

16 November 2021



Jeff Karskens
12 Allen Street
GLEBE NSW 2037

Dear Sir/Madam,

Development Application No: DA2021/1767 for Alterations and additions to a dwelling house, including a deck and retaining walls at 101 George Street AVALON BEACH.

I refer to your Application which is under assessment by Council.

The assessment of your application has revealed a number of issues, which prevents Council from supporting the proposal in its current form.

These issues are discussed below:

Landscaped Open Space

A minimum of 60% of the site is to be set aside as landscaped open space, consistent with the requirements of Pittwater 21 Development Control Plan (P21 DCP).

The proposal sets aside 40% of the site, down from the existing provision, which is estimated at 48%. The application represents both a significant non-compliance with the development control and a further loss from the existing situation, which is already non-compliant.

This further loss of landscaped open space cannot be supported, as it inhibits the potential for future propagation of mature vegetation on the site and the ability for new vegetation to mitigate visual impact on new and existing structures.

Rear Building Line

A rear building line for all structures (including decks) from any rear boundary is 6.5m, as specified by P21 DCP.

The proposed rear setback of 1.6m is insufficient to achieve the objectives of the control, which focus on retaining or providing adequately dimensioned areas of landscape open space adjoining boundaries to mitigate visual and amenity impact on adjoining properties.

Whilst it is acknowledged that the variation in topography between adjoining dwellings may limit this impact, nonetheless the rear setback proposed is insufficient to meet the objectives of the control.



Advice To Applicant

A re-design of the proposal is required, which will provide adequate areas of landscaped open space, adjoining all the boundaries of the site. In the context of the works being alterations and additions to an existing dwelling, there should at least be no further loss of the existing landscape open space on the site.

Council is providing you with three options to progress the handling of your application:

1. Prepare and submit further supporting information addressing the issues by 30 November (14 days); or
2. Request that the current proposal proceed to determination in its current form, which may result in refusal of the application; or
3. Withdraw the application from Council, which may include the refund of a portion of the application fees. Please note, that should this be your preferred option, Council will require additional information and will request this under separate cover.

Please advise of your selected option by responding to this letter by 30 November 2021 at council@northernbeaches.nsw.gov.au and marked to the attention of the assessment officer. Should Council not receive your response and selected option by this date, Council will assume that you are not withdrawing this application and it will be determined in its current form.

Should you wish to discuss any issues raised in this letter, please contact Nic England on 1300 434 434 during business hours Monday to Friday.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'R. Piggott'.

Rodney Piggott
Manager, Development Assessment