

NORTHERN BEACHES COUNCIL

Prelodgement Report

Information about this Package

This Development Proposal Prelodgement Consultation Package has been compiled by Council on the basis of information provided by the Proponent(s) and a consultation meeting with Council staff.

It has been prepared to assist Development Proponents to prepare and lodge a Development Application which addresses the relevant statutory requirements and likely issues which may arise through the Development Application Assessment Process.

It does not provide a basis for Councils formal consideration and determination of any subsequent application.

Council also considers it essential that where a proposal is complex and/or departs from Councils requirement, and/or the risk assessment has identified issues which need to be addressed, development proponent(s) seek the advice of appropriately qualified consultants to assist with design of development proposals, and preparation of applications.

Consultation with the community including affected neighbours, nearby residents and community groups is also considered to be an essential part of preparing a development proposal.

For site specific development controls and development application form please visit http://www.pittwater.nsw.gov.au/property/eplanning_portal . If you need assistance navigating please contact the Assistant Planner Team on 9970 1674.

Details

Property Details

Address: 22 Palm Beach Road, Palm Beach

Lot: 11

DP: 14299

Development Proposal

Description: Extension of Garage

It is noted the proposed development is within Council owned land. The applicant has submitted a Road Reserve Acquisition application with Council's Commercial Property & projects department. The proposed development would only be permissible with an approved Road Reserve Acquisition application from Council.

Meeting

Date: 13/07/2017

Time: 10:00am

Council Representatives: Hugh Halliwell and Min Freedman

Proponents Representatives: Tony Gray (Crawford Architects Pty Ltd), Richard and Neroli Naylor (owners).

Information provided by proponent:

- Architectural Drawings Project No 17059, Drawing No A100-1, A101-1, A200-1, A201-1, A300-1, and A302-1, prepared by Crawford Architects Pty Ltd, dated 17/06/2017

Site Inspection

Date: 13/07/2017

Receipt Information

Amount Paid: \$755.25

Date Paid: 13/07/2017

Receipt Number: 412399

Pre-lodgement Report

STATUTORY ISSUES

Zoning

The site is zoned E4 Environmental Living.

The proposed development is within Council owned land. The applicant has submitted a Road Reserve Acquisition application with Council's Commercial Property & Projects department. The proposed development would only be permissible if the Road Reserve Acquisition application is approved by Council.

Notification

The proposed development will require notification to adjoining property owners. The notification period will have a minimum duration of 14 days and a notification sign will be required to be erected at the frontage of the site during this time.

Ownership

All owners are required to give consent by the way of signature on the application form. If the Property is owned by a company or is part of a strata scheme then the company seal/ strata seal is required to be submitted. For works in the road reserve you must discuss the proposal with Councils Property department and seek permission in writing.

Easements & Restrictions

If there are restrictions on the title such as covenants and/or easements, then details are to be provided with the application.

Requirements under State Environmental Planning Policies

Following is a list of applicable SEPPs which need to be addressed as part of your application:

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A complete list of SEPPs is available at

<http://www.legislation.nsw.gov.au/maintop/scanact/inforce/NONE/0>

LAND AFFECTATIONS

Height of Buildings – PLEP Clause 4.3

The maximum height of a building or structure should be 8.5m as shown on the Height of Buildings Map and as prescribed by Clause 4.3 (Height of Buildings) of PLEP 2014.

It is noted the proposed design complies with Clause 4.3.

Earthworks – PLEP Clause 7.2

Consideration of clause 7.2 (Earthworks) of PLEP 2014 is required in relation to the proposal. The applicant is to address the provisions of this clause within the Statement of Environmental Effects (SEE).

Geotechnical Hazard – PLEP Clause 7.7

The site is identified on the Pittwater 21 DCP Geotechnical Hazard Map as affected by Geotechnical Landslip Hazard H1. The following provisions apply and are to be addressed:

1. Pittwater Local Environment Plan 2014 Clause 7.7 Geotechnical Hazard; and
2. The Geotechnical Risk Management Policy for Development in Pittwater (Appendix 5 of the Development Control Plan).

The following is to be prepared by an appropriately qualified and experienced Geotechnical Engineer, and submitted with the development application:

- Geotechnical Report
- Geotechnical Risk Management Policy for Development in Pittwater Form 1

Aboriginal Heritage – DCP B1.4

The application is required to address Pittwater 21 DCP B1.4 Aboriginal Heritage Significance controls in the SEE and a report may be requested by Council's Natural Resource Officer following a site visit if an object is found or potential for objects is determined. This will be in concurrence with the Aboriginal Heritage Office and based upon their recommendations.

Flora and Fauna Habitat Enhancement Category 3 Land – DCP B4.5

Generally all proposed development should be located a minimum of 5 metres away from any significant tree currently existing on site. Any works proposed within 5m of significant trees will require an Arborist Report to be submitted with the application.

Stormwater Management - DCP B5

The site is identified as requiring On-Site Detention. The application is required to address Pittwater 21 DCP B5 Water Management controls. Stormwater management details (concept plan and/or report) addressing on-site stormwater detention, rainwater tanks, water quality, and stormwater discharge is required at lodgement.

Access, Parking and Traffic – DCP B6

The application is required to address Pittwater 21 DCP B6 Access and Parking controls.

The applicant must provide details (plans and/or report) addressing the proposed Access Driveways and Works on the Public Road Reserve (B6.1 and Appendix 10 – Driveway Profiles), Internal Driveways (B6.2) design and Off-Street Vehicle Parking Requirements (B6.3).

The number of parking spaces should be related to the proposed development and justification needs to be addressed in the SEE. The layout of the parking spaces needs to be in accordance with AS/NZ2890.1-2004.

Site Works Management – DCP B8

The application is required to address Pittwater 21 DCP B8 Site Works Management controls. The applicant must provide details in the SEE addressing Excavation and Landfill, Erosion and Sediment Management, Waste Minimisation, Site Fencing and Security, Works in the Public Domain and Traffic Management. A Geotechnical Report is required for any excavation greater than 1m deep, landfill greater than 1m in height or has the potential to destabilise a tree.

BUILT FORM

The plans provided prior to the pre-lodgement meeting have been reviewed for the purpose of this report. The main issues and/or non-compliances with the Pittwater 21 DCP controls are detailed below.

C1 Design Criteria for Residential Development – Applicable Controls

- C1.1 Landscaping
- C1.2 Safety and Security
- C1.3 View Sharing
- C1.4 Solar Access
- C1.5 Visual Privacy
- C1.6 Acoustic Privacy
- C1.7 Private Open Space
- C1.10 Building Facades
- C1.13 Pollution Control
- C1.23 Eaves
- C1.24 Public Road Reserve – Landscaping and Infrastructure

D12 Palm Beach Locality – Applicable Controls

- D12.1 Character as viewed from a public place
- D12.2 Scenic Protection
- D12.3 Building Colours and Materials
- D12.5 Front Building Line
- D12.6 Side and rear building line
- D12.8 Building envelope
- D12.10 Landscaped Area – Environmentally Sensitive Land

Character and Scenic Protection

Given the proximity of the proposed garage to Palm Beach Road, the garage has the potential to impact upon the character and scenic protection of the Palm Beach Locality. Council advises the applicant needs to address the D12.1 Character and D12.2 Scenic Protection controls in the SEE.

Building Colours and Materials

Pursuant to Clause D12.3, the external colours and materials of any building shall be dark and earthy tones (mid to dark greys, greens and browns). A Schedule of Finishes must be submitted with the application identifying proposed materials and colours.

Front Building Line

The minimum front building line required under D12.5 is 6.5m or established building line, whichever is greater. It is noted the applicant has submitted a Road Reserve Acquisition application with Council's Commercial Property & Projects department. The proposed development would only be permissible with an approved Road Reserve Acquisition application from Council.

If the Road Reserve Acquisition is approved, the proposed garage extension would be non-compliant with the front building line. Given the particular site constraints, a variation to the control may be applied on merit where it is shown that the outcomes of the control are achieved.

Council advises that the applicant include justification for the proposed non-compliance in the SEE.

Side and rear building line

The minimum rear building line required under D12.6 is 6.5m. The proposal complies with the rear setback.

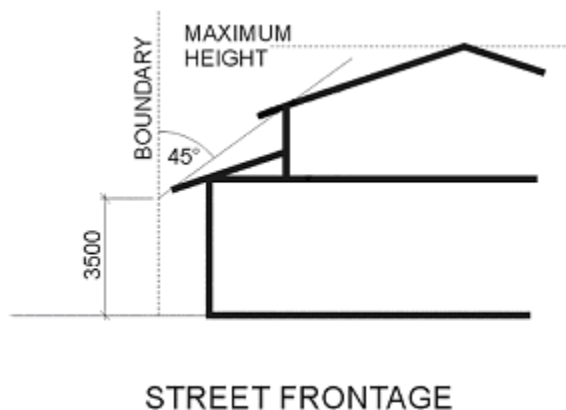
The minimum side building line required under D12.6 is 2.5m to at least one side and 1m for the other.

It is noted the existing built form does not comply with the minimum side setbacks. However as the proposal does not result in a further non-compliance with the side setbacks, a variation to the control may be applied on merit where it is shown that the outcomes of this clause are achieved.

Council advises that the applicant include justification for the proposed non-compliance in the SEE.

Building Envelope

Clause D12.8 specifies buildings are to be sited the following envelope:



Landscaped Area

The site is identified within Landscaped Area Map 1 as being Environmentally Sensitive Land and requires a minimum of 60% landscaped area, in accordance with D12.10 of P21 DCP.

Pursuant to P21 DCP C1.1 Landscaping, the proposed *planter* area above the garage can be included in the Landscaped Area calculation if the depth of soil is greater than 300mm.

Documents Required

- Application Form
- Statement of Environmental Effects
- Survey Plan
- Floor Plans
- Elevations
- Sections
- Notification Plans
- Landscaped Area Plan
- Solar Access Diagrams/Elevations
- Stormwater Management Plan
- Geotechnical Report and Form 1
- Arborist Report
- Schedule of Colours and Materials

Final Comments

The proposed development would only be permissible with an approved Road Reserve Acquisition application from Council.

If the Road Reserve Acquisition is approved, the proposal should be consistent with controls contained within the PLEP 2014 and Pittwater 21 DCP.

Where compliance is not achieved with the technical controls and/or objectives of the PLEP and P21 DCP, strong justification is to be provided within the SEE to support the application.

When your proposal is ready for lodgment, please contact Councils Assistant Planner team for lodgment fees and make an appointment to lodge your Development Application.

At your lodgment appointment the Assistant Planner will review the application to ensure that all supporting documentation is provided.

Please refer to the checklist provided in this package.

Council's Assistant Planner Team can be contacted on (02) 9970 1674.

Please do not hesitate to contact me should you have any further queries and thank you for taking part in Council's pre-lodgment process.

Council Officers:
Hugh Halliwell
Min Freedman

Date: 25/07/2017