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MEMORANDUM

DATE: 24 July 2019
TO: Development Determination Panel
CC: Matthew Edmonds, Manager Development Assessments
FROM: Claire Ryan, Principal Planner
SUBJECT: DA2019/0378 – 50 Grandview Grove, Seaforth

Dear Panel,

The proposed development is compliant with the requirements of Clause 4.4.8 Subdivision of the MDCP 2013. The Panel request the controls of Clause 4.4.8 to be addressed.

4.4.8 Subdivision

4.4.8.1 Access and Services

- a) *All Subdivisions will provide adequate vehicular access to a public road.*

Comment:

The proposal includes vehicular access via Grandview Grove to Lot 235A and via Munoorra Street to Lot 235B.

- b) *The provision of drainage, easements and servicing requirements must be considered and any resultant adverse impacts - environmental or otherwise are to be minimised or resolved in the design. In particular, sufficient details of stormwater management are to accompany DAs for Subdivision.*

Comment:

The proposed development adequately provides for drainage, easements and services, without resulting in any unreasonable impacts. The proposal is supported by satisfactory stormwater management plans.

4.4.8.2 Prevailing Subdivision pattern and natural features

- a) *New Subdivisions must complement the prevailing Subdivision pattern respecting traditional street patterns; open space patterns and streetscape as well as both built and natural heritage. Any inconsistency in traditional patterns is to be minimised or resolved in the Statement of Environmental Effects accompanying the DA. See also paragraph 5.1.2.6 in respect of maintaining existing street facades including maintaining narrow fronted Subdivision patterns.*

Comment:

The proposed subdivision is consistent with the existing subdivision pattern of the area, and mirrors the subdivision to the north, at No. 6 Munoorra Street and 77 Ellery Parade. The resultant lots are capable of providing open space and dwellings consistent with the streetscape.



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- b) *New Subdivisions must have regard to existing vegetation, topography, views, scenic values and natural bushland and other natural features. Any resultant adverse impacts- environmental or otherwise are to be minimised or resolved in the design and addressed in the Statement of Environmental Effects accompanying the DA.*

Comment:

The proposed development adequately retains significant vegetation, does not involve extensive earthworks to the topography, does not impact upon views, and is consistent with the scenic values of the locality. The subject site does not contain natural bushland or natural features. The proposed subdivision (as amended by plans submitted in June 2019) do not result in any unreasonable impacts.

4.4.8.3 Energy Efficiency

- a) *The orientation and design of new allotments should maximise optimum solar access and provide for energy efficiency for future development under BASIX.*

Comment:

The proposed two resultant lots are of adequate siting and dimensions to provide optimum solar access. The proposed dwelling on Lot 235A is supported by a BASIX Certificate.

The proposed development includes stormwater drainage works to enable the proposed subdivision. Accordingly, the following conditions are recommended:

Condition **Easement for Services** to be amended to read as follows:

Easement for Services and Maintenance

An easement for services and maintenance of services (under the provisions of Section 88B of the Conveyancing Act) burdening lot 235A and benefiting Lot 235B is to be created on the final plan of subdivision and the accompanying 88B instrument to ensure all utility services are located within the appropriate easement(s). Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: Council's Subdivision standards and statutory requirements of the Conveyancing Act 1919.

Condition **Stormwater Drainage Works** to be added under "CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK":

Stormwater Drainage Works

The proposed stormwater drainage works shown on 001 General Layout Plan, Notes & Legend Revision G dated 27 June 2019 prepared by Orion Consulting are to be carried out during construction of the dwelling on Lot 235A.

Reason: To ensure adequate services for stormwater drainage to the proposed new lot.



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Additionally, the recommended conditions of consent contain errors in the plans to be approved. Condition **Approved Plans and Supporting Documentation** is to be amended as follows in red:

Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) *Approved Plans*

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Plan (Sheet 2)	4 February 2019	Clarendon Homes
Ground Floor Plan (Sheet 3)	12 March 2019	Clarendon Homes
First Floor Plan (Sheet 4)	12 March 2019	Clarendon Homes
South Elevation - 1, East Elevation - 2 (Sheet 5)	12 March 2019	Clarendon Homes
North Elevation - 3, West Elevation - 4 (Sheet 6)	12 March 2019	Clarendon Homes
Section A-A, Home Theatre Detail (Sheet 7)	12 March 2019	Clarendon Homes
External Colour Selections	2 April 2019	Clarendon Homes
003 Plan of Subdivision	27 June 2019	Orion Consulting

b) *Any plans and / or documentation submitted to satisfy the Conditions of this consent.*

c) *The development is to be undertaken generally in accordance with the following:*

Engineering Plans		
Drawing No.	Dated	Prepared By
Construction Management Plan, Erosion and Sediment Control Plan (Sheet 2.2)	12 March 2019	Clarendon Homes
001 General Layout Plan, Noted & Legend	27 June 2019	Orion Consulting
100 Sediment & Erosion Control Concept Plan	27 June 2019	Orion Consulting
102 Sediment & Erosion Control Notes & Details	27 June 2019	Orion Consulting
200 Engineering Plan	27 June 2019	Orion Consulting
201 Proposed Dwelling Plan	27 June 2019	Orion Consulting
Stormwater Layout SH-1 Sheet 1 of 2	14 June 2019	Ibrahim Stormwater Consultants
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Reports / Documentation – All recommendations and requirements contained within:

<i>Report No. / Page No. / Section No.</i>	<i>Dated</i>	<i>Prepared By</i>
<i>BASIX Certificate 1003345S_02</i>	<i>21 March 2019</i>	<i>Clarendon Homes</i>
<i>Arboricultural Impact Appraisal</i>	<i>1 April 2019</i>	<i>Naturally Trees</i>
<i>Preliminary Geotechnical Assessment</i>	<i>28 March 2019</i>	<i>White Geotechnical Group</i>

Landscape Plans

<i>Drawing No.</i>	<i>Dated</i>	<i>Prepared By</i>
<i>DA - Landscape Plan</i>	<i>25 March 2019</i>	<i>Riverview Landscape Designs</i>
<i>Schedule & Notes</i>	<i>25 March 2019</i>	<i>Riverview Landscape Designs</i>

Waste Management Plan

<i>Drawing No/Title.</i>	<i>Dated</i>	<i>Prepared By</i>
<i>Waste Management Plan</i>	<i>19 March 2019</i>	<i>Applicant</i>

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

Claire Ryan
Principal Planner
Planning and Place