



northern
beaches
council

PRELODGE MENT ADVICE

Application No: PLM2019/0293

Meeting Date: 21/01/2020 12:15:00 PM

Property Address: 129 Wyadra Avenue NORTH MANLY

Proposal: Demolition of an existing dwelling and construction of a new two-storey dwelling

Attendees for Council: Jordan Davies – Town Planner
Thomas Burns – Student Town Planner

Attendees for applicant: Katie Beaumont – Applicant
Gordon Alexander – Applicant
Vince Hardy – Town Planner

General Comments/Limitations of these Notes

These notes have been prepared by Council on the basis of information provided by the applicant and a consultation meeting with Council staff. Council provides this service for guidance purposes only. These notes are an account of the specific issues discussed and conclusions reached at the pre-lodgement meeting. These notes are not a complete set of planning and related comments for the proposed development. 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 development application.

In addition to the comments made within these notes, it is a requirement of the applicant to address ALL relevant pieces of legislation including (but not limited to) any SEPP and any applicable clauses of the Warringah LEP 2011, Warringah LEP 2000 and Warringah DCP 2011 within the supporting documentation of a development application including the Statement of Environmental Effects.

You are advised to carefully review these notes. If there is an area of concern or non-compliance that cannot be supported by Council, you are strongly advised to review and reconsider the appropriateness of the design of your development for your site and the adverse impacts that may arise as a result of your development prior to the lodgement of any development application.



SPECIFIC ISSUES RAISED BY APPLICANT FOR DISCUSSION

Issue/s Raised	Council Response
Driveway Location Proposal to locate driveway off Wyadra Avenue <u>Relevant WDCP Clause</u> <i>Clause C2 Traffic, Access and Safety</i>	Council's preference is for the driveway to be located on Corrie Road, as far from the roundabout as practicable. The applicants are advised to consider public safety and their own safety regarding the driveway location. However, if locating the driveway off Corrie Road is proposed by the applicant, they should provide justification for the proposed location and detail this within the development application.
Proposed Setbacks Proposed setbacks required by DCP <u>Relevant WDCP Clause</u> <i>Clause B5, B7 and B9</i>	The proposed setbacks are in accordance with the DCP requirements. Removal of the concrete slab/patio at the rear of the dwelling to demonstrate full compliance with the 6m rear setback requirement is requested.
Car Parking Spaces Number of car spaces Relevant WDCP Clauses <i>Clause C3 Parking Facilitates and Appendix 1 Car Parking Requirements</i>	The DCP requires two (2) off street spaces be provided for a dwelling. The proposal to have one space within a garage and one space stacked on the driveway (within the property boundary) is acceptable and achieves the requirements of the control.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

Note: WLEP 2011 can be viewed at [Council's website](#).

Zoning and Permissibility	
Definition of proposed development: (ref. WLEP 2011 Dictionary)	Dwelling House
Zone:	R2 Low Density Residential
Permitted with Consent or Prohibited:	Permitted with consent

Principal Development Standards:	
4.3 Height of Buildings	
Standard	Proposed
8.5m	Not specified



Comment

No scale has been provided on the submitted elevations; therefore the proposed building height is unknown at this time.

However, the proposal comprises of a two storey dwelling on a relatively level site, therefore, it is considered the proposal is capable of complying with the 8.5m maximum height limit. The submitted plans shall provide all RL's and demonstrate the maximum height from the existing ground level.

Note: Building heights are measured from existing ground level.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

Note: The WDCP can be viewed at [Council's website](#).

Part B: Built Form Controls	
B1 Wall Height	
Control/Requirement	Proposed
7.2m maximum wall height	No scale has been provided on the submitted elevations; therefore the proposed building wall height is unknown at this time. Any future submission to Council shall demonstrate that the proposal complies with the maximum 7.2m wall height measured from the existing ground level.
Comment See above.	
B3 Side Boundary Envelope	
Control/Requirement	Proposed
5m side boundary envelope	No scale has been provided on the submitted elevations; therefore compliance is unknown based on the current design.
Comment The proposed building must comply with the 5m side boundary envelope in accordance with the control. The plans submitted with the application shall show the envelope demonstrating compliance.	
B5. Side Boundary Setbacks	
Control/Requirement	Proposed
0.9m	0.986m (Eastern boundary)
Comment The proposal is compliant with the required side setback of 0.9m to the eastern side boundary. The western side boundary is considered the secondary street frontage and is considered in accordance with control B7 below.	
B7. Front Boundary Setbacks	
Control/Requirement	Proposed



6.5m to primary frontage (Wyadra Avenue)	6.5m proposed
3.5m to secondary frontage (Corrie Road)	3.5m proposed
Comment The proposed dwelling is shown to be compliant with the front setback control for both the primary and secondary street frontages.	
B9 Rear Boundary Setback	
Control/Requirement	Proposed
6m	6.1m to façade, 3.1m to concrete slab/patio
Comment The façade of the building is setback in accordance with the DCP. The DCP requires the 'the rear setback is to be free of any building structures above or below ground'. Therefore, it is advised the concrete slab/patio be deleted from the proposal in order to demonstrate compliance with the rear setback control.	
D1 Landscaped Open Space and Bushland Settings	
Control/Requirement	Proposed
40% of the site area (minimum of 2m dimensions)	43% soft landscaping proposed (with minimum 2m dimensions).
Comment The proposal is compliant with the control. Quality landscape screening shall be demonstrated along the Corrie Road frontage to screen the water tank and air-conditioning unit.	

Specialist Advice	
Referral Body	Comments
Engineering <u>Relevant MDCP Clause</u> <i>Clause C4 Stormwater</i> <i>Clause C2 Traffic, Access and Safety</i>	<u>Stormwater:</u> <ul style="list-style-type: none"> As the proposed impervious area of the development exceeds 40%, On-site stormwater detention (OSD) will be required in accordance with Council's Streamlined Method in Council's OSD Technical Specification. <u>Carparking, Access and Manoeuvrability:</u> <ul style="list-style-type: none"> The driveway crossing is to incorporate one of Council's standard driveway profiles which is available on Council's web page (https://www.northernbeaches.nsw.gov.au/planning-development/permits-and-certification/driveway-and-vehicle-crossings). Any transitions to the driveway levels/gradients are to occur within the



	<p>development site.</p> <ul style="list-style-type: none"> The driveway shall be located a minimum 6 metres from the TP of the kerb and a minimum 1 metre clear of the kerb inlet pit.
<p>Landscape</p> <p><u>Relevant MDCP Clause</u> <i>Clause D1 Landscaped Open Space and Bushland Setting</i> <i>Clause E1 Preservation of Trees or Bushland Vegetation</i></p>	<p><u>D1 Landscaped Open Space</u> Landscaped area at ground level is to be provided with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building, and to enhance privacy between buildings.</p> <p>Street tree planting shall be considered to maintain and enhance the streetscape, with small trees along Corrie Road and a Brushbox along Wyadra Ave to complement existing Brushbox street tree planting on the opposite side of Wyadra Ave.</p> <p>Arboricultural Impact Assessment</p> <p><u>E1 Preservation of Trees or Bushland Vegetation</u> An Arboricultural Impact Assessment is required to provide clarification on which trees are to be retained, including tree protection measures.</p> <p>The Arboricultural Impact Assessment report shall indicate the impact of development upon the existing trees within the site, and for any existing tree on adjoining properties located 5 metres from the site (building and associated excavation zones).</p> <p>The report shall be prepared by a qualified Arborist AQF Level 5 and shall cover assessment of excavation and construction impacts upon the SRZ and TPZ, tree protection requirements, and recommendations. Recommendations shall include the setback distance from each tree where no construction impact is to occur to ensure the long term retention of the tree.</p> <p>An existing Lillypilly tree is shown for removal along Wyadra Ave for construction of a new driveway. Existing vegetation within the corner area of the Lot is a prominent landscape feature of the site and existing vegetation not impacted by development shall be protected. Replacement tree planting shall be included in the Landscape Plan for the loss of the existing Lillypilly.</p>
<p>Traffic</p> <p><i>Clause C2 Traffic, Access and Safety</i></p>	<p>Council's preference is for the driveway to be located on Corrie Road, as far from the roundabout as practicable. The applicants are advised to consider public safety and their own safety regarding the driveway location.</p>



	However, if locating the driveway off Corrie Road is proposed by the applicant, they should provide justification for the proposed location and detail this within the development application. is not in the best interest of the applicant, they should provide the justifications for the proposed location and detail this within the development application.
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Relevant Council Policies

You are advised of the following (but not limited to all) Council's policies available at [Council's website](#):

- [Applications for Development - Policy for the handling of unclear, non-conforming, insufficient and Amended applications: PDS-POL 140](#)
- [Vehicle access to all roadside development: LAP-PL 315](#)
- [Waste PL 850](#)

Documentation to accompany the Development Application

- Electronic copies (USB)
- Statement of Environmental Effects
- Cost of works estimate/ Quote
- Site Plan
- Floor Plans
- Elevations and sections
- A4 Notification Plans
- Site Analysis Plan
- Demolition Plan
- Boundary Identification Survey
- Waste Management Plan (Construction & Demolition)
- Certified Shadow Diagrams
- BASIX Certificate
- Schedule of colours and materials
- Landscape Plan
- Arboricultural Impact Assessment Report
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist

Please refer to Development Application Checklist for further detail.

Concluding Comments

These notes are in response to a pre-lodgement meeting held on 21 January 2020 to discuss construction of a new dwelling at 129 Wyadra Avenue, North Manly. The notes reference preliminary plans prepared by Clarendon Homes dated 26/11/2019.

The proposal is generally acceptable subject to the applicant deleting the concrete area within the rear setback, the applicant provided a sound justification for the driveway location and submission of a landscape plan with replacement planting for any trees removed. Based upon the above comments you are advised to satisfactorily address the matters raised in these notes prior to lodging a development application.

