



northern  
beaches  
council

## MEMORANDUM

### Development Assessment

**To:** Development Determination Panel (DDP)  
**From:** Catriona Shirley  
Development Assessment Officer  
**Date:** 25 July 2018  
**Subject:** DA2017/0793, No. 22 Ian Lane, North Curl Curl  
**Record Number** 2018/468919

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### Background

The DDP will be considering an application for Alterations and Additions to a Dwelling House at 22 Ian Lane, North Curl Curl at its meeting on 25 July 2018.

The purpose of this memo is to make the Panel aware of a late submission received on 24 July 2018 from the owners of No. 20 Ian Avenue, North Curl Curl.

### Late Submission

The submission raises the following concerns:

1. Bin area in the front setback
  2. Stormwater Engineering – open stormwater channel
  3. External stairs on the northern elevation
  4. Safety of children accessing the open stormwater channel
  5. Privacy
1. Concern was raised in regards to the placement of the bin enclosure in the front setback area.

The proposed bin area is located over the open stormwater channel on the northern side boundary, within the front setback. The bins are to be located on a removable grate that is accessed via a locked gate.

The current location of the bins is within the front setback area, visible from the streetscape as demonstrated in photo 1 below.



Photo 1 – existing bin storage area street view.

Waste storage areas are permissible within the front setback area. The new bin storage area is shielded by the existing boundary wall, as shown in the photo above. The proposed bin area also provides a more convenient, accessible and safer area for the occupants by no longer being located in front of the garage. The location also provides an improvement to the visual quality of the streetscape by removing the bins from the direct street view.

In summary, the proposal, is considered to satisfy the objectives of Clause B7 Front Boundary Setback under Warringah Development Control Plan 2011 (WDGP 2011) and is supported in this instance.

It is considered that this issue has been addressed and does not warrant further amendment or refusal of the application.

2. Concern was raised in regards to the survey stormwater plan submitted with the application

There is a discrepancy between the engineering plans and the architectural plans.

The architectural plans show Council's concrete lined channel with a cantilevered staircase above a section of the channel. The current architectural plans do not show the channel being realigned or if it is to be the flood compatible construction method has not been shown on the plans.

The engineering plans show the channel continuing within 22 Ian Lane then diverting to 20 Ian Lane further down the property than existing diversion, at the rear of 22 Ian Lane's new dwelling.

Conditions imposed by the Development Engineers require that the stormwater option is to comply with Council's Low Level Property Policy "POL 136 Stormwater Drainage for Low Level Properties". The details of the stormwater option are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

It is considered that this issue has been addressed and does not warrant further amendment or refusal of the application.

3. Concern was raised in regards to the stairs on the northern elevation being attached to the boundary wall between No.20 and No.22 lan Lane.

The external stairs on the northern elevation are to be cantilevered from the retaining wall of No.22 lan Lane as demonstrated on the plans. The external stairs are not using the boundary wall between No.20 and No.22 lan Lane as support for the external stairs.

It is considered that this issue has been addressed and does not warrant further amendment or refusal of the application.

4. Concern has been raised in regards to the safety of the children in the area accessing this area is the gate is left unlocked.

It is shown on the submitted plans that the external bin area is an enclosed and secure space. The floor grate expands the width of the side setback, and has a return grate at the eastern end of the area which restricts access to the stormwater channel located below.

Therefore, in the event that the owners of the site leave the gate unlocked there is no direct access to the open stormwater channel. This ensures safety of the children in the area.

It is considered that this issue has been addressed and does not warrant further amendment or refusal of the application.

5. Concern was raised as to the overlooking from the rear terrace area into No.20 lan Lane.

This matter has been addressed in detail within the initial Assessment Report, and also within the Supplementary Assessment Report.

In summary, the proposal, is considered to satisfy the objectives of Clause D8 Privacy under Warringah Development Control Plan 2011 (WDGP 2011) and is supported in this instance.

## **Conclusion**

The matters raised within the late submission have been considered and addressed in detail within the Assessment Report, the Supplementary Report and within this memo. No further assessment is required in this circumstance.

### **Recommendation**

That the Development Determination Panel as the consent authority grant Development Consent to DA2017/0793 for alterations and additions to a dwelling house at 22 Ian Lane, North Curl Curl, subject to the conditions listed in the Supplementary Report.



**Catriona Shirley**  
**Planner**



**Steve Findlay**  
**Manager, Development Assessment**