indicate a reduction of 300mm of fill to the north-eastern corner of the site, additional details indicating proposed levels, location and height of boundary fencing, along the eastern boundary, and proposed sight lines towards the rear of 12 Courtley Road are required to undertake a proper assessment. This will provide adequate information to be able to consider the potential amenity impacts towards the adjoining residents to the east.

Penny Wood
Planner