



Pre-lodgement Notes - Written Advice Only

Application No:	PLM2024/0101
Date:	21 August 2024
Property Address:	4 Kunari Place MONA VALE
Proposal:	Construction of a detached garage and swimming pool
Applicant:	P Mcmanus
Responsible Officer:	Nick Keeler, Planner
Meeting Held: (Yes/No)	Yes – 26 August 2024

General Comments/Limitations of this Advice

These Written Only notes have been prepared by Council's Development Advisory Services Team on the basis of information provided by the applicant. Council provides this service for guidance purposes only. These notes are an account of the advice on the specific issues nominated by the Applicant.

These notes are confined to planning advice only and are based on the information provided and only address the specific issue(s) nominated by the Applicant.

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 Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan, within the supporting documentation including a Statement of Environmental Effects, Modification Report or Review of Determination Report.

You are advised to carefully review these notes and if specific concerns 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.



Applicants Issue(s) and Planning Comment(s)	
Issue	Comments
Garage	<p>Council is unlikely to support a detached garage on this site that does not comply with the minimum front setback requirement, that being the prevailing building line or 6m, whatever is greater.</p> <p>As the prevailing building line along the southeast side of Kunari Place is generally greater than 6m (excluding the dwelling at No. 8 which is an outlier), that setback requirement applies. However, consideration will be given to an attached garage that complies with the 6m front setback requirement where it also complies with the building height, envelope and side setback requirements.</p> <p>The amount of landscaped area on the site must be considered in any development proposal. The minimum landscaped area requirement is 50% of site area and includes a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area. Impervious areas less than 1m wide and up to 6% of the site area of impervious area used for outdoor recreation purposes (e.g. decks, alfresco, swimming pools, etc.) may be included in the landscaped area calculation.</p> <p>Council understands that the enclosed nature of the garage is important and that an open carport type structure is not likely to be proposed, despite it being more likely to be supported by Council.</p>
Swimming Pool	<p>Council prefers swimming pools to be located in rear yards. However, where it can be demonstrated that existing site conditions make it difficult to locate a pool in the rear yard and/or the location of the pool in the rear yard would unreasonably impact upon the amenity of neighbouring properties, a swimming pool located in the front setback area may be considered.</p> <p>For a swimming pool in the front setback area, it will need to comply with the minimum front and side boundary setback requirements. It is recommended to site the pool so not to incorporate the front and side boundaries into the pool area. This will require the boundary fences to be at least 1.8m high above the pool coping level, which is likely to detract from the visual quality of the streetscape. The area of coping around the pool and any associated hardstand area will need to be kept to a minimum and be considerate of the landscaped area requirement.</p> <p>Any retaining walls required for the swimming pool that front the street will need to be limited in length and height and incorporate materials and finishes that integrate into the natural environment. Retaining walls on the front boundary are not acceptable.</p>



	Landscaping will need to be provided between the swimming pool and street frontage. This will assist in limiting the visual impact of the swimming pool and any associated structure within the front setback area and enhance the visual quality of the streetscape. Ancillary structures such as a cabana will not be accepted for a swimming pool located in the front setback area.
--	---

Additional Advice to the Applicant

(a) Planning Controls

You are advised to familiarise yourself with the full suite of planning controls that apply to your proposal by viewing the relevant Local Environmental Plan and Development Control Plan as follows:

PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)

PLEP 2014 can be viewed at <https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0320>

PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21DCP)

P21DCP can be viewed at <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=P21DCP>

(b) Development Application Lodgement Requirements

You are advised to familiarise yourself with Council's Development Application Lodgement Requirements to ensure you submit the required plans, reports and other documentation for your proposal and site (see website for details).

Documentation to Accompany the Development Application
<ul style="list-style-type: none"> • Lodge Application via NSW Planning Portal • Statement of Environmental Effects • Scaled and dimensioned plans: <ul style="list-style-type: none"> ○ Site Plan ○ Floor Plans ○ Elevations ○ Sections ○ Existing dwelling outline to be shown on all relevant plans ○ Setbacks, building height, wall height and side boundary envelopes to be shown on all plans as per the relevant LEP and DCP to demonstrate compliance ○ Schedule of Colours and Finishes ○ Swimming Pool Plans • Landscape Plan (including schedule of species to be planted) • Landscaped Area Calculation Plan (as per relevant DCP requirements) • Certified Shadow Diagrams (depicting shadows cast at 9am, Noon and 3pm on 21 June). • Cost of works estimate/ Quote • Survey Plan (including Boundary Identification by Survey) • Site Analysis Plan • Demolition Plan

**Documentation to Accompany the Development Application**

- Excavation and fill Plan
- Waste Management Plan (Construction & Demolition)
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- Geotechnical Report (if excavation greater than 1.5m and/or fill greater than 1m)

Conclusion on Applicants Issues

A review of the proposed development based on the specific issues raised in the pre-lodgement application has been carried out and you are advised that Council will not be able to support the development as proposed. A significant redesign will need to be undertaken and the advice provided in these notes incorporated into any development application.

Council understands that the enclosed nature of the garage is important to the owners and that an open carport type structure is not likely to be proposed, despite it being more likely to be supported by Council.

Question on this advice?

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.