



northern  
beaches  
council

24 July 2019



Matthew Good  
48 Nareen Parade  
NORTH NARRABEEN NSW 2101

Dear Mr Matthew Good,

**Development Application No. DA2019/0709 for Construction of a studio at 48 Nareen Parade North Narrabeen**

Council has completed a preliminary assessment of your application which was received by Council on 4 July 2019 and has identified a number of areas of non-compliance and insufficient information that will not allow Council to support the application in its current form.

**Pittwater 21 Development Control Plan**

**cl. B4.4 Flora and fauna habitat enhancement and wildlife corridors; cl. B4.22 Preservation of Trees and Bushland Vegetation; cl. C1.1 Landscaping & cl. D11 North Narrabeen Locality:**

Comment: An arborist report was not submitted with the application and therefore the landscape component of the proposal is not acceptable. Please see attached referral comments from Council's Bushland and Biodiversity Officer and Landscape Officer.

**cl. D11.11 Landscaped Area - Environmentally Sensitive Land**

Comment: The control requires a minimum of 60% landscaped area and submitted plans show that a total of 50.6% (351.5sqm) will be provided by the development. The variation to the control is not supported.

**cl. B3.1 Landslip Hazard**

Comment: As previously conveyed by Council in a letter dated 9 July 2019, a geotechnical report was required to be submitted with the development application on lodgement as the site is classified as being affected by landslip on the Pittwater Geotechnical Hazard Map.

**cl. D11.7 Side and rear building line**

Comment: No justification has been provided within the Statement of Environmental Effects to support the proposed 2.5m rear building line which does not comply with the 6.5m requirement of the control. In this regard, it is not possible to determine whether a reasonable level of privacy and amenity is maintained to adjoining residential properties.



### Advice for the Applicant

The extent of the issues outlined above, result in Council being unable to support the proposal in its current form.

You are therefore strongly encouraged to withdraw this application and resubmit a new application that addresses all of the issues listed above. Council will not accept any additional information or amendments to this current application.

Should you choose to withdraw this application within seven (7) days of the date of this letter, Council will refund **75%** of the development application fee. If you have not contacted Council by 31 July 2019, Council will assume that you are not withdrawing this application. In this case, no fees can be refunded and the application will be assessed and determined in its current form.

Should you agree to withdraw and in order for Council to process the request, confirmation must be received in writing to [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au). To speed up the processing of your refund, please supply bank details using the table provided below, otherwise your refund will be forwarded by way of cheque.

**Please note that bank details supplied should match the name listed on the top line of your tax invoice receipt for the application.** If bank details supplied do not match this name, then the refund will be forwarded by way of cheque. Council cannot be held responsible if the bank account details provided by you are incorrect.

<b>Bank</b>	
<b>Account Name</b>	
<b>BSB</b>	
<b>Account Number</b>	

If you have not contacted Council by 31 July 2019, Council will assume that you are not withdrawing this application. No fees will be refunded and we will assess this application in its current form.

Should you wish to discuss any issues raised in this letter, please contact Kevin Short on 02 9942 2143 between 9.30am to 3.00pm Monday to Friday.

Yours faithfully

Rodney Piggott  
**Manager, Development Assessment**