



Pre-lodgement Meeting Notes

Application No: PLM2024/0128
Meeting Date: 7 November 2024
Property Address: 20 Grimes Place DAVIDSON
Proposal: Construction of a dual occupancy (attached)
Attendees for Council: Nick Keeler, Planner
Daniel Milliken, Manager Development Advisory Services
Winny Dong, Development Engineering

General Comments/Limitations of these Notes

These notes have been prepared by Council's Development Advisory Services Team 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 advice on the specific issues nominated by the Applicant and the discussions and conclusions reached at the 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 application.

In addition to the comments made within these Notes, it is a requirement of the applicant to address the relevant areas of legislation, including (but not limited to) any State Environmental Planning Policy (SEPP) and any applicable sections of the Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011, within the supporting documentation including a Statement of Environmental Effects, Modification Report or Review of Determination Report.

You are advised to carefully review these notes and if specific concern have been raised or non-compliances that cannot be supported, you are strongly advised to review your proposal and consider amendments to the design of your development prior to the lodgement of any development application.



SPECIFIC ISSUES RAISED BY APPLICANT FOR DISCUSSION

Response to Matters Raised by the Applicant
<p><u>Presentation of dwelling to street corner</u></p> <p>As the site fronts the junction of Grimes Place and Sir Thomas Mitchell Drive and incorporates a natural rock platform, it is a prominent site within the streetscape. As such, the building should incorporate greater presentation and articulation along the southwest elevation to ensure that it better presents to the street corner (noting that it will not be able to 'front' all street frontages) and contributes to the visual quality of the streetscape.</p>
<p><u>Landscaping and retaining walls</u></p> <p>Where retaining walls are proposed to provide level ground, they should be terraced down the slope to ensure high walls are avoided. Natural rock outcrops should be incorporated into any retaining wall design and not enclosed or covered up.</p> <p>Where terraced retaining walls are provided, landscaping should be incorporated between the retaining walls. This landscaping can be used to soften the visual bulk of the other higher retaining walls and the overall built form of the development while providing privacy to the outdoor private open space of the dwellings.</p> <p>Engaging a landscape architect is recommended for this project given the unique nature of the site.</p>

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

WLEP 2011 can be viewed at <https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649>

Part 2 - Zoning and Permissibility	
Definition of proposed development: (ref. WLEP 2011 Dictionary)	Dual occupancy (attached)
Zone:	R2 Low Density residential
Permitted with Consent or Prohibited:	Permitted with consent under SEPP Housing

Clause 4.6 - Exceptions to Development Standards

Clause 4.6 enables the applicant to request a variation to the applicable Development Standards listed under Part 4 of the LEP pursuant to the objectives of the relevant Standard and zone and in accordance with the principles established by the NSW Land and Environment Court.

A request to vary a development Standard is not a guarantee that the variation would be supported as this needs to be considered by Council in terms of context, impact and public interest and whether the request demonstrates sufficient environmental planning grounds for the variation.



Part 4 - Principal Development Standards			
Standard	Permitted	Proposed	Compliance
4.3 Height of Buildings	8.5m	8.4m	Yes

WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

WDCP 2011 can be viewed at
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>

The following notes the identified non-compliant areas of the proposal only.

Part B Built Form Controls		
Control	Permitted	Proposed
B5 Front Boundary Setbacks	Primary frontage: 6.5m	Not compliant – 4.6m
	Secondary frontage: 3.5m	Compliant – 7.7m
<p><u>Comment</u></p> <p>Council will consider Grimes Place as the primary frontage and Sir Thomas Mitchell Drive as the secondary frontage. As such, the proposed dual occupancy is not compliant with the primary frontage setback requirement at the southern corner.</p> <p>As the development will involve the demolition of the existing dwelling and construction of a new building, Council expects the proposed development to comply with the front boundary setback control requirement.</p> <p>There is room on the site, behind the setback lines, to shift floor space to both achieve compliance and better present to the corner.</p>		

Part C Siting Factors		
Control	Permitted	Proposed
C3 Parking Facilities	Minimum 2 spaces per dwelling	1 enclosed space per dwelling, 1 space per dwelling on driveway (not identified on plan)
<p><u>Comment</u></p> <p>A minimum of two parking spaces per dwelling is required. Each dwelling contains a single garage, but the plans do not identify the two other spaces required. It is expected that these spaces are to be provided on the driveway.</p> <p>While it is recommended that formal parking spaces be within a garage or a carport (given future residents are likely to want that), spaces can be provided on the driveway.</p> <p>The applicant must clearly identify on the plans where the parking spaces are for each dwelling and ensure that any parking on the driveway does not impede upon the other dwelling's access</p>		



Part C Siting Factors

to their parking spaces. A swept path analysis should be provided to confirm vehicle manoeuvring to each space.

Parking on the driveway must be located behind the 6.5m primary front setback line. The driveway should be setback from the northwest boundary to allow for a landscaped strip between the boundary and driveway.

Part D Design

Control	Permitted	Proposed
D1 Landscaped Open Space	Minimum 40% of site area (346.6m ²)	Compliant – 52.6% (455.5m ²)

Comment

The proposal demonstrates compliance with the minimum LOS requirement. The applicant is advised to ensure that consideration is given to the provision of future ancillary structures, such as swimming pools, paving and decks, to ensure they can be provided on the site without the need to vary the LOS control requirement.

Specialist Advice

Development Engineering

Stormwater plans shall be prepared by a qualified civil/hydraulic engineer in accordance with Council's 'Water Management for Development Policy'. An OSD system(s) is required.

Driveway gradients shall be in accordance with AS/NZS 2890.1:2004. It is preferable for the cars to access the site in a forward direction and to leave the site in a forward direction.

Landscape

The Statement of Environmental Effects shall include commentary of relevant landscape clauses of the DCP, and in this instance the following:

- D1 Landscaped Open Space and Bushland Settings
- E1 Preservation of Trees or Bushland Vegetation
- E6 Retaining unique environmental features

D1 Landscaped Open Space and Bushland Settings

A **Landscape Plan** is required as prepared by a qualified professional (Landscape Architect or Landscape Designer), prepared in accordance with Council's DA Lodgement Requirements, to demonstrate that the proposed development satisfies the DCP clause, including:

- › 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
- › provide privacy between buildings and/or provide privacy to private open spaces
- › retention of existing trees



Specialist Advice

Existing rock outcrops within the site should be incorporated into the site planning and design layout to satisfy E6 and shall be documented in all plans.

Under D1, a 40% landscaped open space area 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. To measure the area of landscaped open space:

- a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;
- b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;
- c) Landscaped open space must be at ground level (finished); and
- d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.

Additionally, it is noted that surface materials such as gravel, paver slabs and the like etc do not qualify as landscape area.

E1 Preservation of Trees or Bushland Vegetation

There are no prescribed trees upon the property. The existing Eucalyptus street tree shall be protected by fencing. Any proposed development within five metres of the existing street tree will require an Arboricultural Impact Assessment to be submitted, prepared in accordance with Council's DA Lodgement Requirements.

Documentation to accompany the Development Application

- Lodge Application via NSW Planning Portal
- Statement of Environmental Effects
- Scaled and dimensioned plans:
 - Site Plan;
 - Floor Plans;
 - Elevations; and
 - Sections.
- Certified Shadow Diagrams (depicting shadows cast at 9am, Noon and 3pm on 21 June).
- Cost of works estimate/ Quote
- Survey Plan (Boundary Identification Survey)
- Site Analysis Plan
- Demolition Plan
- Excavation and fill Plan
- Landscape Plan
- Waste Management Plan (Construction & Demolition)
- Driveway Design Plan (if any change is proposed to the driveway)
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- Arboricultural Impact Assessment (if removal or any works within 5m of a prescribed tree)

**IMPORTANT NOTE FOR DA LODGEMENT**

Please refer to the Development Application Lodgement Requirements on Council's website (link details below) for further detail on the above list of plans, reports, survey and certificates.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/development-application-da-modification-or-review-determination/2060-da-modification-lodgement-requirements-mar21.pdf>

The lodgement requirements will be used by Council in the review of the application after it is lodged through the NSW Planning Portal to verify that all requirements have been met for the type of application/development.

Concluding Comments

These notes are in response to a pre-lodgement meeting held on 7 November 2024 to discuss construction of a dual occupancy (attached) at 20 Grimes Place DAVIDSON. The notes reference the plans prepared by Meridian Homes dated 15 October 2024.

For Council to be supportive of the proposed development, the matters in these notes should be incorporated into the design of the proposal submitted in a development application. The building must demonstrate compliance with built form controls and the design needs to better address the street corner.

Question on these Notes?

Should you have any questions or wish to seek clarification of any matters raised in these Notes, please contact the member of the Development Advisory Services Team at Council referred to on the front page of these Notes.