

## **Preliminary Review - 37 Florence Terrace, Scotland Island**

**Proposal:** Alterations and additions to existing dwelling, swimming pool and associated landscape works.

### **Pittwater LEP**

**Zoned:** E3 - Environmental Management with dwelling houses and ancillary works permitted with consent.

**Bushfire:** Yes - Bushfire report is required.

**Height:** Max 8.5m - Complies.

**Clause 7.6 - Biodiversity:** Yes - Flora & Fauna Report required.

**Clause 7.7 - Geotechnical Hazards:** Yes - Geotechnical Report is required.

**Clause 7.8 - Limited Development in Foreshore Areas:** Yes. Plans to confirm that the building footprint (including the pergola) does not extend further into the foreshore area.

**SEPP (Coastal Management) 2018** - Yes. Identified as 'Coastal Environment Area' and 'Coastal Use Area'. To be addressed within SEE.

### **Pittwater DCP**

<b>Control</b>	<b>Requirement</b>	<b>Proposal</b>
<b>B3.1 - Landslip Hazard</b>	Must comply with requirements of Geotechnical Risk Management Policies	A Geotechnical Report has been provided.
<b>B3.2 - Bushfire Hazard</b>	Must comply with Planning for Bushfire Protection	A Bushfire Report has been provided.
<b>B3.7 - Estuarine Hazard</b>	Must comply with estuarine risk management policies	An Estuarine Risk Management Report has been provided.
<b>B4.7 - Pittwater Spotted Gum Forest - Endangered Ecological Community</b>	80% of new planting incorporates native vegetation.	Arborist report required. Flora and Fauna report may be required depending on arborist report conclusions. Landscape plans to confirm compliance.
<b>B6 - Access and Parking</b>	Refer to B6.11 Maximum on-site parking is one space.	No vehicle access or parking is shown on the plans.
<b>C1.1 - Landscaping</b>	Min 2 canopy trees in front yard and 1 in rear yard. Front of building area - minimum 60%	Landscape plans to confirm.
<b>C1.3 - View Sharing</b>	Must achieve reasonable sharing of view available from surrounding properties	If potential for view loss exists a photographic analysis should be provided.

<b>C1.7 - Private Open Space</b>	Min 80m <sup>2</sup> at ground level with min dimension of 4m and minimum principal area of 16m <sup>2</sup> .	Plans to confirm.
<b>D8.1 - Character as viewed from a public place</b>	Bulk & scale must be minimised. Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when view from a public place	A photomontage of the development as it will present to the waterway is required if value is greater than \$1m.
<b>D8.3 - Building Colours and materials</b>	External colours and materials shall be dark and earthy tones	External finishes and materials schedule is required.
<b>D8.5 - Front building line</b>	6.5m or established, whichever is greater	Complies.
<b>D8.6 - Side and rear building line</b>	2.5m to one side 1.0 for other side (or maintenance of existing) Foreshore building line applies to rear setback (1m rear setback for pools)	Variation to side setbacks on the basis that proposal maintains the existing. Plans should clearly demonstrate the existing setback measurement in metres and the proposed setback.  Plans to include details of the rear foreshore building line.  Consider amending plans to reduce pergola so as to not extend further into the foreshore building area.
<b>D8.7 - Building envelope</b>	Sited within projecting 45 degree plane from height of minimum floor level at side boundary to maximum building height.	Plans to confirm.
<b>D8.9 - Landscaped Area</b>	Maximum of 29% of site area not provided as landscaped area.  **site plan is to clearly show by shading the proposed landscaped area	43% not provided as landscaped area resulting in a non-compliance.  A variation is required. Consider increased landscaped areas and a reduced built upon area.

	<p>and include a table identifying:</p> <ul style="list-style-type: none"> <li>• Existing hard surface area</li> <li>• Hard surface area to be retained</li> <li>• Proposed hard surface area</li> <li>• Total site area</li> <li>• Existing Landscaped area (%)</li> <li>• Proposed Landscaped Area (%)</li> </ul> <p>Impervious area to be retained.</p>	
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#### **Documentation Required for DA Submission**

- Boundary Identification Survey
- Architectural Plans (including excavation and fill plan)
- Shadow Diagrams
- Photomontage
- A4 Notification Plans
- Schedule of Colours & Materials
- BASIX Certificate
- Landscape Plan
- Stormwater management plans
- Erosion & Sediment Control
- Geotechnical Report
- Bushfire Report
- Estuarine Risk Management Report
- Arborist Report (if any works are within 5m of existing trees)
- Flora and Fauna Assessment Report or Statement confirming that a BDAR is not required (depending on outcome of arborist report).
- Construction Methodology Plan
- On-site Wastewater Management Report
- Waste Management Plan (as per attached template)
- Cost Summary Report (as per attached template)