



Pre-lodgement Notes - Written Advice Only

Application No: PLM2021/0307
Date: 16 November 2021
Property Address: 139 Lagoon Street NARRABEEN
Proposal: Construction of a garage
Responsible Officer: Jordan Davies – Town Planner
Meeting Held: (Yes – Via MS Teams)

General Comments/Limitations of this Advice

These Written Only notes have been prepared by Council's Development Advisory Services Team on the basis of information provided by the applicant. Council provides this service for guidance purposes only. These notes are an account of the advice on the specific issues nominated by the Applicant.

These notes are confined to planning advice only and are based on the information provided and only address the specific issue(s) nominated by the Applicant.

Matters discussed and comments offered by Council will in no way fetter Council's discretion as the Consent Authority.

A determination can only be made following the lodgement and full assessment of the application.

In addition to the comments made within these Notes, it is a requirement of the applicant to address the relevant areas of legislation, including (but not limited to) any State Environmental Planning Policy (SEPP) and any applicable sections of the Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011, within the supporting documentation including a Statement of Environmental Effects, Modification Report or Review of Determination Report.

You are advised to carefully review these notes and if specific concerns have been raised or non-compliances that cannot be supported, you are strongly advised to review your proposal and consider amendments to the design of your development prior to the lodgement of any development application.



Applicants Issue(s) and Planning Comment(s)	
Issue	Comments
Garage design and location	<p>The proposal has been considered in the context of the applicant's desire to provide additional off-street parking given the increasingly busy site location in proximity to restaurants and recently constructed medium density residential development.</p> <p>The Statement of Environmental Effects shall detail how the existing parking situation is problematic for the site and residents of the property support the proposal.</p> <p>This eastern side of Lagoon Street to the north of the Malcolm Street intersection does not have a traditional 'open' style front setback, with the existing sites at 137 and 139 Lagoon Street consisting of retaining walls and hedging to the front boundary. The site to the north consists of dense landscaping and further to the north a reduced setback garage at the end of the cul-du-sac.</p> <p>Additionally, there are a number of garages/parking structures in front setbacks in the near vicinity, mainly in Malcolm Street, but within the visual catchment of the subject site.</p> <p>In this regard, the proposal to have a sunken garage which is nestled into a landscape setting is considered to have merit, subject to the following:</p> <ul style="list-style-type: none"> - Increase the garage door setback to 1.5m and the parapet above the garage to 1m. - High quality building materials that complement the building façade and a garage door no wider than 5.4m. - High quality landscaping treatment either side of the garage door, along with continuation of landscaping treatment above the garage to soften the appearance of the structure and blend into the existing landscape design. The proposal shall give the appearance of a garage door, nestled into a landscape setting. <p>It was discussed in the meeting as to why the proposal is setback nil from the northern boundary. The applicant advised that from an engineering perspective, the location of the driveway at the northern most point of the site assists with driveway levels and the requirement to excavate under the existing building footprint, without requiring any lifting of the existing dwelling on the site.</p> <p>The applicant put forward that as the garage would adjoin a driveway at the northern boundary there will be no direct amenity impact and the proposed hedge alongside the driveway is able to be maintained. Council generally agrees the garage in this location will not have any particular amenity impacts and the proposal should retain or reinstate any loss of landscaping along the northern boundary.</p> <p>The applicant is advised to provide a photomontage to assist in the streetscape analysis of the proposal.</p>



Driveway/Footpath Design	The application is to be accompanied by engineering plans demonstrating the relocation of the footpath to the kerb to suit the proposed driveway crossover, as depicted in the submitted plans. The footpath is to consist of gradients and dimensions in accordance with Council's specifications. Details demonstrating a compliant batter either side of the driveway are to be provided and the footpath to be designed at a compliant gradient to suit the new site conditions.
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Additional Advice to the Applicant

(a) Planning Controls

You are advised to familiarise yourself with the full suite of planning controls that apply to your proposal by viewing the relevant Local Environmental Plan and Development Control Plan as follows:

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

WLEP 2011 can be viewed at <https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649>

WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

WDCP 2011 can be viewed at <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>

(b) Development Application Lodgement Requirements

You are advised to familiarise yourself with Council's Development Application Lodgement Requirements to ensure you submit the required plans, reports and other documentation for your proposal and site (see website for details).

Documentation to Accompany the Development Application
<ul style="list-style-type: none">• Lodge Application via NSW Planning Portal• Statement of Environmental Effects• Scaled and dimensioned plans:<ul style="list-style-type: none">○ Site Plan○ Floor Plans○ Elevations○ Sections○ Existing dwelling outline to be shown on all relevant plans○ Setbacks, building height, wall height and side boundary envelopes to be shown on all plans as per the relevant LEP and DCP to demonstrate compliance○ Schedule of Colours and Finishes• Landscape Plan (including schedule of species to be planted)• Landscaped Area Calculation Plan (as per relevant DCP requirements)• Certified Shadow Diagrams (depicting shadows cast at 9am, Noon and 3pm on 21 June).• Cost of works estimate/ Quote• Survey Plan (including Boundary Identification by Survey)• Site Analysis Plan• Demolition Plan



Documentation to Accompany the Development Application

- Excavation and fill Plan
- Waste Management Plan (Construction & Demolition)
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- Geotechnical Report
- Photomontage

Conclusion on Applicants Issues

A review of the proposed development based on the specific issues raised in the prelodgement application has been carried out.

The proposed development is capable of being supported on merit for the reasons discussed above, subject to an increase in the front setback, high quality landscape treatment and high quality material finishes of the garage to complement the existing character of the site and the streetscape.

The applicant is to demonstrate the DA that the proposed structure will “nestle” into the embankment, be visually integrated into the landscape surroundings and minimise its visual prominence with mitigating and softening characteristics.

Question on this advice?

Should you have any questions or wish to seek clarification of any matters raised in these Notes, please contact the member of the Development Advisory Services Team at Council referred to on the front page of these Notes.