



northern
beaches
council

PRELODGE MENT ADVICE

Application No: PLM2019/0055

Meeting Date: 11/04/2019 11:30:00 AM

Property Address: 31A Parr Avenue NORTH CURL CURL

Proposal: Alterations and additions to an existing dual occupancy

Attendees for Council: Rodney Piggott (Manager, Development Assessment)
Georgia Quinn (Planner)

Attendees for applicant: Nick Blignaut (Owner & Applicant)
Maria Rogers (Applicant)
Nadine Pruckner (Designer)

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
<p>Issue</p> <p>Private Open Space in front yard</p> <p><u>Relevant MDCP Clause</u></p> <p><i>Clause D2 Private Open Space</i></p>	<p>Comments</p> <p><i>This control requires a total of 60m² with minimum dimensions of 5 metres for a dwelling with 3 or more bedrooms. Further, POS shall not be located in the primary front building setback.</i></p> <p>The subject lot represents a total of 56.4m² of POS, without applying the minimum dimensions.</p> <p>Based on the configuration of the dual occupancy this technical non-compliance is considered reasonable and can be supported on merits.</p>
<p>Issue</p> <p>Car parking requirements</p> <p><u>Relevant MDCP/MLEP Clause</u></p> <p><i>Clause C3 Parking Facilities & Appendix 1 Car Parking Requirements</i></p>	<p>Comments</p> <p><i>This control stipulates that two on-site parking spaces be provided for each dwelling house.</i></p> <p>Given the proposed development will not alter the access or parking arrangements for the subject site, Council raises no objection to maintaining this arrangement.</p> <p>As the proposal includes the construction of a deck extending north from the living room, the existing parking space for lot 1 will have to be re-located closer to the front boundary. Council raises no objection to the technical non-compliance this will represent in terms of the front setback, as this arrangement does not change significantly from what is existing.</p>
<p>Issue</p> <p>Owners consent from strata</p>	<p>Comments</p> <p>The owners of the subject lot are required to provide consent at time of lodgement. Owners Corporation consent is required only if works are proposed to any common property.</p>

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)	Alterations and additions to an existing dual occupancy.
Zone:	Zone R2 Low Density Residential



Permitted with Consent or Prohibited:	<p>Existing use rights are required for the lodgement of this application.</p> <p>Development for the purpose of a dual occupancy is prohibited development in the R2 Low Density Residential zone. The applicant is therefore required to submit evidence of previous approval or details demonstrating consistency with existing use rights for the development of a dual occupancy.</p>
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Principal Development Standards:	
4.3 Height of Buildings	
Standard	Proposed
8.5m	8.2m
Comment Complies Note: Building heights are measured from natural 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	8.2m – <i>Western elevation</i>
Comment This technical non-compliance arises as a result of the topography of the site. It is noted the western elevation is significantly setback from the side boundary and the design is modulated, therefore this non-compliance is not considered unreasonable. Further, it is considered the underlying objectives of this Control can be met notwithstanding the non-compliance.	
B3 Side Boundary Envelope	
Control/Requirement	Proposed
5m	The proposed development sits within the prescribed envelope control.
Comment Complies	
B5. Side Boundary Setbacks	
Control/Requirement	Proposed



0.9m	3.4m – <i>West</i> 3.2m – <i>East</i>
Comment Complies	
B7. Front Boundary Setbacks	
Control/Requirement	Proposed
6.5m	2.4m – <i>hardstand parking space</i> 6.2m – <i>awning</i> 7.05m – <i>first floor addition</i>
Comment The re-alignment of the hardstand space for the on-site parking for lot 1 is the preferred parking arrangement for the site, as stated above. The technical non-compliance with the front setback control is considered reasonable in this circumstance and can be supported on merits.	
B9 Rear Boundary Setback	
Control/Requirement	Proposed
6m	20.4m
Comment Complies	
D1 Landscaped Open Space and Bushland Settings	
Control/Requirement	Proposed
40% Site area (235.2m ²)	30.3% (178.3m ²)
Comment Lot 1: 61.5m ² Lot 2: 116.8m ² Given the proposed development does not increase the hard surface within the site, this non-compliance is considered reasonable and can be supported on merits.	
D6 Access to Sunlight	
Comment The provided shadow diagrams are limited to the subject site and the immediately adjoining properties to the east and west. Upon lodgement, such shadow diagrams are to be amended so to include surrounding sites further south and east of the subject site. This is required in order to demonstrate compliance with the requirements of this Clause.	
D7 Views	



Comment

The proposed development has potential to impact upon existing views/ vistas and therefore the proposal should consider impacts on views from surrounding sites, predominantly those to the north of the subject site.

Upon lodgement, this application would need to provide comprehensive information prepared in accordance with Clause D7 Views of Warringah DCP. You are also encouraged to speak with the owners of surrounding sites to advise them of your intentions prior to lodgement; you may also wish to obtain the consent of those neighbours to enter their sites with the intention of undertaking a photographic analysis to assist with the future design and preparation of application documents. Despite this advice, please be aware that the owners of surrounding properties are not under any obligation to grant access should they decline to permit you onto their sites.

Specialist Advice

Referral Body	Comments
Referral Body <u>Development and Stormwater Engineers</u>	<p>Design of off-street parking facility(s) must comply with Australian Standards AS2890.1.</p> <p>The applicant is to demonstrate compliance with Australian Standards AS2890.1 with respect to sufficient manoeuvring spaces for vehicles to enter and exit the property.</p>

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
- Stormwater drainage for low level properties PDS-POL 135
- 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 Plan
- Elevations and sections
- A4 Notification Plans



- Survey Plan
- Site Analysis Plan
- Demolition Plan
- Waste Management Plan (Construction & Demolition)
- Certified Shadow Diagrams
- BASIX Certificate
- Schedule of colours and materials
- Landscape Plan
- Erosion and Sediment Control Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- Preliminary Geotechnical Report

Please refer to Development Application Checklist for further detail.

Concluding Comments

These notes are in response to a pre-lodgement meeting held on 11 April 2019 to discuss alterations and additions at 31A Parr Avenue, North Curl Curl. The notes reference preliminary plans prepared by Nadine Pruckner dated 19 March 2019 .

The proposal is acceptable and may be supported subject to the recommendations made within this report.

Based upon the above comments you are advised to satisfactorily address the matters raised in these notes prior to lodging a development application.