

DEVELOPMENT APPLICATION SUPPLEMENTARY REPORT

Application Number:	DA2019/01179
Land to be developed (Address):	157 Victor Road Dee Why
Proposed Development:	Alterations and additions to an existing dwelling

Background:

The proposal is before the Northern Beaches Development Determination Panel (DDP) on Wednesday 19 February 2020 with a recommendation for approval.

The following corrections have been identified within the assessment report:

1. Under section "Notification and Submissions Received ", issue six (6) states

"Concern that the building will create privacy issues for the northern adjoining site of No. 155 Victor Road including the rear living areas and balconies, including the new pool area", and:

"The privacy screens will be conditioned to be either opaque glazed panels or louvered screens angled to prevent overlooking toward No. 155 Victor Road."

The above statements should read as:

"Concern that the building will create privacy issues for the northern adjoining site of No. **159** Victor Road including the rear living areas and balconies, including the new pool area", and:

"The privacy screens will be conditioned to be either opaque glazed panels or louvered screens angled to prevent overlooking toward No. **159** Victor Road."

2. Under "Assessment of request to vary a development standard", section "Objectives of development standard" , objective "*b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access*" it states,

"The non-compliance from the the Lower Ground Floor extension obstruct the viewing angle from the property to the north (No.157 Victor Road) such that it reduces the filtered ocean views to a minor extent ", and:

"For property No. 157 Victor Road, the term 'minor extent' is based upon the comparative retention of the uninterrupted (bar existing vegetation) arc from the Long Reef headland to the downward views of Dee Why Lagoon and Beach as well as adjacent district views of which will remain intact."

The statements above should read as:

“The non-compliance from the Lower Ground Floor extension obstruct the viewing angle from the property to the north (No. **159** Victor Road) such that it reduces the filtered ocean views to a minor extent”, and:

“For property No. **159** Victor Road, the term 'minor extent' is based upon the comparative retention of the uninterrupted (bar existing vegetation) arc from the Long Reef headland to the downward views of Dee Why Lagoon and Beach as well as adjacent district views of which will remain intact.”

3. Part “D7 Views”, Planning Principal 4 “Reasonableness of the proposal that is causing the impact” states,

“Relocating the upper storey element to the eastern side of the dwelling, was also considered. However, it was determined view site visit that relocation under the proposed Lower Ground Floor could create further view and amenity impacts on No.155 Victor Road.”

It should read as:

“Relocating the upper storey element to the eastern side of the dwelling, was also considered. However, it was determined view site visit that relocation under the proposed Lower Ground Floor could create further view and amenity impacts on No. **159** Victor Road.”

4. Part “D8 Privacy” all references to No. 155 Victor Road, should read **159** Victor Road, and the reference to 153 Victor Road should read **155** Victor Road.
5. Part D9 “Building Bulk”, objective two (2) “*To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes*” states,

“The development has sufficient building articulation and fenestration along the side walls and whilst the proposal presents as a three storey dwelling from the rear (similar to the presentation of No.155 & No.153 Victor Road), and sites as a two storey dwelling from the street.”

It should read as:

“The development has sufficient building articulation and fenestration along the side walls and whilst the proposal presents as a three storey dwelling from the rear (similar to the presentation of No. **159** & No.153 Victor Road), and sites as a two storey dwelling from the street.”

6. Condition 6, “Amendments to the approved plans” part b), c) and d) states:

“b) Door (D2) on the northern side of the Lower Ground Floor shall be of either a solid style construction (no clear glazing), or an opaque glass door in materials that complement the design of the approved development to prevent overlooking to No.

155 Victor Road.”, and:

“c) The privacy screen on the northern side of the Ground Floor Carport shall be of fixed opaque glass panels or louver style construction (with a maximum spacing of 20mm) which are positioned horizontally to prevent downward viewing of the front setback open space area of No. 155 Victor Road and in materials that complement the design of the approved development”, and:

“d) The privacy screens on the northern side of the Lower Floor and Ground Floor rear decks are to have a maximum height of 1.65 metres above the finished floor. The privacy screens shall be of fixed opaque glass panels or louver style construction (with a maximum spacing of 20mm) which are positioned horizontally to prevent downward viewing of the swimming pool/private open space area of No. 155 Victor Road and in materials that complement the design of the approved development.”

Condition 6, sections b), c) and d) should read as:

b) Door (D2) on the northern side of the Lower Ground Floor shall be of either a solid style construction (no clear glazing), or an opaque glass door in materials that complement the design of the approved development to prevent overlooking to No. **159** Victor Road.

c) The privacy screen on the northern side of the Ground Floor Carport shall be of fixed opaque glass panels or louver style construction (with a maximum spacing of 20mm) which are positioned horizontally to prevent downward viewing of the front setback open space area of No. **159** Victor Road and in materials that complement the design of the approved development.

d) The privacy screens on the northern side of the Lower Floor and Ground Floor rear decks are to have a maximum height of 1.65 metres above the finished floor. The privacy screens shall be of fixed opaque glass panels or louver style construction (with a maximum spacing of 20mm) which are positioned horizontally to prevent downward viewing of the swimming pool/private open space area of No. **159** Victor Road and in materials that complement the design of the approved development

RECOMMENDATION

That the Development Assessment Panel note the changes to the Victor Road housing number references in the assessment report as listed above.