

Memo

Development Assessment

To: Development Determination Panel Members (27th June 2018)

From: Angela Manahan
Principal Planner - Development Assessment

Date: 26 June 2018

Subject: DDP Assessment Report for N0426/17 (22 Herbert Ave)

I would like to advise the Panel that there is an error in the assessment report with regards to Section 2.0 (Proposed Development) of the report. The description of the proposal is incorrect and the wrong description has been entered into the report by mistake. The accurate description of the development for the purpose of Section 2.0. is as follows:

The applicant seeks consent for the following works:

- *Demolition of the existing dwelling and construction of a new dwelling, comprising:*
 - **Lower Floor Level (Level 0)**
Rumpus Room, Bathroom, Laundry, two (2) Bedrooms and attached deck to the north;
 - **Ground Floor Level (Level 1)**
Powder Room, Master Bedroom with En-suite and attached deck to the north;
 - **First Floor Level (Level 2)**
Entry foyer, Open-plan Dining/Living/Kitchen area, and attached deck to the north;
- *Detached double carport;*
- *Upgrading of existing access driveway;*
- *Associated landscaping and earthworks.*

Apologies in advance for the oversight.

Notification and Submissions

A late submission was received from the new property owners of the adjoining site at 20 Herbert Avenue, legally known as 18 Herbert Ave (Lot 130). The property was purchased during the course of the application in March 2018. At the time of receiving the submission the assessment report had been finalised and as such is not technically documented in the report. The submission raised concerns with regards to the following:

- Privacy;
- Consistency with adjoining and surrounding development.

The above concerns were taken into consideration as part of the assessment of the application (in response to the submission raised by the previous owner) and the following advice was provided to Ms R Ridley in response to the submission:

....the previous owner Bob Slaughter submitted an objection to the proposed development which also raised concerns regarding visual privacy, and in relation to the bulk and scale and visual impact of the development. As part of my assessment I attended the site at 20 Herbert Avenue and undertook a site inspection from the site and within the dwelling, with particular regards to the upper level and mid-level bedrooms and adjoining balconies. These concerns have been taken into consideration in the assessment of the application and recommendations provided where appropriate.

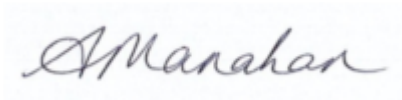
Ms Ridley has been advised of the DDP Meeting and will be making representation.

A further submission has been received from Mr R Davies (24 Herbert Avenue) ahead of the DDP Meeting. Although no new issues have been raised in the submission as such, Mr Davies requests further consideration of several issues as follows:

- Previous determination of development applications at 18 & 20 Herbert Avenue and a consistent approach, primarily with regards to the upper balcony in relation to privacy, view sharing and amenity;
- Further consideration of any outdoor lighting on the deck to ensure no obtrusive lighting to No. 24;
- Recommendation of continuous screening along the western edge of the balcony to prevent overlooking into No. 20 (upper bedroom, bathroom and balcony);
- The submission reiterates inaccurate mapping of existing trees, and inaccuracies in the Applicant's letter dated 29/01/2018;
- Submission of the independent Arborist report commissioned by Mr Davies (24 Herbert) for Council's review (not for public viewing or by Applicant) for Council's information only. Mr Davies recommends Council's Landscape Officer and DDP Panel to review;
- Concerns regarding conditions of consent:
 - B10. Landscape Plan is incomplete, concerns regarding implementation of landscape plan;
 - B24. Purpose behind condition, and concerns regarding limb growth and maintenance;
- Request for an updated landscape plan detailing species and endorsing more appropriate species, also discouraging dense canopy plantings;
- No assessment from Council's Landscape Officer available for viewing;
- Access to property at No. 24 during construction and recommendations for additional conditions to ensure no unreasonable impacts, including timeframes and notification;

- The geotechnical report does not address the location of the Sydney Water sewer line in relation to the stormwater management trench proposed at the rear of the property.

A copy of the submission has been forwarded to the Panel for consideration.

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Angela Manahan
Principal Planner Development Assessment

A handwritten signature in dark ink, appearing to read 'Anna Williams', written in a cursive style.

Anna Williams
Manager Development Assessment