

NOLAN PLANNING CONSULTANTS

30 March 2023

The General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655
Att: Megan Surtees

Dear Megan,

DEVELOPMENT APPLICATION: DA2022/1719

Premises: 150 Queenscliff Road, Queenscliff
Subject Works: Dwelling alterations/additions and
Secondary Dwelling

I refer to the above development application, the Council correspondence dated 7 February 2023 and our further meeting. In relation to the issues raised please find attached the following documentation:

- Architectural Plans – amended, prepared by Scope Architects, Rev 2 and dated 22/03/2023.
- Flood Risk Report prepared by Approved Consulting Engineers, Job No. 2023025.
- Arboricultural Impact Assessment prepared by Complete Arborcare and dated 07/03/2023.

In relation to the issues raised in Council's correspondence and discussed at the meeting we provide the following comments:

Development Engineering

The amended architectural plans provide for a long section through the driveway on Drawing A11, which demonstrates compliance with the relevant standards.

Landscaping

An Arboricultural Impact Assessment is provided to address the issues raised. This report recommends removal of T1 and T2 as they are both identified as having a low retention value. Replacement planting is also recommended. The landscaped open space calculation is discussed later in this letter.

Stormwater and Floodplain Engineer

The amended plans provide for a floor level of RL3.15 for the proposed garage at the southern side of the site as required by Council's DCP. The fencing will comply with the requirements of Section E11 of the DCP as detailed in the plans (Sheet A10).

A Flood Risk Report has been submitted in support of the application.

B7 Front Setback

The architectural plans have been amended to provide for a setback of 2.2m from the garage to the Aitken Street frontage. The secondary dwelling above is provided with a setback of 3.6m to this frontage. The DCP at Clause B7 notes that for dual street frontages, the front building setback may be reduced to 3.5m for the secondary frontage and variations must consider the character of the secondary street and predominant setbacks. It is considered that the proposed amendments address the issues raised, achieve the objectives of the clause and provide for a built form that is characteristic of Aitken Avenue.

Aitken Avenue is characterised by a variety of residential built form with many displaying reduced setbacks to the street frontage and buildings at levels which front both Aitken Avenue and Queenscliff Road. This has resulted in predominantly reduced setbacks to Aitken Avenue with higher dwellings/buildings located behind. A detailed assessment of Aitken Avenue is provided below:

No. 1 Aitken Avenue



This property comprises a three level residential flat building comprising 6 units. The front setback is hard paved and utilised for on site parking. A fence with a height of approximately 1.6m-1.8m is erected on the street frontage. It is noted that this site does not have frontage to Queenscliff Avenue. The property behind with frontage to Queenscliff Road (No. 162 Queenscliff Road) comprises a multi level dwelling which is visible above the unit when viewed from the entrance of Aitken Avenue.

No. 1A Aitken Avenue



This property comprises a two storey attached dual occupancy with the front setback area predominantly hard paved for on site parking. Visible from Aitken Avenue is the property behind which has frontage to Queenscliff Road (No. 160 Queenscliff Road) and comprises a large multi storey building.

It is further noted that Aitken Avenue is a no through road and serves to access only those properties with frontage to it.

158 Queenscliff Road



This property has dual frontage to Queenscliff Road and Aitken Avenue. The dwelling fronting Aitken Avenue is a large three level dwelling on the northern portion of the site and clearly visible from Aitken Avenue. A detached secondary dwelling is located to front Aitken Avenue with a setback of ranging from approximately 2.0m.

154 Queenscliff Road



This property comprises a large multi storey dwelling on the northern portion of the site and clearly visible from Aitken Avenue. A detached garage is located with a reduced setback to Aitken Avenue.

152 Queenscliff Road



This property comprises a large 4 storey dwelling that is dominant in the streetscape. A detached single car garage is located with a reduced setback to Aitken Avenue. A high fence is erected along the street frontage to Aitken Avenue.

146-148 Queenscliff Road



This property comprises a large four storey residential apartment building with detached garage structure with rooftop above. A large masonry wall is erected along the street frontage. This property has frontages to both Queenscliff Road and Aitken Avenue.

2 Aitken Avenue



This property comprises a two storey dwelling setback approximately 3m from the street frontage. The property behind with frontage to Queenscliff Road (No. 144 Queenscliff Road) comprises a two storey dwelling with its ridge line sitting well above the dwelling at No. 2 Aitken Avenue.

4 Aitken Avenue



This property comprises a large two storey dwelling with carport located forward of the dwelling and with a nominal setback to Aitken Avenue.

6 and 8 Aitken Avenue



Both of these properties comprise two storey dwellings with parking below. The dwellings are provided with reduced setbacks to the street frontage ranging from a nil setback at the southeast corner. Both of these properties have dwellings behind them fronting Queenscliff Road and visible from Aitken Avenue and the adjoining reserve.

8, 10, 12 and 14 Aitken Avenue



This picture clearly depicts the character of the eastern portion of Aitken Avenue which is dominated by large 3 to 4 storey residential structures all with minimal setbacks to the Aitken Avenue frontage. This includes garages with nil setbacks with rooms above. Beyond these developments are large dwellings and residential flat buildings which front Queenscliff Road and are visible from Aitken Avenue.

The following aerial photograph clearly depicts the subdivision pattern and form of development in the locality. Of note is the reduced established building line to Aitken Avenue, many with nominal setbacks. The majority of properties either do not extend to both Queenscliff Road and Aitken Avenue or have buildings addressing both street frontages. When viewed from the public domain, Aitken Avenue is characterised by reduced setbacks of single, two and three storey developments with large building beyond. The proposed development will not detract from this existing streetscape, but rather it is complimentary.



D1 Landscaped Open Space

A Landscaped Open Space Plan has been included in the architectural plans (Sheet A12). It is acknowledged that some areas included do not meet the minimum 2.0m dimension, notably within the side setbacks of the existing dwelling. However, these areas are currently landscaped and are of sufficient dimension to support landscaping.

Due to the steep slope of the site, these areas are not useable for any purpose other than landscaped gardens. Further the resultant landscaped area is consistent with the existing form of development in the locality, noting many properties with very minimal landscaping.

The landscaping within the side setbacks enhances privacy and can support low lying and medium height shrubs. These areas are also sufficient in size to facilitate water management for infiltration of stormwater. It is considered that in this instance, these areas enhance the locality and are usable landscaped areas.

D6 Access to Sunlight

As discussed at the meeting, the architectural plans depict existing and proposed shadowing at 9am, 12noon and 3pm of the winter solstice.

D13 Front Fences and Front Walls

The Aitken Ave fence has been designed to comply with flood requirements including the “wall” adjacent to the driveway being replaced with a 1200mm high fence design with 50% openings.

Part H Car Parking

The plans have been amended to reduce the number of parking spaces on site. The proposed car stand area accessed from Queenscliff Road is now proposed as a single car stand which improves presentation from the street. The double garage proposed fronting Aitken Avenue has an area of 36.5m² and 6m average depth. This garage and associated storage area is best placed at the Aitken Avenue frontage as it is used to store surf and sporting equipment, noting that Aitken Avenue provides a pedestrian link the public open space and Queenscliff lagoon and beach.

Section Plan

Included in the amended architectural plans.

Use of Basement Level

The laundry has been deleted from the basement level.

Summary

The plans have been amended to address the issues raised. It is our opinion that the amended design provides for an appropriate outcome which does not detrimentally impact on the adjoining properties and appropriate in the streetscape.

If you require any further information, please do not hesitate to contact me on 0403 524 583.

Yours faithfully,



Natalie Nolan