
Sent: 8/07/2020 9:28:08 AM
Subject: DDP - 24 Lancaster Crescent, Collaroy - URGENT
Attachments: DA2015 0545 - 22 Lancaster Crescent, Collaroy.docx;

Sorry Liv,

One last by critical document for circulation to DDP

Cheers

Greg

-----Original Message-----

From: Greg Boston
Sent: Wednesday, 8 July 2020 8:54 AM
To: 'Livia Kekwick'
Subject: DDP - 24 Lancaster Crescent, Collaroy - URGENT

Good morning Liv,

Apologies for the late notice however I have only recently been engaged.

I have registered to address the panel on behalf of the applicant however want to speak to the attached documents. I would normally have tabled them but with Covid....

Can you please print copies and distribute to the panel member?

It would be greatly appreciated.

Regards

Greg Boston
B Urb & Reg Plan (UNE) MPIA
B Env Hlth (UWS)
Director

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DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2015/0545
Responsible Officer:	Alex Keller
Land to be developed (Address):	Lot 4 DP 11899 , 22 Lancaster Crescent COLLAROY NSW 2097
Proposed Development:	Demolition of existing dwelling and construction of new dwelling and swimming pool
Zoning:	LEP - Land zoned R2 Low Density Residential
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Warringah Council
Land and Environment Court Action:	No
Owner:	Richard Andrew Dinham Joanne Maree Jefferies
Applicant:	Richard Dinham
Application lodged:	18/06/2015
Application Type:	Local
State Reporting Category:	Residential - Single new detached dwelling
Notified:	25/06/2015 to 10/07/2015
Advertised:	Not Advertised in accordance with A.7 of WDCP
Submissions:	3
Recommendation:	Approval
Estimated Cost of Works:	\$ 998,863

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (upto the time of determination) by the applicant,

Description of non-compliance

A maximum 300mm section of the along upper wall edge of the eastern upper edge along the side elevations breach the building envelope, as the site slope to the front of the lot.

Merit consideration

With regard to the consideration for a variation, the development is considered against the underlying Objectives of the Control as follows:

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*

Comment:

The breach of the side boundary envelope is for a minor section of the eaves and toward the front half of the dwelling on the lower side of the property. The breach is partly due to the tapered shape of the site and wide eaves used to provide shade protection. The breach of the building envelope is not a visibly substantial section of the building in terms of elements that exceed the wall height or are bulky elements.

- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*

Comment:

The non-compliance with the side boundary envelope relates to a minor section the eaves and upper edge of the wall plane toward the front of the dwelling, therefore the non-compliance will create no unreasonable impact on privacy. The dwelling has an easterly outlook but some windows also overlook the open space areas for No.20 and No.24 Lancaster Avenue. These properties are reliant on the front yard for private open space due to their access or building footprint configuration. Therefore, it is recommended that selected windows along the side elevation that look directly into the main yard area of adjacent land be conditioned to use opaque glass up to 1.65m above floor level to protect privacy. The submitted shadow diagrams prepared by Gartner Trovato demonstrate the building complies with solar access requirements under the DCP.

- *To ensure that development responds to the topography of the site.*

Comment:

The upper floors of the building are stepped in from the side boundaries by 1.2m to 2.8m and upper floor contains three bedrooms, two bathrooms and a sunroom. Living areas are confined to the ground floor and lower ground floor to take advantage of the slope and easterly aspect for views toward the ocean. Habitable floor levels are between 2.4m to 2.6m and are therefore not excessive and assist to minimise overall height and bulk.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of WDCP and the objectives specified in section 5(a) of the Environmental Planning and Assessment Act,