

Hi Robert,

Thank you for your email concerning the PLM Notes for the proposed carport at 6 Allawah Ave, Elanora Heights.

Please refer to the following response for each question.

1. The DA lodgement requirements will refer to a survey plan indicating all existing structures currently on-site to be provided. Using Council's discretion, and given the minor nature of the works proposed, if the original survey plan (provided at the PLM) and the updated partial survey of the rear is provided, that will be acceptable for assessment.

2. No Geotechnical Report will be required, unless the following is proposed -
Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation; or
Any landfill greater than 1.0 metres in height.

You have correctly identified that the property does not currently fall within Council's Geotechnical Mapping.

3. Any variation to the 1.0m setback control would be subject to a merit consideration by the Council Planner responsible for assessing the Development Application. If you intend on varying the 1.0m setback, I would recommend addressing each of the outcomes of the applicable control. In doing so, this should demonstrate to the Planner assessing the DA, that the impacts associated with the variation have been mitigated.

Hope this assists. If you have any questions, please feel welcome to contact directly.

Kind regards,

Kent Bull
Planner

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