



northern
beaches
council

Application No: PLM2019/0098
Meeting Date: 30/05/2019 12:00:00 PM
Property Address: 31 Allawah Avenue ELANORA HEIGHTS
Proposal: Development Application Prelodgement Meeting
Attendees for Council: Jordan Davies (Planner)
Matthew Edmonds (Manager)

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.



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SPECIFIC ISSUES RAISED BY APPLICANT FOR DISCUSSION

Issue/s Raised	Council Response
<p>Issue</p> <p>Building Envelope</p> <p><u>Relevant P21 DCP Clause</u></p> <p><i>Clause D5.7 Building Envelope</i></p>	<p>The proposal is non-compliant with the building envelope on the Northern elevation. This aspect of the proposal carries high risk in that it represents a large non-compliance, which may result in the building being viewed as having excessive bulk and scale. Council's policy does allow variations to be considered for the addition of a second storey where the existing dwelling is retained. However, it must be demonstrated that the proposal meets the outcomes of the control including limiting the impact upon privacy, solar access and views.</p> <p>The proposal also encroaches the envelope on the southern side at the top of the 8.5m height plane. This non-compliance also carries high risk as this portion of the building may directly result in additional overshadowing of the southern property. Detailed diagrams shall be provided to ascertain the full extent of the impact due to the encroachment.</p>
<p>Issue</p> <p>Landscaped Area</p> <p><u>Relevant P21 DCP Clause</u></p> <p><i>Clause D5.9 Landscaped Area</i></p>	<p>It has been identified that the current proposal consists of 49% landscaped area, short of the required 60% required by the control. Minimising the dimension of the driveway would assist to bring the calculation higher. It is strongly recommended that the application be accompanied by a detailed landscape plan that demonstrates the available landscaped area has been maximised and quality tree planting used to achieve the outcomes of the control.</p>
<p>Issue</p> <p>Side Setbacks</p> <p><u>Relevant P21 DCP Clause</u></p> <p><i>Clause D5.6 Side and rear building line</i></p>	<p>The DCP requires side setbacks of 1m and 2.5m to be provided. It is proposed to have a setback of 1.2m and 0.9m, non-compliant with the control.</p> <p>Where alterations and additions to existing buildings are proposed, maintenance of existing setbacks less than as specified may be considered where it is shown that the outcomes of this clause are achieved. Any application lodged with Council is to demonstrate the outcomes of the control are achieved for Council to consider the merits of the variation.</p>



PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)

Note: PLEP 2014 can be viewed at the [NSW Government Legislation Website](http://www.nsw.gov.au/legislation/online/default.nsf/idx/1)

Zoning and Permissibility	
Definition of proposed development: (ref. PLEP 2014 Dictionary)	Dwelling House
Zone:	E4 Environmental Living
Permitted with Consent or Prohibited:	Permitted with consent

Principal Development Standards:	
Clause 4.3 Height of Buildings	
Standard	Proposed
8.5m	8.6m
Comment The southern elevation represents a breach to the building height. A cross section plan shall be provided demonstrating the building complies with the maximum 8.5m height limit for the highest point of the building, over the existing ground level.	

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 Localities – Elanora Heights
Comment The building represents a strong architectural style, which is quite different to the character of surrounding development. The development should demonstrate a well-articulated built form, including quality landscape planting, trees to soften the building form and a recessive colour schedule, and must demonstrate consistency with the desired future character of Elanora Heights as expressed in the DCP.

Section C: Development Type Controls	
C1 Design Criteria for Residential Development	
Control	Proposed
C1.1 Landscaping	Canopy tree planting required in front and rear setback
Comment Canopy tree planting is to be demonstrated on the landscaping plan in accordance with the control.	



C1.4 Solar Access

Comment
Detailed shadow diagrams are to be provided with the development application. The shadow diagrams to demonstrate the impact to the north facing windows on the adjoining property, as well as area of Private Open Space.

C1.3 View Sharing

Comment
The applicant shall investigate the impact to any views from the adjoining property, in particular views to the lagoon from the balcony of the adjoining property to the north.

Section D: Locality Specific Development Controls

D5 Elanora Heights

Control	Proposed
D5.3 Building colours and Materials	Unknown

Comment
Colour and materials schedule to be submitted with the application in accordance with the control, consisting of dark and earthy tones.

Control	Proposed
D5.5 Front building line	18m

Comment
The control requires the front building line to be consistent with the existing established building lines of the adjoining properties. It is acknowledged the building setbacks of the adjoining properties are varied, including the northern property forward and the southern property rearward of the current dwelling. The proposed setback is considered an appropriate response to the site and surrounding development.

Specialist Advice

Referral Body	Comments
Coast and Catchments	<p>The proposal is located within the areas covered by the Coastal Management Act 2016 and the State Environmental Planning Policy Coastal Management. Therefore the application must address both the Coastal Management Act 2016 and the State Environmental Planning Policy Coastal Management with reference to the requirements for development within the Coastal Environment Management Area.</p> <p>As the proposal is unlikely to have an impact the coastal processes or public use and access of the beach or adjoining coastal headlands it is appropriate for these matters to be addressed within the Statement of Environmental Effects.</p>



Specialist Advice	
Referral Body	Comments
Development Engineer	<p>Stormwater management is to be in accordance with B5.7 and B5.10. In this regard OSD will be required for the additional hardstand areas.</p> <p>Any new driveways and car parking areas are to comply with the Pittwater DCP and AS/NZS 2890.1:2004.</p>

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"> • Applications for Development - Policy for the handling of unclear, non-conforming, insufficient and Amended applications: PDS-POL 140 • Waste PL 850

Documentation to accompany the Development Application
<ul style="list-style-type: none"> • Electronic copies (USB) • Statement of Environmental Effects • Cost of works estimate/ Quote • Site Plan • Floor Plan • Elevations and sections • A4 Notification Plans • Survey Plan • Site Analysis Plan • Demolition Plan • Waste Management Plan (Construction & Demolition) • Certified Shadow Diagrams • BASIX Certificate • Schedule of colours and materials • Landscape Plan • Erosion and Sediment Control Plan / Soil and Water Management Plan • Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist <p><i>Please refer to Development Application Checklist for further detail.</i></p>

Concluding Comments
<p>These notes are in response to a pre-lodgement meeting held on 30 May 2019 to discuss alterations and additions at 31 Allwah Avenue Elanora Heights. The notes reference preliminary plans prepared by Greg Nicol dated March 2019.</p> <p>The proposal has the potential to be problematic with respect to those items discussed in detail above, which carry risk due to non-compliance with Council's policy. It is recommended these aspects are further refined prior to submission, including submission of detailed shadow diagrams.</p>



Concluding Comments

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