



**PART A – HOUSING &
ANCILLARY STRUCTURES**

PLANNING AND ASSESSMENT SERVICES

Complying Development Application No: CDC2009/0053 Site Lot No: Lot 51 DP 36616

Date Lodged: 26/10/2009 AO Fullname: Keith Wright

Recommendation: Approval ~~Refusal~~

Complying Development Proposal: Alterations and additions to to Dwelling

Building Class BCA:

Site Address: 20 Akora Street FRENCHS FOREST NSW 2086

Applicant's Name: Diana Katherine Turner

Applicant's Address: 20 Akora Street FRENCHS FOREST NSW 2086

Owner's Details: M K Turner, D K Turner
20 Akora Street
FRENCHS FOREST NSW 2086

Locality under LEP 2000: C1 Middle Harbour Suburbs

Report Type: **Approval by Officer under delegation** ~~Refusal by Officer under delegation~~

IF <u>NO</u> TO QUESTION 1 BELOW THEN THE APPLICATION IS NOT COMPLYING DEVELOPMENT (CL 8 LEP 2000)		
Q1. Is the application for Complying Development identified as applying in the Locality?	Yes	No
IF <u>YES</u> TO QUESTION 2 – 5 BELOW THEN THE APPLICATION IS NOT COMPLYING DEVELOPMENT (CL 8 LEP 2000)		
Q2 - Is the application for Complying Development within an area shown cross-hatched on The LEP 2000 Map?	Yes	No
Q3 - Is the application for Complying Development on land that is bushfire; landslip or flood prone?	Yes	No
Q4 - Is the application for Complying Development within a 'Zone of Wave Impact'?	Yes	No
Q5 - Is the application for Complying Development on land that contains an item of <u>heritage</u> significance identified in this plan? – see heritage list attached to each locality statement.	Yes	No

BUILT FORM STANDARDS COMPLIANCE IF NO TO ANY OF THE BELOW THEN THE APPLICATION IS NOT COMPLYING DEVELOPMENT			
Built Form Standard for proposed new works	Simplified details of standard	ANY VARIATIONS TO THE COMPLYING STANDARD? CDC MUST COMPLY MUST ANSWER YES FOR THE APPLICATION TO BE COMPLYING	
▪ Building Height	Single Storey only Detached Houses –New Dwelling and alterations and extensions to existing & Attached Houses and Apartment Buildings - alterations and extensions to existing.	Yes	No
▪ Front Building Setback	6.5m	Yes	No
▪ Rear Building Setback	6m - nothing in rear 6m unless a pool or outbuilding (then max of 50% of rear)	Yes	No
▪ Side Boundary Envelope	4 then angle in at 45 degrees	Yes	No
▪ Side setback	900mm to dwelling and 675mm to eaves	Yes	No
▪ Landscaped Open Space	Min 40% of site area. Some localities are greater. Some landscaped open space ie areas <2m wide can't be included.	Yes	No
Streetscape		Yes	No
▪ Carports and garages are no more than 50% of the frontage width or a maximum of 6 meters whichever is less.		Yes	No
▪ The original height of the building is unaltered.		Yes	No
▪ The street elevation of the dwelling has a front door or living room window facing the street.		Yes	No
▪ Front fence is not to exceed 1.2 meters above natural ground level		Yes	No
Bulk and Scale		Yes	No
▪ The distance between the floor level and the underside of the eaves is no more than 2.7 meters.		Yes	No
▪ The ground floor level of the structure at any point is no more than 600mm above natural ground level.		Yes	No
▪ The roof pitch is no more than 24 degrees.		Yes	No
▪ The external wall of any structure is at least 900mm from a side boundary.		Yes	No
▪ The eaves and roof gutter of any structure are a minimum distance from the boundary of 675mm .		Yes	No
Site Access and Circulation		Yes	No
▪ The finished level of the driveway to be within a maximum of 250mm from the existing ground level.		Yes	No
▪ Driveways are a minimum of 500mm from the side boundary.		Yes	No
▪ Driveways are a minimum 500mm clear of all drainage structures on the kerb and gutter and do not interfere with the existing public utility infrastructure, unless prior approval is obtained from the relevant authority.		Yes	No
▪ There is a maximum of one driveway crossing per allotment.		Yes	No
▪ Driveways are a minimum distance of 6m from a road intersection.		Yes	No
Water and Soil Management		Yes	No
▪ Development collects and disposes of stormwater to an approved drainage system.		Yes	No
▪ No construction over any registered easement without the approval of the party benefiting from the easement.		Yes	No
▪ No structure is constructed within 3m of a sewer/water main without the prior approval of the relevant service authority.		Yes	No
▪ The total impervious area after development is less than 35% of the total site area or the total impervious area of a proposed addition is less than 50m2 <i>"total impervious" area means existing and proposed roofed areas, paved surfaces and hardstand areas etc.</i>		Yes	No
Tree Preservation		Yes	No
▪ No trees, which are the subject of Council's Tree Preservation Order, are to be removed without prior approval of Council.		Yes	No
▪ No structure is to be constructed within the drip line of a tree that is the subject of Council's Tree Preservation Order.		Yes	No

Carparking		
▪ Existing approved carparking spaces, including garages and carports, remain available for carparking as approved.	Yes	No
▪ An increase in carparking demand, resulting from additional or alterations is met with the corresponding additional carparking provided on site in accordance with Clause 74 - Provision of Carparking.	Yes	No
Compliance with General Principles Development to comply with the objective requirements in the following General Principles outlined in Part 4 of LEP 2000 as listed below:		
▪ Clause 62 - Access to Sunlight – development not to unreasonably reduce sunlight to surrounding properties ie sunlight to at least 50% of the principal private open space is not to be reduced to < 2 hrs (9am-3pm June 21) & where overshadowing by existing structures and fences is greater than this sunlight is not to be reduced further by development by > 20%	Yes	No
▪ Clause 64 - Private Open Space – to be provided for all housing; clearly set apart for private use; directly accessible from a living area etc; capable of receiving sunlight as per Clause 62 above. Areas of 35m ² minimum dimension 3m.	Yes	No
▪ Clause 68 - Conservation of energy and water – Development is to make the most efficient use of energy and water. A BASIX certificate complying with the relevant SEPP Building Sustainability Index requirements is to be supplied for new houses and major alterations/additions where the estimated construction cost of the work is more than \$50,000.	Yes	No
▪ Clause 74 - Provision of Carparking – adequate off street carparking is to be provided. Individual dwellings to be provided with two (2) spaces min. Other req's as per RTA Guidelines.	Yes	No
▪ Clause 75 - Design of Carparking Areas (table only) – minimum dimensions as per table i.e. open carspace 2.7*5.4. ; double 5.4 * 5.4 ; enclosed 3.0 * 5.4 ; double enclosed 5.6 * 5.4.	Yes	No
▪ Clause 76 - Management of Stormwater – non OSD to drain via gravity to Council's system unless not possible and then can be onsite disposal. OSD systems designed to Councils' OSD Technical Specification.	Yes	No
▪ Clause 78 - Erosion and Sedimentation – development to be sited and designed and construction work carried out to minimise soil erosion potential.	Yes	No

SUMMARY OF OVERALL APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE.

The application has been assessed under the requirements for *complying development certificate* applying pursuant to the locality described above and with the *Requirements for Complying Development* under Schedule 12, Part A of WLEP 2000.

OPTIONS

Subject to conditions the Complying Development Certificate is **Recommended for Approval**.

RECOMMENDATION APPROVAL / REFUSAL

"I am aware of Warringah's Code of Conduct and, in signing this report, declare that I do not have a Conflict of Interest"

Keith Wright

Signed

Date

Senior Development Assessment Officer

28 October 2009

Ryan Cole

Signed

Date

Team Leader Development Assessments

28 October 2009

