

MEMORANDUM

DATE: 23 June 2020
TO: Development Determination Panel
CC: Rodney Piggott, Manager, Development Assessments
FROM: Claire Ryan, Principal Planner
SUBJECT: DA2020/0302 – 41 Upper Clifford Avenue, Fairlight

Dear Panel,

Recommended Condition 17 of DA2020/0302 requires landscaping along the northern half of the western side boundary (adjacent to Unit 1) to be replaced with species that are anticipated to grow to a maximum of 5m in height at maturity, in order to suitably retain views to the south for properties to the north.

Recommended Condition 34 requires certain specific trees along the western side boundary to be replaced with species that are anticipated to grow to a maximum of 6-8m in height at maturity, equal to the roof parapet height of No. 43 Upper Clifford Avenue (RL 58.70).

It is established that the combination of Conditions 17 and 34 appears contradictory, as one stipulates 5m, and the other stipulates 6-8m, up to RL 58.70. As such, it is recommended that Condition 17 be amended to read as follows (change in red for clarity):

17. Amendment to Landscape Plan and Planting Plan

Except as stipulated by the condition titled 'Landscape Works Completion', the approved Landscape Plan and Planting Plan are to be amended to replace (where necessary) vegetation along the northern half of the western side boundary (adjacent to Unit 1) with species that are anticipated to grow to a maximum of 5m in height at maturity. Details demonstrating compliance with this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To allow reasonable sharing of views.

Additionally, an error in the Assessment Report is noted. The Assessment Report details that the proposed garage fronting Upper Clifford Avenue is 1.27m lower than the parapet level of the existing garage at 39 Upper Clifford Avenue, and does not block the existing ventilation screen on the western façade of that garage. This is incorrect due to a misinterpretation of the ventilation structure. It is established that the proposed garage fronting Upper Clifford Avenue will reduce the ventilation screen, due to the proposed increased height above the existing garage on the subject site. However, the proposed garage retains a significant portion of the ventilation screen unobscured, so the garage (which services one dwelling only) will still be naturally ventilated.

Claire Ryan
Principal Planner
Planning and Place