



northern
beaches
council

PRELODGE MENT ADVICE

Application No: PLM2019/0027
Meeting Date: 5/03/2019 11:30:00 AM
Property Address: 20 Idaline Street COLLAROY PLATEAU
Proposal: Alterations and additions to a dwelling house
Attendees for Council: Dave Auster (Principal Planner)
Georgia Quinn (Planner)
Attendees for applicant: Tim Young (Owner)
Kristy Young (Owner)

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.



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 a dwelling house. 'Dwelling' means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile. A 'dwelling house' means a building containing only one dwelling.
Zone:	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	8.48m
<p>Comment</p> <p>The building height has been calculated off the provided eastern elevation, however for assessment purposes the building height is required to be calculated off section plans. As such, it should be noted any height proposal beyond the 8.5m height control as per WLEP 2011 will not be supported by Council.</p> <p>Please note the definition of 'building height' as follows:</p> <p><i>a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or</i></p> <p><i>b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,</i></p> <p><i>including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.</i></p>	

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	Unknown



Comment	
B3 Side Boundary Envelope	
Control/Requirement	Proposed
5m	Slight encroachment
<p>Comment</p> <p>Buildings must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level at the side boundaries of 5m. Being that this proposal is for alterations and additions to an existing dwelling house, WDCP allows for a variation to this Control. This Control states <i>"consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control."</i> In order for Council to permit such exception, the objectives of this control must be met, such that no unreasonable amenity impacts are inflicted upon adjoining or surrounding properties including solar access, privacy and bulk and scale. The application must demonstrate the development will not be visually dominant by virtue of its height and bulk, however, the minor variation shown on the prelodgement plans can be supported given the circumstances of the site. The application should ensure no unreasonable privacy impacts are caused by the non-compliance in terms of windows on the side elevations.</p>	
B5. Side Boundary Setbacks	
Control/Requirement	Proposed
900mm	1.63m (south) 1.47m (north)
<p>Comment</p> <p>Both side setbacks are compliant with the provisions prescribed within WDCP.</p>	
B7. Front Boundary Setbacks	
Control/Requirement	Proposed
6.5m	5.6m to the pillars fronting the garage 6.08m to the garage
<p>Comment</p> <p>The proposed siting of the garage is the most logical and thus appropriate location, such that the access arrangement is not required to be substantially altered and the provision of a double garage will allow for two off-street parking spaces, in compliance with the minimum requirement for parking. The proposal represents a variation of between 6.47% and 13.85% of the Control, however given the circumstances of the site, this minor variation is considered reasonable.</p>	
B9 Rear Boundary Setback	
Control/Requirement	Proposed
6m	6.87m dwelling 1.03m to pool coping



Comment

This Control allows exceptions for pools to be sited within the 6m rear setback, including swimming pools, provided the objectives of this Control are met. The objectives of this control include:

- *To ensure opportunities for deep soil landscape are maintained;*
- *To create a sense of openness in rear yards;*
- *To preserve the amenity of adjacent land, particularly relating to the privacy between buildings*
- *To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements; and*
- *To provide opportunities to maintain visual privacy between dwellings.*

The proposal is generally supported in this regard. However, the application must demonstrate that these objectives are achieved.

D1 Landscaped Open Space and Bushland Settings

Control/Requirement	Proposed
40% of total site area	Existing: 52.5% Proposed: 22.3%

Comment

The proposal results in a substantial reduction in landscaped area on site. However, this reduction is caused mainly by the addition of the garage and driveway in the front setback area. The proposed upper level will be entirely over the existing footprint, and the water surface of the proposed plunge pool is also considered landscaped open space (though the side and rear setbacks are not as they are less than 2m wide). The narrow width of the site and existing development make compliance difficult, and it is noted that when areas less than 2m wide are considered, there will be approximately 39% of the site provided as deep soil landscaped area.

In this regard, the reduction in landscaped area is considered fundamental to the development which will create a benefit in terms of compliance with off street parking requirements. Therefore, the non-compliance with this control is considered acceptable.

A landscape plan must be included in the application, which demonstrates sufficient planting to mitigate the built form. In particular, some significant planting within the front setback area should be provided, given the lack of landscaped area in general on site, and the proposed front setback non-compliance.

D7 Views

Control/Requirement	Proposed
A reasonable sharing of views	



Comment

The clause requires that development maintain a reasonable sharing of views. However, this is an issue which can only be assessed upon notification of the application to neighbours. It is noted that the new upper level may cause some level of view loss to properties to the rear. If submissions are received in relation to this issue, Council will carry out site inspections to the relevant neighbours, and may require height poles to be erected to accurately assess any loss of views.

View sharing is assessed with regard to the planning principles established by the Land and Environment Court of NSW. Compliance with the built form controls will generally count in the applicant's favour where view loss is an issue.

A view loss assessment is required to be undertaken by the applicant and any design amendments identified through this process should be included to ensure reasonable view sharing is provided.

Specialist Advice	
Referral Body	Comments
<u>Development Engineering</u>	Development engineering has no objections to the proposed development and no specific conditions. A wider driveway cross over would not be supported for a single dwelling, as it would reduce available on street parking.

Relevant Council Policies
<p>You are advised of the following (but not limited to all) Council's policies available at Council's website:</p> <ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> • 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 • Excavation and fill Plan • Waste Management Plan • Certified Shadow Diagrams • BASIX Certificate



- Schedule of colours and materials
- Landscape Plan
- Swimming Pool Plan
- Erosion and Sediment Control 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 05/03/2019 to discuss alterations and additions to an existing dwelling house at 20 Idaline Street, Collaroy Plateau. The notes reference preliminary plans prepared by Building Designers Association of NSW INC. dated June 2018.

The proposal is generally acceptable and may be supported, subject to full assessment of all documentation lodged with the application, and consideration of any submissions received in response to the notification. The application must include a landscape plan that demonstrates substantial planting can be achieved, given the extent of proposed non-compliance with the landscaped open space control.

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