



northern
beaches
council

7 August 2025



Meridian Homes (Aust) Pty Ltd
PO Box 7546
NORWEST NSW 2153

Dear Sir/Madam,

Development Application No: DA2025/0791 for Demolition works and construction of a dual occupancy (attached) including a swimming pool and strata subdivision at 20 Grimes Place DAVIDSON.

An assessment has been undertaken of your application. The assessment has found that it is unsatisfactory in its current form for the reasons identified below:

- **Insufficient information**

The following information/documentation is required to complete the assessment of the application:

1. Statement of Environmental

The submitted Statement of Environmental Effects does not reference some proposed ancillary structures, such as the swimming pool and boundary fences identified in the submitted landscape plan.

All ancillary structures must be referenced in the SEE and an assessment against the requirements of the relevant LEP and DCP controls.

2. Onsite Stormwater Detention

The submitted stormwater management plans submitted include onsite stormwater detention (OSD) but the hydraulic model for the design has not been included for assessment. The design only collects stormwater from the proposed roof areas into the detention tanks with all other remaining areas bypassing the tanks.

The site drains into a flood affected area and as such it is critical that the system is designed in accordance with Council's policy.

The applicant shall provide a report, prepared by a suitably qualified engineer, on the design and a copy of the hydraulic model to demonstrate compliance with Council's Water Management for Development Policy.

- **Issues**

The following is a list of the issues and concerns identified in the assessment that cannot be supported:



1. Plan Inconsistencies

Details provided on the submitted architectural drawings and landscape plan are inconsistent.

The driveway in each set of plans is fundamentally different. Council does not support the driveway layout in the architectural plans due to the large area of hardstand at the front of the building. The driveway layout as detailed in the landscape plan is the preferred layout.

The architectural plans shall be revised to reflect the driveway layout in the landscape plan. Swept path analysis shall be provided to ensure usability of the landscape plan driveway layout.

The landscape plan "Zone A" and "Zone B" does not match the subdivision pattern shown in the architectural plans, notably the offset boundary in the rear private open space area. This must be rectified to ensure consistency with the proposed subdivision plan.

2. Swimming Pool

Generally, swimming pools are not permitted in the front setback area pursuant to Part D16 of WDCP. However, due to the site's dual frontage orientation, compliance with this control is impossible in this case.

The proposed swimming pool includes a 1.8m high wall and fence along the eastern elevation which sits atop a prominent rock outcrop. This means the effective height of the wall and fence when viewed from the street is approx. 4.2m high.

Council does not support the siting or design of the proposed swimming pool due to its detrimental impact upon the visual quality of the streetscape and openness of the front setback area.

The applicant shall investigate alternative locations for the proposed swimming pool to ensure the front boundary does not form part of the enclosed pool area and provide greater openness in the front setback area.

The coping level of the pool shall not exceed RL 144.26. Apart from required 1.2m high enclosure fencing, Council will not support any ancillary structure above the pool coping level.

3. Boundary Fences

Due to the prominent location and dual frontage of the site, Council does not support any fence higher than 1.2m with at least 20% transparency above 400mm along the Grimes Place frontage. The fence height may increase to 1.5m with at least 20% transparency above 400mm along the splay between Grimes Place and Sir Thomas Mitchell Drive. Screening vegetation may be provided along these fences to provide additional visual privacy to the front setback area.



A 1.8m high solid fence may be supported along the Sir Thomas Mitchell Drive frontage that ties into the existing fencing along this frontage to enclose the rear private open space for each dwelling.

Options available to the Applicant

Council is providing you with two (2) options to progress your application:

1. Prepare and submit further supporting information/amendments to address the above issues. Please carefully read the below advice if you choose this option.
2. Request that the current proposal proceed to determination in its current form, which may result in refusal of the application.

Please advise of your selected option by responding **within 7 days of the date of this letter** by email sent to council@northernbeaches.nsw.gov.au marked to the attention of the assessment officer. Should Council not receive your response by this date, Council will determine the application in its current form.

Submitting further information/amendments

Council will offer **one** opportunity to provide feedback on conceptual amendments addressing the issues raised in this letter. We strongly request that you contact the assessment officer directly for a 'without prejudice' discussion on your proposed resolution of the issues and the submission requirements **before** lodging any documentation on the NSW Planning Portal.

Conceptual amendments must be provided to Council for feedback **within 14 days of the date of this letter**. If conceptual amendments are deemed sufficient, we will then provide you with a timeframe upon which an amended application is to be lodged on the NSW Planning Portal (generally 14 days).

Please ensure that the amended/additional information submitted on the NSW Planning Portal is a genuine attempt to resolve the issues as Council will generally not seek any further information/amendments after that point. Council will proceed to assess and determine the application based on the submitted information without further consultation. Whilst we will provide feedback on your conceptual amendments in good faith, this cannot guarantee the approval of the amended application.

As part of any amended application, it may be necessary to update your supporting documentation (e.g., BASIX certificate, bushfire report, geotechnical report, etc.). Failure to do so may affect Council's ability to determine the application favourably.

Please ensure that any amendments are accompanied by a summary/schedule of amendments cover sheet.

Council reserves its right under section 37 of the *Environmental Planning and Assessment Regulations 2021* not to accept any information/amendment if it is not considered to be a genuine attempt to resolve the issues. In which case, Council will inform you that the changes have not been accepted and the application will proceed to be determined.



This process has been established to ensure an efficient and responsible level of service which meets the requirements of the Department of Planning and Environment's *23A Guidelines on withdrawal of Development Applications 2023*, Ministerial Orders *Statement of Expectations 2021* and the *Development Assessment Best Practice Guide 2017*.

As per the requirements of section 36 of the *Environmental Planning and Assessment Regulation 2021*, you are advised that this application was accepted on 27/06/2025 and 41 days in the assessment period have now elapsed.

This letter will be released on Council's webpage as part of the application's documentation.

Should you wish to discuss any issues raised in this letter, please contact Nick Keeler on 1300 434 434 during business hours Monday to Friday.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nick Keeler'.

Nick Keeler
Planner