Memo

To: Application Determination Panel

From: Teresa Gizzi
Senior Development Assessment Officer

Phil Lane

Acting Development Assessment Manager

Date: 1 August 2013

Subject: DA2013/0588 73 Crown Road, Queenscliff
ADP Agenda Item 3.2

Dear Panel

Please find below an assessment of the submission received opposing the above application.

This assessment is to replace the section titled 'Notification and Submissions Received' on Page 5 of the report.

The subject development application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and Warringah Development Control Plan.

As a result of the public exhibition process council is in receipt of 1 submission from:

Name:	Address:
Wendy Elizabeth Goyer	75 Crown Road QUEENSCLIFF NSW 2096

The matters raised within the submissions are addressed as follows:

- View Loss from Bedroom/Living Room

  Comment: A site visit to the property found that the view affected by the development is actually obtained from the windows of a first floor bedroom over the rear boundary. There are no views from the primary living and dining areas which are located at ground floor level. A full assessment of the view loss is undertaken under Clause D7 of WDCP 2011 later in this report. On balance, the view impact resulting from this development is found to be acceptable.

- Overshadowing

  Comment: The submitted shadow diagrams demonstrate that the objectors property would receive more than 3 hours sunlight to the principal living areas and private open space between 9am and 3pm on June 21. The proposal complies with Clause D6 Access to Sunlight of WDCP 2011, therefore this objection does not warrant refusal of the application.

- Bulk and Scale

  Comment: The proposed development is compliant with all development controls with the exception of the rear setback control and landscaped open space control.Although the development does seek variations to these two control, it is noted that the areas of non-

compliance do not affect the overall bulk and scale of the development when viewed from the objectors property.

Although the building will extend across the width of the site, the additions are largely defined by the existing built form and the size and shape of the lot. The additions will continue to maintain the appearance of two separate structures which will minimise the overall bulk of the development, and with a maximum height of 7.25m, is well below the maximum height permissible in the zone. Further, the proposed first floor addition will be located approximately 15m away from the objectors dwelling.

The bulk and scale of the building is considered reasonable and given the separation between the proposed addition and the objectors dwelling, it is not considered the works would appear visually dominant or overbearing. The proposal is compliant with Clause D9 Building Bulk of WDCP 2011 and therefore it is not considered this objection justifies refusal of the application.



Phil Lane
Acting Development Assessment Manager