

SHOREHOUSE PROJECTS

DESIGN+BUILD

Shorehouse Projects NSW
15 Parramatta Rd,
Annandale NSW 2038

02 9557 0808
info@shorehouseprojects.com
shorehouseprojects.com

**RE: MODIFICATION APPLICATION (MOD2021/0929)
REQUEST FOR ADDITIONAL INFORMATION
23 GRANDVIEW DRIVE, NEWPORT**

22/04/2022

Northern Beaches Council
PO Box 82
MANLY NSW 2095

Attention: Steven Findlay

Following on from your preliminary assessment of the Modification (MOD2021/0929) of Development Application (DA410/015) dated the 4th of April 2022, please refer to the attached updated Architectural Drawings as well as our reply to your comments below.

We look forward to hearing back from you soon and hope to achieve a favourable outcome with Council.

If you have any queries, please feel free to contact us on (02) 9557 0808 or via email info@shorehouseprojects.com

Kind Regards,



Zak Krcic

B.E. (Civil-Structural), Dip. Eng. Prac. MIEAust.
Engineers Australia Membership No. 4581383
Builders Licence: 336938C
Building Practitioner Registration: BUP0000460
Design Practitioner Registration: DEP0001923

Pittwater 21 Development Control Plan

D10.11 Building Envelope

Clause D10.11 requires a building to be sited within a 3.5m building envelope to ensure the bulk and scale and associated impacts are minimised.

The proposed development presents a significant building envelope encroachment on both the north and south elevation. It is acknowledged that the site is sloping, and the existing building is elevated above ground level, however, no attempt has been made to minimise the levels of encroachment of the new upper storey on the southern elevation.

The first-floor addition is not sufficiently stepped in from the side boundaries and hence articulated to meet the requirements and controls of Clause D10.11.

The applicant is requested to amend the plans to minimise the non-compliance with the side boundary envelope on both the north and south elevations and provide justification for any remaining non-compliance.

1. We have reviewed the D10.11 Building Envelope requirements and as a result, the drawings have been updated reducing the second storey building envelope at both side boundaries and modifying the roof profile slightly in order to comply.

A projection of 45 degrees from a height of 3.5 m above ground level (existing) at the side boundaries to the maximum height noted in Pittwater Local Environmental Plan 2014 has been applied and reflected in the drawings. Please refer to drawing A301.

D10.14 Fences – General

The plans provided with the application indicate that new fences and retaining walls form part of the proposal. However, no details of the height and design of the fence and retaining walls has been provided.

Furthermore, if the fence and retaining walls are located on the boundary, owner's consent is required from all affected parties. It is recommended that fence and retaining walls are located wholly within the subject site.

1. We propose no modifications to the current existing site fence. It has been agreed that the existing site fence is to be maintained. Please refer to drawing A030.
2. As no changes are proposed to the existing fence, no owners consent from neighbouring properties is required.

Internal Referral Comments

Natural Environment Unit – Biodiversity **Pittwater Development Control Plan (PDCP)**

B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community

The site is located within the Department of Planning, Industry and Environment's (DPIE)

Biodiversity Values mapping

<https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap>

Any additional or previously unapproved removal of native vegetation from within mapped areas will trigger the Biodiversity Offset Scheme (BOS).

On review of the submitted Architectural Plans (Shorehouse Projects 2021) it is noted that the application seeks to remove native trees within the front of the property that were not approved under the original application (N0410/15) and that are located within DPIE's Biodiversity Values mapping.

The proposal must be accompanied by a Biodiversity Development Assessment Report (BDAR) prepared by an Accredited Assessor:

<https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>

Alternatively, the applicant is encouraged to adopt a more sensitive design that allows retention of all native trees within the front of the property.

On receipt of the required BDAR or redesign, Council's Natural Environment Unit - Biodiversity can reassess the application.

The proposal is therefore not supported.

- 1. The proposed modification of DA410/015 has been reviewed and the items raised above have been taken into consideration. As a result of the queries raised by the Biodiversity Team, we have decided to preserve the current Biodiversity located on site.*
- 2. The Architectural Drawings have been updated preserving all landscaping areas as per existing and we have concentrated our modification application solely on the second storey addition of the existing building. Please refer to drawings A030 and A050.*

Landscape Officer

The proposed modification includes regrading of the existing driveway, widened parking area, extending into the road reserve, and tree removal.

Council's Landscape Referral section has considered the application against the Pittwater Local Environmental Plan, and the following Pittwater 21 DCP controls:

- B4.22 Preservation of Trees and Bushland Vegetation*
- C1.1 Landscaping*
- D10.13 Landscaped Area - Environmentally Sensitive Land*
- B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community*

Pittwater Local Environmental Plan (PLEP)

- 7.6 Biodiversity Protection*

Comments from Council's Bushland and Biodiversity section concerning the environmental sensitivity of the land and the need for a BAM report to be provided are noted.

In addition to the trees indicated for removal, it is likely that excavation will impact other trees adjacent to the driveway. An Arborist's Report prepared by a Consulting Arborist with minimum qualifications AQF Level 5 is required to identify all trees adjacent to the works and assess

the impacts of the proposal, which, as referred to above, are likely to be greater than indicated on the plans.

At this stage, the proposal is not supported regarding landscape issues. The proposal is therefore not supported.

1. The proposed modification of DA410/015 has been reviewed and the items raised above have been taken into consideration. As a result of the queries raised by the Landscaping team, we have decided to preserve the current driveway and landscaping as per existing, hence maintaining all existing trees.
2. Accordingly, no modification is taking place with regards to the current landscaping of the site and therefore no BAM report is required.

Development

Council's Development Engineer has provided the following comments:

The proposal includes a new driveway and parking area within the road reserve. Insufficient information has been provided with regard to the proposed access driveway. Additional Information required for assessment is as follows:

The proposed parking area is within the road reserve and as such require comments and approval from Council's Road Asset team.

The Applicant shall provide engineering long-sections at both edges and centreline of the proposed access driveway from the shared driveway to the proposed parking area.

Turning paths shall be provided in accordance with AS2890 clearly demonstrating satisfactory manoeuvring on-site and entry and exit to and from the parking area.

The submitted Geotechnical report and forms are not current and does not assess the proposed new parking. As the proposed parking and driveway is located within the road reserve a geotechnical report and forms shall be submitted that assess the impact of the new development on the embankment and retaining wall in the road reserve.

The proposed application cannot be supported by Development Engineering due to lack of information to address:

- *Vehicle access and parking for the development in accordance with clause B6 The proposal is therefore not supported.*

1. The proposed modification of DA410/015 has been reviewed and the above-mentioned points by the Council's Development Engineer have been taken into consideration. As mentioned previously, no modification is proposed to the existing driveway and parking area.
2. Engineering long sections at both edges and centreline of the access driveway has been provided showing no changes are proposed.
3. Furthermore, turning paths haven't been provided. Everything will be preserved as existing.
4. Geotechnical report and forms haven't been provided. As no changes are proposed, there will be no impact to the overall retaining walls.

Roads and Assets

The proposed carport structure and private parking is shown to encroach on the public road reserve. All parking must be located within the property boundary. The private use of the public road reserve and the construction of permanent structures such as car ports on the road reserve is not permissible as per Roads Act 1993 and Council policy.

The proposal is therefore not supported.

1. Comments raised by the Council's Roads Assets team has been reviewed and as mentioned no changes are proposed to the existing driveway and no structures will be constructed within this area.
2. The driveway use will be maintained as per previous.