



northern
beaches
council

Application No: PLM2019/0260
Meeting Date: 10/12/2019 9:30:00 AM
Property Address: 8 & 9 Baz Retreat WARRIEWOOD
Proposal: Subdivision of Lots 10 & 11 to create four lots and construction of a semi-detached dwelling on each new lot
Attendees for Council: Nick Keeler – Planner
Claire Ryan – Principal Planner

Attendees for applicant: Emma Nesbitt
Bradley Piggott
Maurice Leone
Julian Furzer
Tony Robb
Mark Andrews

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.



SPECIFIC ISSUES RAISED BY APPLICANT FOR DISCUSSION

Issue/s Raised	Council Response
Lodgement of single application for both lots	Council does not have any specific restrictions requiring the proposed development to be submitted as a single application or multiple applications.

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)	Subdivision and Semi-detached dwelling
Zone:	R3 Medium Density Residential
Permitted with Consent or Prohibited:	Permitted with consent

Principal Development Standards:	
Clause 4.3 Height of Buildings	
Standard	Proposed
10.5m	Lot 10: 7.8m Lot 11: 9.5m
Comment The proposal demonstrates compliance with this development standard. Note: Building heights are measured from existing ground level.	

Urban Release Area:	
Clause 6.1 Warriewood Valley Release Area	
Standard	Proposed
Buffer area 1j – Not more than 40 dwellings or less than 26 dwellings Buffer area 1k – Not more than 21 dwellings or less than 14 dwellings Total density - Not more than 61 dwellings or less than 40 dwellings	Four additional dwellings across both buffer areas
Comment There are currently 50 dwellings that have been approved across both buffer areas. The proposal will increase this to 54 dwellings if a development application is approved. There are four additional lots that do not have any existing dwelling approvals and one lot that has a development application submitted to Council for a single dwelling.	



Urban Release Area:	
Clause 6.1 Warriewood Valley Release Area	
Standard	Proposed
Assuming single dwellings are constructed in the remaining lots, a total of 59 dwellings are capable of being constructed across the buffer areas. The proposal demonstrates compliance with the dwelling density requirement.	

PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21 DCP)

Note: P21 DCP can be accessed via Council's Website www.northernbeaches.nsw.gov.au

Section A: Shaping Development in Pittwater	
A4.16 Warriewood Valley Locality	
Comment The development application is to address and demonstrate compliance with the desired future character of the Warriewood Valley Locality.	

Section B: General Controls	
B6 Access and Parking	
Control/Requirement	
B6.1 Access driveways and Works on the Public Road Reserve	
Comment The development application is to address and demonstrate compliance with the requirements of this control.	
Control/Requirement	
B6.2 Internal Driveways	
Comment The development application is to address and demonstrate compliance with the requirements of this control.	
Control/Requirement	Proposed
B6.3 Off-Street Vehicle Parking Requirements – 2 spaces per dwelling	Lot 10: 2 spaces per dwelling in tandem configuration Lot 11: 2 spaces per dwelling in tandem configuration
Comment The proposal demonstrates compliance with this control.	
B8 Site Works Management	
Comment The development application is to address and demonstrate compliance with the requirements of this control.	



Section C: Development Type Controls
C1 Design Criteria for Residential Development
Comment The development application is to address and demonstrate compliance with the all relevant controls applicable to the Warriewood Valley Locality.
C6 Design Criteria for Warriewood Valley Release Area
Control/Requirement
C6.2 Natural Environment and Landscaping Principles
Comment The development application is to address and demonstrate compliance with the requirements of this control.
Control/Requirement
C6.3 Ecologically Sustainable Development, Safety and Social Inclusion
Comment The development application is to address and demonstrate compliance with the requirements of this control.
Control/Requirement
C6.5 Utilities, Services and Infrastructure Provision
Comment The development application is to address and demonstrate compliance with the requirements of this control.
Control/Requirement
C6.8 Residential Development Subdivision Principles
Comment The development application is to address and demonstrate compliance with the requirements of this control.
Control/Requirement
C6.9 Residential Land Subdivision Approval Requirements
Comment The development application is to address and demonstrate compliance with the requirements of this control.
Control/Requirement
C6.10 Additional Specifications for development of Buffer Area 1a to 1m
Comment The development application is to address and demonstrate compliance with the requirements of this control.



Section D: Locality Specific Development Controls	
D16 Warriewood Valley Locality	
Control/Requirement	
D16.1 Character as viewed from a public place	
Comment The development application is to address and demonstrate compliance with the requirements of this control.	
Control/Requirement	Proposed
<p>D16.5 Landscaped Area for Newly Created Individual Allotments – <i>Minimum Landscaped Area Requirements</i> 25% of site area with 3m minimum dimensions</p> <p><i>Landscaping Requirements</i> One small tree (6m canopy) in front setback area One small tree (6m canopy) in rear setback area</p>	<p>Lot 10: Eastern dwelling – 31.5m² (19.2%) Western dwelling – 55.7m² (30.7%)</p> <p>Lot 11: Eastern dwelling – 46.9m² (27.3%) Western dwelling – 45.7m² (27.4%)</p>
Comment The proposal mostly demonstrates compliance with the <i>Minimum Landscaped Area Requirements</i> . The eastern dwelling proposed on Lot 10 is deficient in landscaped area with 3m minimum dimensions. The non-compliance will require adequate justification in light of the control objectives and must be included in the Statement of Environmental Effects. A Landscape Plan, prepared in accordance with Appendix 9 - Landscaping and Vegetation Management, must be submitted that demonstrates compliance with the <i>Landscaping Requirements</i> .	
Control/Requirement	Proposed
<p>D16.6 Front building lines – Articulation zone: 1.5m Garage/carport: 4m Dwelling: 5.5m (tandem parking)</p>	<p>Lot 10: Eastern dwelling – 4.5m articulation, 5.6m building line and garage Western dwelling – 4.4m articulation, 5.5m building line, 5.8m garage</p> <p>Lot 11: Eastern dwelling – 6.7m articulation, 7.2m building line, 7.4m garage Western dwelling – 6m articulation, 6.8m building line, 7m garage</p>
Comment The proposal demonstrates compliance with this control.	
Control/Requirement	Proposed



<p>D16.7 Side and rear building lines – Side: Nil and 0.9m at the end of a row of attached or abutting dwellings Rear: 4m at ground level and 6m at upper level</p>	<p>Lot 10: Eastern dwelling – 1.2 to 1.7m eastern side, nil western side; 4.1m ground floor rear, 7.1m upper floor rear Western dwelling – 1.1m western side, nil eastern side; 7.9m ground floor rear, 11m upper floor rear Lot 11: Eastern dwelling – 0.9m eastern side, nil western side; 4.7m ground floor rear, 6.7m upper floor rear Western dwelling – 0.9m western side, nil eastern side; 4.5m ground floor rear, 6.5m upper floor rear</p>
<p>Comment The proposal demonstrates compliance with this control.</p>	
<p>Control/Requirement</p>	<p>Proposed</p>
<p>D16.9 Solar access – Windows of principal living area and private open space between 9am & 3pm on 21 June: 2 hours Existing adjoining residential development midwinter: 3 hours Where the adjoining residential land is vacant, at least 50% of the rear yard area of the adjoining land is to receive sunshine in accordance with this control.</p>	<p>Lot 10: Adequate solar access provided to subject site and adjoining sites Lot 11: Adequate solar access provided to subject site and adjoining sites</p>
<p>Comment The proposal demonstrates compliance with this control.</p>	
<p>Control/Requirement</p>	<p>Proposed</p>
<p>D16.10 Private and Communal Open Space Areas – 16m² with 4m minimum dimensions per dwelling</p>	<p>Lot 10: Eastern dwelling – 31.5m² Western dwelling – 55.7m² Lot 11: Eastern dwelling – 29.9m² Western dwelling – 28.4m²</p>
<p>Comment The proposal demonstrates compliance with this control.</p>	
<p>Control/Requirement</p>	
<p>D16.11 Form of construction including retaining walls, terracing and undercroft areas</p>	
<p>Comment The development application is to address and demonstrate compliance with the requirements</p>	



of this control.
Control/Requirement
D16.12 Fences
Comment The development application is to address and demonstrate compliance with the requirements of this control.
Control/Requirement
D16.13 Building colours and materials
Comment The development application is to address and demonstrate compliance with the requirements of this control.

Specialist Advice	
Referral Body	Comments
Water Management	<ul style="list-style-type: none"> • Erosion and sediment control must be implemented, particularly around the stormwater pit, to protect the bio-retention basin from sediment during construction. • A 3000L rainwater tank is required per existing lot, i.e. 1500L tank per proposed semi-detached dwelling. • No more than 65% of the area of each lot is to be impervious surface due to the capacity limit of the detention basin.

Relevant Council Policies
<p>You are advised that copies of the following (but not limited to all) Council's policies are available via Council's website www.northernbeaches.nsw.gov.au :</p> <ul style="list-style-type: none"> • Development Assessment Management Policy

Documentation to accompany the Development Application
<ul style="list-style-type: none"> • Electronic copies (USB) • Statement of Environmental Effects • Request to vary a development standard (if required) • 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)



Documentation to accompany the Development Application

- Certified Shadow Diagrams
- BASIX Certificate
- Schedule of colours and materials
- Landscape Plan
- Subdivision Plan
- Erosion and Sediment Control Plan
- Stormwater Management Plan

Please refer to Development Application Checklist for further detail.

Concluding Comments

These notes are in response to a pre-lodgement meeting held on 10 December 2019 to discuss subdivision of Lot 10 & 11 and construction of a semi-detached dwelling on each new lot at 8 & 9 Baz Retreat, Warriewood. The notes reference preliminary plans prepared by DKO Architecture dated 14 & 15 November 2019.

The proposal demonstrates merit and may be supported.

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