



northern
beaches
council

Application No: /PLM2018/0072

Meeting Date:

Property Address: 12-14 Rock Bath Road PALM BEACH

Proposal: Construction of a Additions to enclose an existing carport

Attendees for Council: INSERT Names

Attendees for applicant: INSERT Name(s)

General Comments/Limitations of these Notes

These notes have been prepared by Council on the basis of information provided by the applicant and a consultation meeting with Council staff. Council provides this service for guidance purposes only. These notes are an account of the specific issues discussed and conclusions reached at the pre-lodgement meeting. These notes are not a complete set of planning and related comments for the proposed development. Matters discussed and comments offered by Council will in no way fetter Council's discretion as the Consent Authority. A determination can only be made following the lodgement and full assessment of the development application.

In addition to the comments made within these notes, it is a requirement of the applicant to address ALL relevant pieces of legislation including (but not limited to) any SEPP and any applicable clauses of Pittwater Local Environment Plan 2014 and Pittwater 21 Development Control Plan within the supporting documentation of a development application including the Statement of Environmental Effects.

You are advised to carefully review these notes. If there is an area of concern or non-compliance that cannot be supported by Council, you are strongly advised to review and reconsider the appropriateness of the design of your development for your site and the adverse impacts that may arise as a result of your development prior to the lodgement of any development application.



**NOD
SPECIFIC ISSUES RAISED BY APPLICANT FOR DISCUSSION**

Issue/s Raised	Council Response
Issue Description of issue Relevant PLEP/P21 DCP Clause Clause XXX	Comments
Issue Description of issue Relevant PLEP/P21 DCP Clause Clause XXX	Comments

PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)

Note: PLEP 2014 can be viewed at the [NSW Government Legislation Website](#)

Zoning and Permissibility	
Definition of proposed development: (ref. PLEP 2014 Dictionary)	Definition
Zone:	Zone
Permitted with Consent or Prohibited:	Permitted with consent/Prohibited

Principal Development Standards:	
Clause 4.1 Minimum Subdivision Lot Size	
Standard	Proposed
XXX	XXX
Comment XXX Note: Building heights are measured from existing ground level.	
Clause 4.3 Height of Buildings	
Standard	Proposed
XXX	XXX
Comment XXX	



PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21 DCP)

Note: P21 DCP can be accessed via [Council's website](#)

Section A: Shaping Development in Pittwater	
A4 Localities	
Comment XXX	

Section B: General Controls (DELETE WHERE NOT APPLICABLE)	
B1 Heritage Controls	
Control/Requirement	Proposed
XXX	XXX
Comment XXX	
B2 Density Controls	
Control/Requirement	Proposed
XXX	XXX
Comment XXX	
B3 Hazard Controls	
Control/Requirement	Proposed
XXX	XXX
Comment XXX	
B4 Controls Relating to the Natural Environment	
Control/Requirement	Proposed
XXX	XXX
Comment XXX	
B5 Water Management	
Control/Requirement	Proposed
XXX	XXX
Comment XXX	
B6 Access and Parking	



Control/Requirement	Proposed
XXX	XXX
Comment XXX	
B8 Site Works Management	
Control/Requirement	Proposed
XXX	XXX
Comment XXX	

Section C: Development Type Controls (DELETE WHERE NOT APPLICABLE)	
C1 Design Criteria for Residential Development	
Control/Requirement (If/where relevant)	Proposed
i.e. C1.1 Landscaping, C1.2 Safety and Security, etc.)	XXX
Comment XXX	
C2 Design Criteria for Business Development	
Control/Requirement	Proposed
i.e. C2.1 Landscaping, C2.2 Safety and Security, etc.)	XXX
Comment XXX	
C3 Design Criteria for Industrial Development	
Control/Requirement	Proposed
i.e. C3.1 Landscaping, C3.2 Safety and Security, etc.)	XXX
Comment XXX	
C4 Design Criteria for Subdivision	
Control/Requirement	Proposed
i.e. C4.1 Subdivision – Protection from Hazards, C4.2 Subdivision – Access Driveways and Off-Street Parking Facilities, etc.)	XXX
Comment XXX	



C5 Design Criteria for Other Development	
Control/Requirement	Proposed
i.e. C5.1 Landscaping, C5.2 Safety and Security, etc.)	XXX
Comment XXX	
C6 Design Criteria for Warriewood Valley Release Area	
Control/Requirement	Proposed
i.e. C6.1 Integrated Water Cycle Management, C6.2 Natural Environment and Landscaping Principles, etc.)	XXX
Comment XXX	

Section D: Locality Specific Development Controls (DELETE WHERE NOT APPLICABLE)	
INSERT SPECIFIC LOCALITY HERE (i.e. D1 Avalon Beach Locality, D2 Bayview Heights Locality, etc.)	
Control/Requirement (If/where relevant)	Proposed
e.g. 3.1 Character as viewed from a public place	XXX
Comment XXX	
Control/Requirement (If/where relevant)	Proposed
e.g. D3.2 Scenic Protection - General	XXX
Comment XXX	
Control/Requirement (If/where relevant)	Proposed
e.g. D3.3 Building colours and materials	XXX
Comment XXX	

Specialist Advice	
Referral Body	Comments
Referral Body	XXX
Referral Body	Comments



Specialist Advice

Referral Body

XXX

Relevant Council Policies

You are advised that copies of the following (but not limited to all) Council's policies are available via Council's website (www.pittwater.nsw.gov.au):

- XXX
- XXX

Documentation to accompany the Development Application

- Electronic copies (USB)
- Statement of Environmental Effects
- Request to vary a development standard
- Cost of works estimate/ Quote
- Site Plan
- Floor Plan
- Elevations and sections
- A4 Notification Plans
- Survey Plan
- Site Analysis Plan
- Demolition Plan
- Excavation and fill Plan
- Waste Management Plan (Construction & Demolition)
- Waste Management Plan Ongoing
- Certified Shadow Diagrams
- BASIX Certificate
- Energy Performance Report
- Schedule of colours and materials
- Landscape Plan and Landscape Design Statement
- Arboricultural Impact Assessment Report
- Swimming Pool Plan
- Photo Montage
- Model
- Statement of Heritage Impact
- Subdivision Plan
- Road design Plan
- Advertising Structure / Sign Plan
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- Stormwater Drainage Assets Plan
- Geotechnical Report
- Bushfire Report
- Acid Sulfate Soil Report
- Acoustic Report
- Coastal Assessment Report



Documentation to accompany the Development Application

- Flood Risk Assessment Report
- Water Table Report
- Overland Flows Study
- Water Sensitive Urban Design Strategy
- Waterway Impact Statement
- Aquatic Ecology Assessment
- Estuarine Hazard Assessment
- Flora and Fauna Assessment
- Species Impact Statement
- Biodiversity Management Plan
- Traffic and Parking Report
- Construction Traffic Management Plan
- Construction Methodology Plan
- Access Report
- Fire Safety Measures Schedule
- Aboriginal Heritage Assessment Report
- SEPP 65 Report
- Integrated Development Fees
- Contaminated Land Report
- Environmental Impact Statement
- Backpackers' Accommodation / Boarding Houses Management Plan
- Social Impact Statement

[Amend list as applicable – as per Development Application Checklist]

Please refer to Development Application Checklist for further detail.

Concluding Comments

These notes are in response to a pre-lodgement meeting held on XXX to discuss XXX at XXX. The notes reference preliminary plans prepared by XXX dated XXX.

The proposal is **acceptable/not acceptable** and **may be supported/requires redesign prior to submission**. [Give brief summary if not supported]

Based upon the above comments you are advised to satisfactorily address the matters raised in these notes prior to lodging a development application.