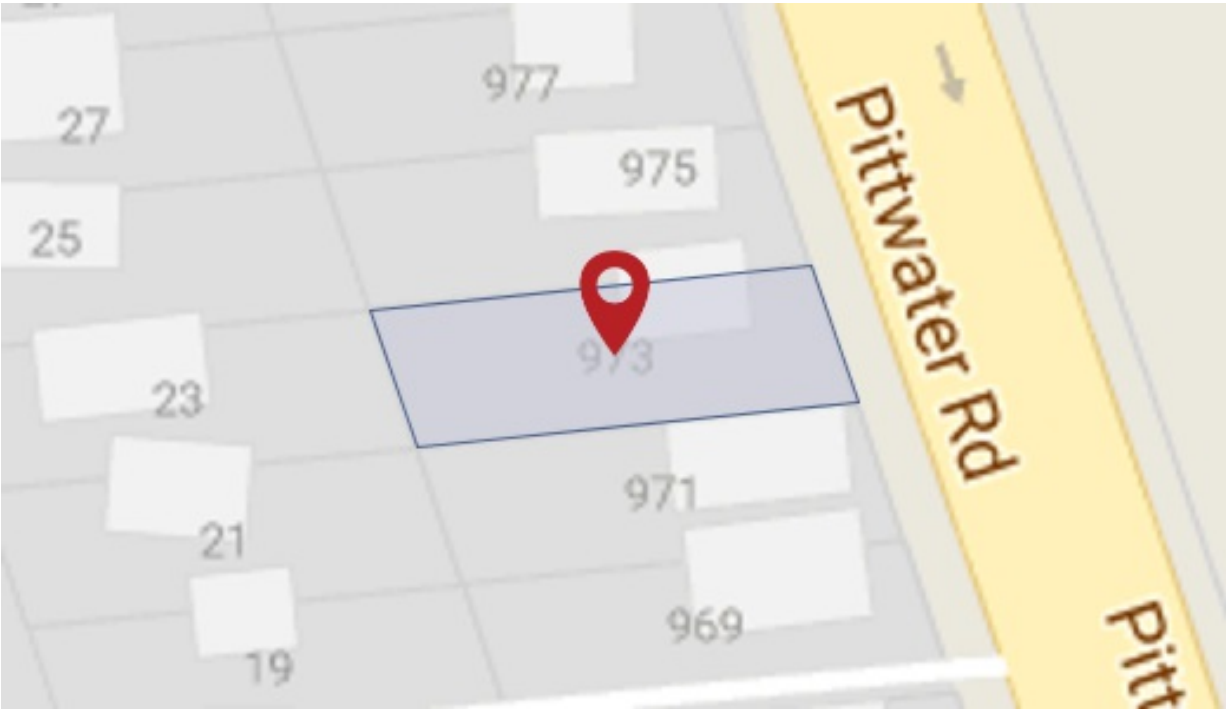


Property Report for 973 Pittwater Road, Collaroy, 2097

Property Details

Address:	973 Pittwater Road, Collaroy, 2097
Lot Plan No:	11/DP10519
Council:	Warringah



Council Details

WARRINGAH COUNCIL

Website	http://www.warringah.nsw.gov.au/
Phone Number	02 9942 2111
Email Address	council@warringah.nsw.gov.au
Council Address	Civic Centre 725 Pittwater Road Dee Why 2099

Planning Controls associated with this property

Land Zoning

- R2 - Low Density Residential : (pub. 2011-12-09)

Height of Building

- I - 8.5 m : Range [8.0 - 8.9 m] (pub. 2015-06-26)

Land Application LEP

- Included : Warringah Local Environmental Plan 2011 (pub. 2014-02-14)

Landslide Risk Land

- Area A - Slope <5 (pub. 2011-12-09)
- Area D - Collaroy Plateau Area Flanking Slopes 5 to 15 (pub. 2011-12-09)

Minimum Lot Size

- M - 600 m² : Range [600 - 624 sqm] (pub. 2011-12-09)

Other spatial data associated with this property

Local Government Area

- Warringah

Suburbs

- Collaroy

State Environmental Planning Policies which apply at 973 Pittwater Road, Collaroy, 2097

State Environmental Planning Policy (Affordable Rental Housing) 2009 : (pub. 2009-07-31)

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 : (pub. 2004-06-25)

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 : (pub. 2008-12-12)

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 : (pub. 2004-03-31)

State Environmental Planning Policy (Infrastructure) 2007 : (pub. 2007-12-21)

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 : (pub. 2007-02-16)

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 : (pub. 2007-09-28)

State Environmental Planning Policy No 19-Bushland in Urban Areas : (pub. 1986-10-24)

State Environmental Planning Policy No 1-Development Standards : (pub. 1980-10-17)

State Environmental Planning Policy No 21-Caravan Parks : (pub. 1992-04-24)

State Environmental Planning Policy No 30-Intensive Agriculture : (pub. 1989-12-08)

State Environmental Planning Policy No 33-Hazardous and Offensive Development : (pub. 1992-03-13)

State Environmental Planning Policy No 36-Manufactured Home Estates : (pub. 1993-07-16)

State Environmental Planning Policy No 44-Koala Habitat Protection : (pub. 1995-01-06)

State Environmental Planning Policy No 50-Canal Estate Development : (pub. 1997-11-10)

State Environmental Planning Policy No 55-Remediation of Land : (pub. 1998-08-28)

State Environmental Planning Policy No 62-Sustainable Aquaculture : (pub. 2000-08-25)

State Environmental Planning Policy No 64-Advertising and Signage : (pub. 2001-03-16)

State Environmental Planning Policy No 65-Design Quality of Residential Apartment Development : (pub. 2002-07-26)

State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes) : (pub. 2002-05-01)

Planning Controls contained in the Warringah Local Environmental Plan 2011

Land Zoning

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

Planning Controls contained in the Warringah Local Environmental Plan 2011

Height of Building

(1) The objectives of this clause are as follows:

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,
- (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,
- (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the *Height of Buildings Map*.

(2A) If the *Height of Buildings Map* specifies, in relation to any land shown on that map, a Reduced Level for any building on that land, any such building is not to exceed the specified Reduced Level.

Planning Controls contained in the Warringah Local Environmental Plan 2011

Minimum Lot Size

(1) The objectives of this clause are as follows:

- (a) to protect residential character by providing for the subdivision of land that results in lots that are consistent with the pattern, size and configuration of existing lots in the locality,
- (b) to promote a subdivision pattern that results in lots that are suitable for commercial and industrial development,
- (c) to protect the integrity of land holding patterns in rural localities against fragmentation,
- (d) to achieve low intensity of land use in localities of environmental significance,
- (e) to provide for appropriate bush fire protection measures on land that has an interface to bushland,
- (f) to protect and enhance existing remnant bushland,
- (g) to retain and protect existing significant natural landscape features,
- (h) to manage biodiversity,
- (i) to provide for appropriate stormwater management and sewer infrastructure.

(2) This clause applies to a subdivision of any land shown on the *Lot Size Map* that requires development consent and that is carried out after the commencement of this Plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the *Lot Size Map* in relation to that land.

(3A) For the purposes of subclause (3), in calculating the size of a lot the area of any access corridor (including any right of carriageway, access way or other area that provides for vehicle access) is to be excluded, whether the access corridor is to be created or is in existence at the time of the application for development consent for the subdivision.

(4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.