



northern
beaches
council

MEMORANDUM

DATE: 16 September 2022
TO: Development Determination Panel (DDP)
CC: Rodney Piggott, Manager
FROM: Maxwell Duncan
SUBJECT: 29 Monash Crescent, Clontarf
REFERENCE: Deferral of DA2021/2390

Dear Panel Members,

The purpose of this memo is to inform the panel that the additional information for DA2021/2390 has been provided by the applicant. This is in response to the deferral of the application on 27 July 2022. An assessment of the amended proposal against the deferral recommendations is provided below:

1. The applicant be invited to make the following amendments to the plans:

a. The first floor must be amended to be compliant with the rear and side setback controls in the DCP.

The amended first floor is now setback 2.1m on the northern side of the dwelling house and 2.12m on the southern side of the dwelling house, compliant with the side setback numeric control.

b. The ceiling height over the void space must be reduced to no more than 5.0m above the finished floor level of the ground floor.

The proposed floor to ceiling height has been lowered to 5m. The roof height and increased side and rear setback have on the whole reduced the bulk and scale of the dwelling house.

c. The ground floor rear deck must have a minimum 3.0m setback to the rear boundary.

The ground floor deck has been amended to ensure the deck is setback at least 3.0m from the rear boundary at any point.

d. The floor space of the dwelling must be reduced so that the dwelling remains compliant with the floor space dispensation provided for in Control 4.1.3 of the Manly DCP 2013.



northern
beaches
council

The amended gross floor area is 298.5sqm. The amended proposal meets the dispensation allowance under clause 4.1.3 of the MDCP 2013 being 300sqm for this site.

e. The amendments be supported by amended supplementary supporting information (such as BASIX and landscape plans).

The applicant has lodged an updated landscape and BASIX certificate to reflect the amended proposal. Both the landscape and BASIX Certificate have been incorporated into the amended Condition No. 1 below.

2. The applicant is to lodge an amended written Clause 4.6 Variation request to vary the Floor Space Ratio development standard under Clause 4.4 of the MLEP 2013. The request must accurately calculate the gross floor area as defined in the MLEP.

An amended clause 4.6 application has been submitted with the amended application. the clause 4.6 application submitted with the amended application has adequately addressed the merits required to be demonstrated by clause 4.6(3) and the proposed development will be in the public interest and is consistent with the objectives of the standard and the objectives for development within the zone in which the development is proposed to be carried out.

RECOMMENDATION

- i. As a result of the proposed revised drawings, it is recommended that Condition 1 – Approved Plans and Supporting Documentation for both DA2021/2313 be amended as follows:

Condition 1 – 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 |
| DA 01/ Issue D | 9 September 2022 | Campbell architecture |
| DA 02/ Issue D | 9 September 2022 | Campbell architecture |
| DA 03/ Issue D | 9 September 2022 | Campbell architecture |
| DA 04/ Issue C | 9 September 2022 | Campbell architecture |
| DA 05/ Issue D | 9 September 2022 | Campbell architecture |
| DA 06/ Issue D | 9 September 2022 | Campbell architecture |
| DA 07/ Issue D | 9 September 2022 | Campbell architecture |



northern
beaches
council

| | | |
|----------------|-------------------------|-----------------------|
| DA 08/ Issue D | 9 September 2022 | Campbell architecture |
| DA 09/ Issue D | 9 September 2022 | Campbell architecture |
| DA 10/ Issue D | 9 September 2022 | Campbell architecture |
| DA 22/ Issue D | 9 September 2022 | Campbell architecture |

| Reports / Documentation – All recommendations and requirements contained within: | | |
|---|-------------------------|----------------------------------|
| Report No. / Page No. / Section No. | Dated | Prepared By |
| Flood Risk Management Plan/ Issue B | 16 February 2022 | SGC |
| BASIX Certificate No. A432666_03 | 9 September 2022 | Campbell Architecture |
| Flora and Fauna Assessment Report | November 2021 | Narla Environmental |
| Geotechnical Investigation | November 2021 | Grozier Geotechnical Consultants |

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent. The development is to be undertaken generally in accordance with the following:

| Landscape Plans | | |
|------------------------|-----------------------|--------------------|
| Drawing No. | Dated | Prepared By |
| LP 01/ Revision D | September 2022 | Mariko Fraser |
| LP 02/ Revision D | September 2022 | Mariko Fraser |

| Waste Management Plan | | |
|------------------------------|-----------------|--------------------|
| Drawing No/Title. | Dated | Prepared By |
| Waste Management Plan | 9 November 2021 | Hugh Campbell |

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.