

24 March 2022

General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Lashta Haidari

Dear Lashta,

REV2021/0043 – 5 Skyline Place, Frenchs Forest – Site Coverage

This letter has been prepared by *Keylan Consulting Pty Ltd* (Keylan) on behalf of *Platino Properties Pty Ltd* (the Applicant). The purpose of this letter is to inform Council of revised site coverage calculations for the proposed development under REV2021/0043 in accordance with the *Site Coverage* definition under the *Warringah Local Environmental Plan 2011* (WLEP 2011).

As per the WLEP 2011, *Site Coverage* is defined as:

site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage—

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

Based on previous discussions with Council and the ambiguity around the *Site Coverage* definition, the Applicant has reviewed this issue and identified a discrepancy with the original site coverage calculations.

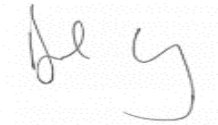
The original site coverage calculation was based on projecting the building area from upper levels to the ground rather than simply utilising the '*site area covered by buildings*' and subsequent building footprint. This gave a site coverage figure of 35.6%.

Following identification of the discrepancy, the site coverage area has been recalculated on the basis of area of cover where the buildings meet the ground. This results in a site coverage of 2,527m² of the total 7,811m² site area, equating to 32.35% thereby complying with the relevant site coverage provision of 33.3% under the Warringah Development Control Plan (DCP). A revised site coverage plan has been provided for reference at Attachment A to clearly identify the area that has been included in the calculation.

We trust that this submission will be considered by Council in its assessment of the DA and ensure that all relevant DA documentation is properly considered during this process.

Please do not hesitate to contact Dan Keary on 8459 7511 if you wish to discuss any aspect of this submission.

Yours sincerely



Dan Keary BSc MURP RPIA
Director

Attachments:

Attachment A Site Coverage Plan