

2 December 2021



Janelle M Osborne
3 Elimatta Road
MONA VALE NSW 2103

Dear Janelle,

Development Application No: DA2021/2035 for Alterations and additions to a dwelling house including a swimming pool at 3 Elimatta Road MONA VALE.

I refer to your Application which is under assessment by Council.

The assessment of your application has revealed a number of issues, which prevents Council from supporting the proposal in its current form.

These issues are discussed below:

West Elevation / Existing Ground Line

The west elevation of the proposal, as illustrated on plan number 09-21-EL (Sheet 4), does not appear to correctly represent the existing ground level as it is on the boundary. The survey plan provided does not show any specific levels on the western boundary.

A revised western elevation is needed, which shows an accurate estimation of the existing ground level at the western boundary, in order to determine if the proposal will meet the built form controls of Pittwater21 Development Control Plan.

Landscaped Open Space

The total area of estimated landscaped open space is 43% of the site, which is short of the minimum 50% required under the Pittwater21 Development Control Plan. An examination of Council's records from the most recent consent on the land (N0138/07, dated 15 May 2007) shows a landscaped area of 56%.

A number of structures, including: spa pool; cubby house; and deck adjoin cubby house appear to have been erected on the land since this consent, with no record of an approval. Factoring in these structures, the existing landscaped open space on the land is currently estimated at 47%.

Under these circumstances, the area of Landscaped Open Space on the site should meet the 50% minimum requirements. The proposed 43% is inadequate and cannot be supported.

Advice to Applicant

Council is providing you with three options to progress the handling of your application:



1. Prepare and submit further supporting information addressing the issues by 16 December 2021 (14 days); or
2. Request that the current proposal proceed to determination in its current form, which may result in refusal of the application; or
3. Withdraw the application from Council, which may include the refund of a portion of the application fees. Please note, that should this be your preferred option, Council will require additional information and will request this under separate cover.

Please advise of your selected option by responding to this letter by 16 December 2021 at council@northernbeaches.nsw.gov.au and marked to the attention of the assessment officer. Should Council not receive your response and selected option by this date, Council will assume that you are not withdrawing this application and it will be determined in its current form.

Should you wish to discuss any issues raised in this letter, please contact Nick England on 1300 434 434 during business hours Monday to Friday.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'R. Piggott'.

Rodney Piggott
Manager, Development Assessment