

28 February 2020

The General Manager  
Northern Beaches Council  
PO Box 82  
MANLY NSW 1655

Attn: Anna Williams  
Manager Development Assessments

**23 Fisher Road DEE WHY**

DA2018-1754 18/6/2019

**Project: 19010**

Proposed EP&A Act 1979 Cl4.55 A1 amendment re External Colours and Materials

In December 2019 Placemakers were in asked by the Rose Group to review the contextual implications and appropriateness of condition '20. External Finishes' of the consent.

We reviewed the consent drawings, documents, and undertook a site and context visual and photographic survey.

Potential visual and amenity impacts on the public domain, on immediate neighbours and on future residents of the development were priorities considered and balanced in the assessment.

Our firm conclusions relating to appropriate colours and tones for external elements of the development were tabled and discussed at length at a meeting with Council on 13th February.

Attendees included:

Ms Anna Williams, Manager Development Assessments,  
Tony Collier, Principal Planner and  
Dominic Chung, Urban Designer, representing Council  
Bryan Rose, Stuart Rose, Rose Group, the applicants.  
Anthony Ochiutto, Rose Architecture  
Kate Bartlett, Mecone Urban Planning and Development  
Tony Tribe, Placemakers Architects Urban Planners

Following considered discussion of the implications of the condition, tabled photographic survey information and paint colour samples the consensus of the meeting was:

- Modification of Condition 20 is both reasonably justifiable, and desirable, in the context.
- A lighter colour scheme would be consistent with Councils stated objectives in Warringah DCP 2011:

**D10 Building Colours and Materials**

**Objectives**

To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.



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In summary, the meeting concluded that the predominant external wall colour should be light rather than dark with 'feature' relieving (weatherboard clad) walls in darker colours. Architectural Detail Trim including vertical balustrades, window frames, soffits, fascias, gutters, bargeboards, joinery would be appropriately off-white.

It was agreed the modification application is to include a full schedule and samples of all external finishes/colours proposed, together with a draft amended condition of consent.

The colours tabled were:

Walls Generally: Dulux 'China Mask'

Feature Walls/weatherboard: Dulux colorbond 'Jasper'

Trim: Dulux 'Lexicon Half'

Placemakers are firmly of the view that the amended colour proposals are necessary, and appropriate, and in the public interest.

They are necessary, and appropriate, for this significant Dee Why town centre project with its varying streetscape and remnant bushland settings.

The increased available reflected light to the periphery will enhance public awareness of the retained and new native vegetation, it will aesthetically enhance shadow and pattern-making from foliage, branches, and architectural detail.

Most importantly, it will also enhance available reflected light around, between and inside buildings, to the amenity benefit of future residents.



for

PLACEMAKERS ARCHITECTS URBAN PLANNERS

enc:

Placemakers Draft Survey and Observations 10/2/20