



northern
beaches
council

MEMORANDUM

DATE: 7 March 2024

TO: Development Determination Panel (DDP)

CC: Adam Richardson, Development Assessment Manager

FROM: Megan Surtees, Development Assessment Planner

SUBJECT: Item No.3.6 – DA2023/1707 – 32 Orara Road, Allambie Heights

The purpose of this memo is to advise the Panel of additional information provided in response to Condition 10. Amendments to the approved plans, which reads as follows:

10. Amendments to the approved plans

The following amendments are to be made to the approved plans:

- *Nothing in this consent grants approval for a carport on the site. The approved site analysis plan (drawing no. 3088 DA 1/4 Issue F prepared by Add-Style Home Additions), and sediment and erosion control plan (drawing no. 3088 DA 1 Issue D prepared by Add-Style Home Additions) are to be amended to remove the carport outline.*
- *The first floor level is to be setback an additional 500 millimetres from the northern and southern side boundaries. For the southern side boundary, the setback distance for the extent of the internal staircase shall remain as approved at 3.06 metres to 3.25 metres.*
- *The span between the ground and first floor shall be reduced to 400mm from 700mm.*
- *The annotation of 'Future Wet Bar' and 'Pantry' shall be removed from the first floor level plan. Nothing in this consent grants, or implies, approval for an attached secondary dwelling or separate habitation.*

Correspondence has been received from the Applicant providing an amended plan (drawing no. 3088 DA 1 Issue G 'Plans, Elevations and Sections') and a site map (drawing no. 3088 DA 1/4 Issue G 'Site Analysis and Shadow Diagrams'). These plans seek to make the requirement for Condition 10 redundant.

An amended sediment and erosion control plan was not provided. As such, the first dot-point of Condition 10 is considered to remain necessary, yet in the event that the plans are accepted, it would need to be reworded to remove reference to the site analysis plan which has been updated.

For the reasons as detailed within section B3 Side Boundary Envelope of the assessment report, the second dot point within Condition 10 remains necessary, to mitigate the impact of the proposed built form.

With regards to the third dot point, the Applicant has advised that a clearance of 400mm is not feasible and has not been supported by engineering evidence supporting the reduction. The amended drawing no. DA 3088 DA 1 Issue G provides specifics of works within the 700mm span for services between the ground floor and first floor level, providing clarity for its necessity (noting that it is an unusually large provision for a domestic scale dwelling). This requirement of the condition can be deleted on the balance of this detail.

The amended drawing no. 3088 DA 1 Issue G 'Plans, Elevations and Sections' has removed the word 'future wet bar' on the proposed first floor level and replaced this with 'new kitchen'. The assessment has found that there is no issue with the kitchen being moved from the existing ground floor to the proposed first floor level. The final dot point of Condition 10 may be removed, as Condition 1 and Condition 4 clearly grants approval only for a single residential dwelling, unless amended by a future development application.

Recommendation

The Panel note the submission.

Should the Panel be of a mind to approve the proposed development based on the applicants additional information tendered after the preparation of the assessment report, the following are amendments recommended for the relevant conditions:

2. Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
3088 DA 1	G	Plans, elevations, and sections	Add-style Home Additions	28 February 2024
3088 DA 1/4	G & A	Site Analysis and Shadow Diagrams	Add-style Home Additions	28 February 2024

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
Drawing No. 3088 DA 1 Sediment and Erosion Control Plan	D	Add-style Home Additions	30 August 2023
BASIX Certificate A502927	N/A	Add-style Home Additions	30 August 2023
Preliminary Geotechnical Assessment (reference: J5221)	N/A	White Geotechnical Group	6 November 2023
Waste Management Plan	N/A	Not dated	Not signed

10. Amendments to the approved plans

The following amendments are to be made to the approved plans:

- Nothing in this consent grants approval for a carport on the site. The approved sediment and erosion control plan (drawing no. 3088 DA 1 Issue D prepared by Add-Style Home Additions) is to be amended to remove the carport outline.
- The first-floor level is to be setback an additional 500 millimetres from the northern and southern side boundaries. For the southern side boundary, the setback distance for the extent of the internal staircase shall remain as approved at 3.06 metres to 3.25 metres.

The Panel are also advised that the amended plans would need to be uploaded to the Planning Portal.