

## Response to Additional Information Request

For DA2022/1799 under PAN-274147  
11 Coutts Crescent, Collaroy NSW 2097  
Lot 47, DP 236457,

The following is a list of the issues identified and the Clients responses:

### Development Engineering

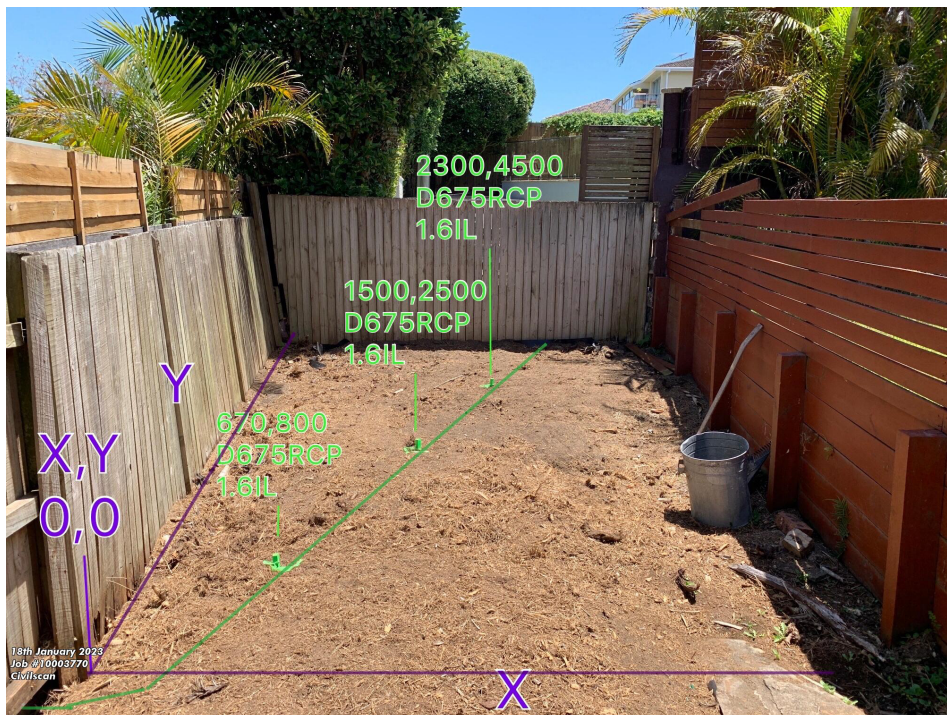
*Council's Development Engineer has reviewed the proposed development and has provided the following comment:*

*'Council's records indicate the subject property is burdened by a 675 mm diameter Council stormwater pipeline which traverses across the site near to the proposed swimming pool. The applicant must provide the accurate location of the pipeline and plot to Council's stormwater pipelines and associated infrastructure on the DA site plans that outline the proposal. This should be carried out by a service locating contractor and registered surveyor to confirm the information of the pipeline.'*

### Response:

#### Please see:

Photograph below showing peg out of the Council's stormwater pipelines carried out by a service locating contractor as requested.



**Please see:**

- Plans - Survey - Ref 3141 DS (amendment b) - 11 Coutts Crescent, Collaroy lodged on the Planning Portal under PAN-274147.

The updated Survey plan has been amended to accurately locate & plot Council's stormwater pipelines and associated infrastructure on the Survey.

- Plans - A master set of Architectural Plans (V3) DA 01 - DA 06 - 11 Coutts Crescent, Collaroy lodged on the Planning Portal under PAN-274147.

*The updated DA 01 Site Plan shows the location of the Council's stormwater pipelines and associated infrastructure.*

**B5 Side Boundary Setbacks and B9 Rear Boundary Setbacks**

*The location of the proposed swimming pool is likely sited within proximity to Council's stormwater pipeline asset (in accordance with Council's Development Engineer comments). Additionally, the associated timber decking to the north-western elevation of the swimming pool is setback less than 0.9m from the north-western side boundary, which could result in unreasonable and adverse amenity impacts upon adjoining properties.*

*As there are other areas within the rear yard that could more appropriately accommodate the swimming pool with minimal environmental and amenity impacts, it is recommended that the proposal be amended to relocate the swimming pool so as to reduce the potential impact upon Council's stormwater assets, and to minimise any potential amenity impacts upon adjoining properties, and to comply with the relevant setback distances as stipulated under the abovementioned controls.*

**Response:**

**Please see:**

- Plans - A master set of Architectural Plans (V3) DA 01 - DA 06 - 11 Coutts Crescent, Collaroy lodged on the Planning Portal under PAN-274147.

The proposed plans have been amended to relocate the swimming pool so that the pool deck is 900mm off the side boundary and the pool water is 1,800mm of the side boundary so as to reduce the potential impact and to minimise any potential amenity impacts upon adjoining properties, and to comply with the relevant setback distances as stipulated under the abovementioned controls.

**B7 Front Boundary Setbacks and C3 Parking Facilities**

*B7 Front Boundary Setbacks requires that the front setback area is to be landscaped and generally free of any structures, basements carparking and other site facilities. Further, C3 Parking Facilities requires garage doors or carports to be appropriately integrated into the house design and not to dominate the façade. The proposed two (2) vehicle carport is elevated, with a finished floor level of 1.84m above the existing ground level and is sited within the front setback area. It is also noted that no other development in the immediate vicinity of the subject site has a carport within the front setback area.*

*In this instance, the proposed carport is not commensurate with other developments along Coutts Crescent and will create an unreasonable amenity impact upon the character of Coutts Crescent, while also resulting in an unacceptable built form sited within the front setback area.*

*It is recommended the proposed off-street parking arrangement is reconsidered and redesigned to ensure the adverse amenity impact upon the streetscape and adjoining properties is minimised, and the front setback controls are satisfied.*

**Response:****Please see:**

- Plans - A master set of Architectural Plans (V3) DA 01 - DA 06 - 11 Coutts Crescent, Collaroy lodged on the Planning Portal under PAN-274147.

The proposed plans have been amended to show Double Car Stand instead of Double Carport as discussed by phone conversation with Megan Surtees Council Planner Development Assessment Team on Wednesday 21 December 2022 followed by email to Megan Surtees on the afternoon of Wednesday 21 December 2022.

**Conclusion**

Having regard for all of the above we believe that this development will not have any adverse effect on the built or natural environment, and therefore council's favorable consideration is sought.