

20 April 2018



Grant Stafford Craft
C/- Fragar Planning And Development 11 Jersey Avenue
LEURA NSW 2780

Dear Sir/Madam

Application Number: DA2017/1384
Address: Lot 100 DP 16682 , 14 Kalang Road, ELANORA HEIGHTS NSW 2101
Lot 99 DP 16682 , 16 Kalang Road, ELANORA HEIGHTS NSW 2101
Proposed Development: Consolidation of two (2) existing lots and subdivision into three (3) lots

Please find attached the Notice of Determination for the above mentioned Application.

Please be advised that a copy of the Assessment Report associated with the application is available on Council's website at www.northernbeaches.nsw.gov.au

Please read your Notice of Determination carefully and the assessment report in the first instance.

If you have any further questions regarding this matter please contact the undersigned on 1300 434 434 or via email quoting the application number, address and description of works to council@northernbeaches.nsw.gov.au

Regards,



Hugh Halliwell
Planner

NOTICE OF DETERMINATION

Application Number:	DA2017/1384
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Grant Stafford Craft
Land to be developed (Address):	Lot 100 DP 16682 , 14 Kalang Road ELANORA HEIGHTS NSW 2101 Lot 99 DP 16682 , 16 Kalang Road ELANORA HEIGHTS NSW 2101
Proposed Development:	Consolidation of two (2) existing lots and subdivision into three (3) lots

DETERMINATION - REFUSED

Made on (Date)	20/04/2018
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Reasons for Refusal:

1. The subdivision configuration is unable to accommodate development consistent with the relevant development controls. The lot configuration and sizes are inconsistent with the pattern, size and configuration of existing lots in the locality. Therefore, the proposal is unable to satisfy the objectives of Clause 4.1 of PLEP 2014.
2. Insufficient information has been provided with the application. Due to the likely excavation required for future access driveways the sites, it is required that a report in accordance with Geotechnical Risk Management Policy for Pittwater - 2009 (P21 DCP) is prepared and submitted.
3. Submission of a preliminary indicative cross-section driveway access for the vacant lots is required in accordance with Council's C4.2 Pittwater 21 DCP (Access Driveways and Off-street Parking Facilities). A Extra High standard vehicle crossing Profile standard. (3330/4). <https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/specification-documents/extrahighstandardvehiclecrossingprofile.pdf>
4. The proposed subdivision design cannot achieve/retain a level of amenity commensurate with the locality and desired character of the area. The proposal is unable to provide an appropriate subdivision design that meets the stipulated outcomes and controls of Clause C4.7 of P21 DCP.
5. The proposed building envelopes will be located forward of the established building line, resulting potential future development that is inconsistent with the existing streetscape. In light

of this, the proposal will be unable to satisfy the outcomes and controls of clause D5.5.

6. The proposed building envelopes are unable to provide the minimum required setbacks, in accordance with clause D5.6 of P21 DCP. It is not considered that the building envelope locations will be able to provide adequate separation for future development that is consistent with the controls and outcomes of clause D5.6.
7. All three (3) proposed lots fail to meet the minimum required 60% landscaped area, as required under clause D5.9 of P21 DCP. The plans also fail to indicate required access to the lots, therefore not accurately reflecting the landscaped area. With this considered, the proposal is unable to meet the required outcomes under clause D5.9.

Right to Review by the Council

You may request Council review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979 if it is NOT integrated or designated development. Any request to review the application must be made and determined within 6 months from the date of determination.

NOTE: A fee will apply for any request to review the determination.

Right of Appeal

If you are dissatisfied with this decision Section 97 of the Environmental Planning & Assessment Act 1979 may give you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.

Signed On behalf of the Consent Authority



Name Hugh Halliwell, Planner

Date 20/04/2018