

Request to Vary a Development Standard

Property Address- 40 Bungoona Ave, Elanora Heights

The total site area is 1012m². The E4 Environmental Living Zoning requires a minimum of 60% landscaped area, and 40% maximum hard surface. With the 6% allowance for impervious treatments for outdoor recreation purposes, the required landscaped area is 546.60m². The existing hard surface coverage totals 598.60m² or 59.10%. This will remain unchanged post development, as the proposed works will not increase the hard surface areas.

The variation is due to development on the property, being built prior to current planning controls being in place. The proposed new works do not result in any further decrease in the landscaped area, and a significant portion of the land is maintained as open space.

Whilst the variation to the required planning control (as per the Pittwater Council LEP 2014, D5.0 Landscaped Area- Environmentally Sensitive Land) is reasonable, there has been no recent development on the site, and it is considered that a significant portion of the land will be maintained as landscaped area. Therefore, in this instance, it is considered that a variation to the planning control should be viewed favourably.