



Pre-lodgement Meeting Notes

Application No:	PLM2021/0151
Meeting Date:	6 July 2021
Property Address:	1010, 1012 & 1014 Pittwater Road, Collaroy
Proposal:	Demolition of the existing buildings and construction of a three storey shop top housing development consisting of 24 residential units, two retail tenancies with 380 ² m total GFA, combination of at-grade and basement level parking for 21 x retail spaces, 42 x residential spaces and 4 x visitor spaces
Attendees for Council:	<ul style="list-style-type: none">• Steve Findlay – Development Assessment Manager• Tony Collier – Principal Planner• Jordan Davies – Acting Principal Planner• Dominic Chung – Senior Urban Designer• James Brocklebank – Traffic Engineering Coordinator• Ray Creer – Waste Management <p>Additional Council comments provided by:</p> <ul style="list-style-type: none">• Joseph Di Christo – Development Engineer• Patrick Stewart - Project Leader (Water Management)• Anthony Powe – Landscape Advisor
Attendees for applicant:	<ul style="list-style-type: none">• Sean Gartner – Architect• Moe Jarra - Owner

General Comments/Limitations of these Notes

These notes have been prepared by Council's Development Advisory Services Team 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 advice on the specific issues nominated by the Applicant and the discussions and conclusions reached at the 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 application.

In addition to the comments made within these Notes, it is a requirement of the applicant to address the relevant areas of legislation, including (but not limited to) any State Environmental Planning Policy (SEPP) and any applicable sections of the Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011, within the supporting documentation



General Comments/Limitations of these Notes

including a Statement of Environmental Effects, Modification Report or Review of Determination Report.

You are advised to carefully review these notes and if specific concern have been raised or non-compliances that cannot be supported, you are strongly advised to review your proposal and consider amendments to the design of your development prior to the lodgement of any development application.

STATE ENVIRONMENTAL PLANNING POLICY NO. 65 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

The *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development* includes the following clauses which are required to be addressed in the design of the proposal and discussed within the Statement of Environmental Effects:

- Clause 28 - Determination of development applications.
- Clause 30 - Standards that cannot be used as grounds to refuse development consent or modification of development consent.
- Schedule 1 – Design Principles.

Furthermore, the following sections of the associated *Apartment Design Guide* (ADG) are to be satisfactorily incorporated into the design of the development:

- Part 3 – Siting the development.
- Part 4 – Designing the building.

The Statement of Environmental Effects is to include a table detailing compliance with the above-mentioned sections.

Note: Pursuant to Clause 50(1A) of the *Environmental Planning and Assessment Regulation 2000* the Development Application must also be accompanied by a statement by a qualified designer.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

WLEP 2011 can be viewed at:

<https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649>

Part 2 - Zoning and Permissibility

Definition of proposed development: (ref. WLEP 2011 Dictionary)	Shop Top Housing
Zone:	B1 Neighbourhood Centre
Permitted with Consent or Prohibited:	Permitted with consent

Part 4 - Principal Development Standards

Standard	Permitted	Proposed	Compliance
4.3 – Height of Buildings	11.0m	11.m to 12.1m	No +1.1m (10%)



Clause 4.6 - Exceptions to Development Standards

Clause 4.6 enables the applicant to request a variation to the applicable Development Standards listed under Part 4 of the LEP pursuant to the objectives of the relevant Standard and zone and in accordance with the principles established by the NSW Land and Environment Court.

A request to vary a development Standard is not a guarantee that the variation would be supported as this needs to be considered by Council in terms of context, impact and public interest and whether the request demonstrates sufficient environmental planning grounds for the variation.

Please see detailed commentary provided in 'Specialist Advice' below.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

WDCP 2011 can be viewed at:

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>

Please see detailed commentary provided in 'Specialist Advice' below.

Specialist Advice

Development Assessment

Opening Comments

I provide the following summary of planning advice in conjunction with my DSAP Briefing Notes which were provided for the 24 June 2021 DSAP meeting. The briefing notes contain LEP/DCP/AHD assessment tables. I will replicate these below.

General Comments on Proposal

The land is zoned B1 Neighbourhood Centre under the WLEP 2011 and 'shop top housing' is permitted with development consent. The land adjoins R2 Low Density Residential zoned land at the rear (eastern) boundary and this must be considered in the design with regards to the transition and interface between the two zone boundaries, including protection of residential amenity for these properties.

The properties to the east of the site are detached residential dwellings with landscaped rear gardens. Immediately to the north of the site is a three storey shop top housing development, the first floor setback approximately 2m and the second floor of this development setback 5m from Pittwater Road, the southern wall has no window openings. Immediately to the south of the site is a three and four storey shop top housing development (however the fourth storey is not visible from the street), with the second level substantially setback from Pittwater Road. The upper level north facing façade of this building has north facing windows setback 3m from the shared side boundary. A shop top housing development adjoins the eastern boundary of 1014 Pittwater Road. This building has a nil setback to the shared boundary, no openable windows and a balcony.

The site currently consists of one and two storey shop top housing with a landscaped rear garden. The site has a frontage of 45.7m to Pittwater Road and an approximate area of 1,850m². The



Specialist Advice

buildings at present have a nil setback from the western boundary. There are no significant trees or vegetation within the road reserve.

The proposal is considered against the key planning controls as follows:

Warringah Local Environmental Plan 2011

Standard	Permitted	Proposed	Compliance
4.3 Building Height	11.0m	11.1m western edge 12.1m central 4 th level.	No – 10%

Warringah Development Control Plan 2011

Standard	Permitted	Proposed	Compliance
Front setback	Ground 0m First 0m Second 5m Third 5m	Nil Nil Nil – 3m varied 25m	Yes Yes No Yes
Rear Setback	Merit	6m – Ground, L1, L2 10m – L3	(See ADG later in report regarding building separation)
Side Setback	Merit	South - Nil North - Nil	(See ADG later in report regarding building separation)
Number of Stories	3 stories	3 – 4 stories	No – 33%
Parking Spaces	<u>Residential</u> 1 space 1 bed unit 1.2 space per 2 bed unit 1.5 space per 3 bed unit 1 visitor per 5 units = 29 spaces total + 5 visitor <u>Retail</u> 1 space per 16.4sqm GLFA =23 spaces	<u>Residential</u> 42 residential and 4 visitor. <u>Retail</u> 21 spaces	Yes – 8 space surplus overall No – 2 space deficit

Apartment Design Guide

Standard	Requirement	Proposed	Compliance
Deep soil	7% site area 6m dimensions	11.6% (215sqm) 6m dimensions	Yes



Specialist Advice			
Communal Open Space	25% site area 50% solar access for 2 hours between 9am and 3pm	No communal open space nominated on plans	No
Building Separation	6m to boundary for habitable rooms and balconies 3m non-habitable rooms	North – Blank wall South – Blank wall East – L1 and L2 6m, L3 10m. *Note – ADG recommends increasing separation by 3m where interfacing Low Density Zone.	Does not increase additional 3m where interfacing low density zone at the eastern boundary. Increase separation to north-eastern boundary facing 26 Ocean Grove.
Solar Access	70% units 2 hours between 9am and 3pm to living and PPOS Max 15% receive no direct sun	Concern regarding units facing Pittwater Road (50% of units) may not receive full 2 hours to living rooms. Applicant to demonstrate. All units will receive some direct sun.	Insufficient detail Yes
Natural Ventilation	60% of apartments cross ventilated 18m max depth of units	10/24 (41%) Cross ventilation Unit 6 does not have openable window to light well. Unit depths do not exceed 18m	See discussion after this table. Unit depths comply
Floor to ceiling	Retail 3.3m Residential 2.7m main floor and 2.4m first floor	3.3m retail 2.8m main floor and 2.4m first floor	See urban design comments
Apartment Size	Studio 35sqm 1 bedroom 50sqm 2 bedroom 70sqm 3 bedroom 90sqm Room depth 8m in open plan Living room width 4m	1 bedrooms 70sqm 2 bedrooms 70sqm-95sqm 3 bedrooms 100sqm 6m to 8.2m 4m with for living rooms	Yes Some room depths in excess of 8m. Yes



Specialist Advice

Private open space and balcony sizes	1 bedroom 8sqm 2 bedroom 10sqm 3 bedroom 12sqm	Each have a minimum sized balcony	Yes
Common circulation and spaces	Maximum 8 units off a circulation core on a single level	Two lift cores provided. Maximum 8 units per floor off a single core	Yes
Storage	1 bedroom 6m ³ 2 bedroom 8m ³ 3 bedroom 10m ³	Limited basement storage, applicant to demonstrate in DA.	Basement storage appears limited. Applicant to address
Adaptable Living	20% of unites incorporate silver level universal design	Applicant to demonstrate	Insufficient detail at this stage.

General Comments

I provide my planning advice and comments regarding the current proposal:

- Pittwater Road Presentation** - The second floor of the proposal does not comply with the DCP 5m front setback, which has been complied with for the two adjoining developments and is the predominant spatial street pattern. Whilst the vertical articulation is welcome, this should be provided in conjunction with a minimum 5m upper floor setback. The stepped/recessed upper floor is characteristic of the surrounding area and B1 Neighbourhood zones throughout the LGA, as reflected in the DCP controls.
- Single Aspect to Pittwater Road** - The presentation to Pittwater Road will present residential amenity challenges for future occupants of the building with regards to noise and natural ventilation for single aspect units. It is important that western facing units are provided with opportunity for cross ventilation, with single aspect units with no cross ventilation considered a poor outcome.

Applicant to review section 4J of the ADG with regards to noise source and pollution for development adjacent to major roads.

Applicant to demonstrate compliance with cross ventilation and sunlight access. An arrangement with non-compliant cross ventilation and solar access as per the ADG would not be a satisfactory outcome given the amount of single aspect units to Pittwater Road currently proposed.

- Cross Ventilation** – It was discussed at the meeting if all the top floor units can be considered to be cross-ventilated through roof top sky lights/vents, to meet the requirements of the ADG.

Council's position remains that cross ventilation via an openable skylight/roof vent for top floor units does not deem units to be cross-ventilated for the purpose of calculating compliance with the ADG. Units must have an openable window to an external wall or adequately sized central courtyard to be considered cross ventilated.

The proposal at present does not have sufficient cross ventilation, with only 10/24 units (45%) providing adequate cross ventilated (this includes units 15 and 18, which provide top floor stack effect). Minimum of 60% of units being cross ventilated must be achieved, this in the



Specialist Advice

context of the DSAP comments which consider single aspect units a poor outcome and the proposed development's heavy reliance on single aspect units to Pittwater Road.

4. **Solar Access** - No details are provided at this stage to demonstrate the western facing units will receive 2 hours solar access to the living room and POS. Concern is raised due to the orientation of the site for the proposal to achieve 70% of units receiving solar access in accordance with the ADG. Applicant to demonstrate ADG is met with regards to solar access, with any shortfall not supported.

The applicant shall demonstrate reasonable retention of solar access to the north facing windows of the adjoining shop top housing at 1008 Pittwater Road, demonstrating these units will retain solar access in accordance with the ADG/Warringah DCP.

There are a number of bedrooms and studies within the development that do not have any solar access (i.e. Study U11 and U12, Bedroom U23 and U24)

5. **Eastern boundary setback/interface with R2 Zone** - The interface to the R2 Zoned land to the east consists of detached residential dwellings. The elevated terraces to the shop top housing development to the south of the site have 9m separation to the R2 Zoned Land. The ADG requires an additional 3m separation be provided when interfacing to a low density zone. Level 1 and 2 of the proposed development should adhere to this and provide 9m separation to the R2 Zoned Land as recommended by the ADG. There is a total of 8 units facing the R2 Zoned land, each with an elevated terrace. The 9m separation will allow reasonable amenity to be preserved and visual impact of the development reduced as viewed from the residential properties, providing an appropriate transition between zones.
6. **Building Separation/North Eastern Boundary** – Minimum 3m separation to be provided to the north-eastern boundary (15.24m), to provide visual relief and separation to units within 26 Ocean Grove and opportunity for softening of the facade via landscaping. At present, a 3 storey height blank wall is presented to the units within 26 Ocean Grove, although technically ADG compliant, is a poor outcome.
7. **Level 3 Height Breach** - The centralised height breach is unlikely to be visible from Pittwater Road due to the roof form design at the western edge of the building. However, level 3 may be visible from the upper floors of residential properties to the east and this may present additional visual bulk and scale that would not be reasonably expected in the 11m/three storey height control area.

Any height breach will be assessed against the tests required under Clause 4.6. Based on the current plans, Council could not support the height breach for the sole purpose of providing additional floor area within the development, notwithstanding the fact that there would be limited impact on adjoining properties as a result of the breach. The applicant is to demonstrate any height breach has benefit in regards to the overall amenity of the development and is within the public interest, the sole reason of providing additional floor space that has limited impact on neighbours is not acceptable.

8. **Consideration of DSAP comments** – The applicant is to consider each recommendation of the DSAP in the final DA submission to Council. Where a recommendation of the DSAP is not accommodated in the final design, the applicant is to provide a written response demonstrating how a genuine attempt has been made to incorporate the recommendation and the reason



Specialist Advice

why the recommendation is not feasible, should the recommendation not be included in the design.

9. **Mechanical Ventilation** – All details of the location of mechanical ventilation/exhausts shall be nominated on the DA plans, with sufficient space to accommodate the residential and commercial component of the development.

Urban Design

The applicant should address the following issues:

1. Address Design and Sustainability Advisory Panel (DSAP) recommendations: The Panel does not support the proposal in its current form. The Panel considers the floor space proposed excessive, resulting poor amenity for a number of the units. The applicant is strongly encouraged to investigate alternative approaches to massing and circulation including the possibility of a more generous single core that would facilitate access to any common space. A complete redesign and substantial reduction in the floor area is required. As noted any breaching of the height controls would need to be supported by an analysis of the benefits compared to a complying scheme. This does not replace the requirements of cl4.6 of WLEP2011 when lodging your application. The Panel refer the applicant to the Apartment Design Guide for aspects related to amenity and internal planning of apartments.
2. DSAP recommendation of 9m (6+3) setback from the eastern boundary and 3m from the north-east boundary as per ADG requirements of transitioning to low density neighbourhood. The opportunity to increase the size of the internal courtyard all the way to the north-east boundary could be explored to increase the number of units having cross-ventilation and avoiding the single aspect facing units to busy Pittwater Road. The front setback of 5m to the upper level should be comply with to line up with the parapets of surrounding developments.
3. The opportunity to extend retail spaces to the rear courtyards should be explored rather the carpark fronting rear. The opportunity to celebrate the entries to residential lift lobbies could be incorporated with communal room opening to the rear courtyard.
4. The proposed height breach beyond the 11m height limit could be communal benefits of which the top floor could be common outdoor space and roof garden amenities rather than private floor area for units. No FSR control means that built form controls are essential to control building bulk and scale. Communal roof top facility should be screened and setback from the edges of building so that it will not be visible from ground level and will not present overlooking and noise nuisance issues to neighbouring residential properties.
5. Awning design to street front should tie in with next door neighbour and be setback from the street kerb by 1.5m to allow street trees to be incorporated. Refer to the Public Space Vision and Design Guidelines for further information:
<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/policies-register/public-spaces-design/public-space-vision-and-design-guidelines/public-space-vision-design-guidelines-may2021.pdf>

Development Engineering

1. The site is located on the low side of the road and as such the stormwater drainage collected from the site must be connected to Council's piped drainage system downstream of the site via a drainage easement through the downstream property(s). Evidence of the creation of the easement will be required prior to consent. Stormwater drainage plans detailing the inter-



Specialist Advice

- allotment drainage line and connection to Council's piped drainage system is to be submitted with the DA.
2. On-site stormwater detention (OSD) will be required for the proposal in accordance with Council's Water Management Policy.
 3. The driveway crossing is to be designed using Council drawing A4/3330/1 N profile and then 1 in 20 for the first 6 metres into the property, with the internal transition grades in accordance with AS/NZS2890.1:2004 and a maximum grade of 1 in 5. The driveway is to include sight line triangles in accordance with AS/NZS2890.1:2004. Council's Traffic Engineer is to confirm this advice.
 4. The internal parking area is to be assessed by Council's Traffic Engineer.
 5. The footpath is to be repaved in accordance with Council's guidelines. Council's Landscape Architect is to provide comments on the requirements including any street tree planting. The existing levels of the footpath along the frontage of the site are to be maintained.

Water Management

The development does not impact a riparian area. The below comments are for Water Management.

As excavation deeper than 1.5m is proposed, a Geotechnical Report must be submitted to the Council with the development application, including drilling of bores to greater than the intended depth of the basements to monitor groundwater. The presence of groundwater should be discussed in the Geotechnical report and if present, trigger requirements of Chapter 4.3 of the Water Management for Development Policy.

As per the Water Management for Development Policy (Chapter 4.1 and 7.1), the applicant must demonstrate the application of Water Sensitive Urban Design (WSUD) to the development through:

- Removing stormwater pollutants from runoff prior to discharge from the property to comply with stormwater quality targets (Table 5 of the Policy).
- Reducing potable water use (through water efficiency and/or rainwater tanks, etc).
- Reducing stormwater runoff (through infiltration, evaporation, rainwater capture and reuse).

Generally the most practical method to meet stormwater quality and hydrology requirements is through construction of a mini wetland and/or bio-retention basin, however, there are other WSUD features that could be incorporated. The applicant must provide a stormwater management plan, and a report detailing how they will respond to the above. A MUSIC model file (.sqz) or equivalent modelling software, must also be provided with the report. A printout of the MUSIC modelling results will not suffice.

Traffic

The following comments are submitted regarding the PLM for 1010 to 1014 Pittwater Road, Collaroy

The development proposal is for a 3 storey shop top housing development comprising 24 units and two retail tenancies with a GFA of 380sqm. Car parking on the ground floor and in a basement



Specialist Advice

level is proposed which provides 21 retail spaces (including 1 disabled space), 42 residential spaces and 4 visitor spaces. 4 of the residential spaces are in a stacked configuration. 24 bicycle parking spaces are proposed and access is proposed from Pittwater Road via new driveway of 6.1m in width.

A traffic and parking impact report should be submitted to support the development application.

- Traffic generation impacts should be discussed in the traffic and parking impact report however given that the development fronts a State Road the generated traffic is unlikely to have a significant level of impact
- Off-street parking – the Warringah DCP requires the development to provide 29 residential spaces and 5 visitor spaces, and 23 retail spaces. It is proposed to provide 42 residential spaces, 4 visitor spaces and 21 retail spaces. It is noted that residential parking is well in excess of DCP requirements while retail and visitor parking do not meet DCP requirements. Given the proximity of the development to the Collaroy B-Line stop the oversupply of residential spaces is considered unnecessary and parking should be reallocated so that the visitor and retail parking requirements can be met.
- Disabled parking – The building code of Australia requires disabled parking at a rate of 1 for every 50 spaces or part thereof for retail and the development proposes 1 disabled parking space to support retail uses which is acceptable. No disabled parking spaces are proposed for residents and none are required under the DCP.
- Bicycle parking – The DCP requires 1 bicycle parking space per dwelling for residents and 1 per 12 dwellings for visitors plus 1 per 200sqm for retail and 1 per 600sqm for retail visitors. This would equate to approximately 28 spaces. The development proposes 24 residential bicycle parking racks all located in the basement level. As the visitor and retail parking is primarily located on the ground level it is considered that the remaining 4 spaces should be located on that level.
- The DCP requires that facilities for loading and unloading of service, delivery and emergency vehicles be provided. A loading bay is proposed on the ground floor. This bay appears to be sized in terms of width and length such that it will cater for deliveries by medium rigid vehicles, vertical clearance of 4.5m would be required to cater for deliveries by medium rigid vehicles however. The clearance to the loading bay should be increased to at least 3.5m to cater for deliveries by small rigid vehicles to adequately support retail uses and cater for small removalist trucks. These dimensions should be confirmed on the development plans and a swept path plot provided in the traffic and parking impact report to verify that forwards entry and exit between the loading bay and the street is possible.
- As Pittwater Road is a State Road, Transport for NSW will need to give their concurrence for the new point of vehicular access.
- The location of the driveway relevant to the driveway serving 1008 Pittwater Road needs to be shown on the plans and a dimension shown for the spacing. It appears that the gap between the driveways may be too small to allow a parking space between them. This will increase the impact of the development in terms of lost on-street parking. The gap between the driveways should not be in the 3-5m range or else issues in terms of driveway encroachment by parked vehicles will inevitably occur.



Specialist Advice

- A pedestrian sight line triangle consistent with the requirements of AS2890.1 section 3.2.4(b) and Fig 3.3 will be required to ensure adequate visibility to pedestrians using the Pittwater Road footpath.
- All parking spaces should denote the use to which they apply and residential spaces should indicate which unit they are allocated to, each stacked parking space pair must be allocated to the same residential unit.

The concerns outlined above should be addressed in amended plans and discussed in a traffic and parking impact report

Landscape

- Vegetation at the rear of the site is indicated for retention, though basement and building appear close. An Arborist's report will be required to address any trees within 5m of the development.
- No other significant landscape features appear to be on the site. It is likely that the proposal will be dependent on planning controls and Urban Design issues, however the follow are noted with regard to Landscape issues.
 - Nil side setbacks provide very little for any soft landscape.
 - Any on-slab planting should provide 1m soil depth for trees and 600mm soil depth for shrubs.
 - Street tree planting (which is desirable) may be subject to Road Authority requirements.
 - A Landscape Plan is required to be submitted with any application indicating location and species proposed.

Waste Management

Residential Bin Storage Room

- The room is not large enough to contain the required number of bins. - The room is required to contain 20 x 240 litre waste bins (each bin is 600mm wide x 750mm deep). Isles within the room to be a minimum of 1 metre wide.
- Service access to the bin room. - There must be no steps. Corridor to be minimum of 1200mm wide. Remove resident access door from corridor. Security of external door to be controlled with a timer lock set to Council's requirements.
- Resident access to bin room. - Relocate resident access door to rear of bin room adjacent to the lift.

Residential Bulky Goods Room

- There is no bulky goods room provided for on the plans. – A bulky goods room must be provided in accordance with Council's requirements. That being 4 cu metres of volume per 10 units.

Commercial Bin Room

- Separate bin room required. – commercial waste not to be stored in a plant room.
- Shop proprietors must be able to access the bin room from within the property.



Documentation to accompany the Development Application

- Lodge Application via NSW Planning Portal
- Statement of Environmental Effects
- Clause 4.6 Request to vary Development Standard (if proposed)
- Design Verification Statement (addressing the Design Principles of SEPP 65)
- SEPP65 and ADG Compliance Table
- Scaled and dimensioned plans:
 - Site Plan
 - Floor Plans
 - Elevations
 - Sections
 - Schedule of Colours and Materials
 - Photomontage from Pittwater Road
- Landscape Plans (if relevant, including schedule of species to be planted)
- Shadow Diagrams (depicting shadows cast at 9am, Noon and 3pm on 21 June).
- View from the sun diagrams
- Cost of works estimate (to be a Quantity Surveyors Report)
- Survey Plan (including **Boundary Identification by Field Survey**)
- Demolition Plan
- Excavation and Fill Plan
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- MUSIC model file (.sqz) or equivalent modelling software
- Evidence of the creation of the easement through the downstream property(s)
- Long section of driveway to show gradients and transitions
- BASIX Certificates
- Traffic and Parking Report
- Construction Traffic Management Plan
- Geotechnical/Structural Engineering Report
- BCA Compliance Report
- Access Report
- Waste Management Report
- Arboricultural Impact Assessment (if any trees on the site or on neighbouring properties are impacted)
- Owners Consent

IMPORTANT NOTE FOR DA LODGEMENT

Please refer to the **Development Application Lodgement Requirements** on Council's website (link details below) for further detail on the above list of plans, reports, survey and certificates.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/pdf-forms/development-application-da-modification-or-review-determination/2060-da-modification-lodgement-requirements-mar21.pdf>

The lodgement requirements will be used by Council in the review of the application after it is lodged through the NSW Planning Portal to verify that all requirements have been met for the type of application/development



Concluding Comments

These notes are in response to a pre-lodgement meeting held on 6 July 2021 to discuss demolition of the existing buildings and construction of a three storey shop top housing development at 1010, 1012 & 1014 Pittwater Road, Collaroy. The notes reference the plans prepared by Gartner Trovato Architects dated 4 June 2021.

The proposal, which has also been referred to the Design & Sustainability Advisory Panel (DSAP), is not supported in its current form.

A redesign is required to address the issues raised by the DSAP and referral comments contained in these Notes (see 'Specialist Advice').

Please ensure that the matters raised have been satisfactorily addressed prior to the lodging of a Development Application.

Question on these Notes?

Should you have any questions or wish to seek clarification of any matters raised in these Notes, please contact the member of the Development Advisory Services Team at Council referred to on the front page of these Notes.