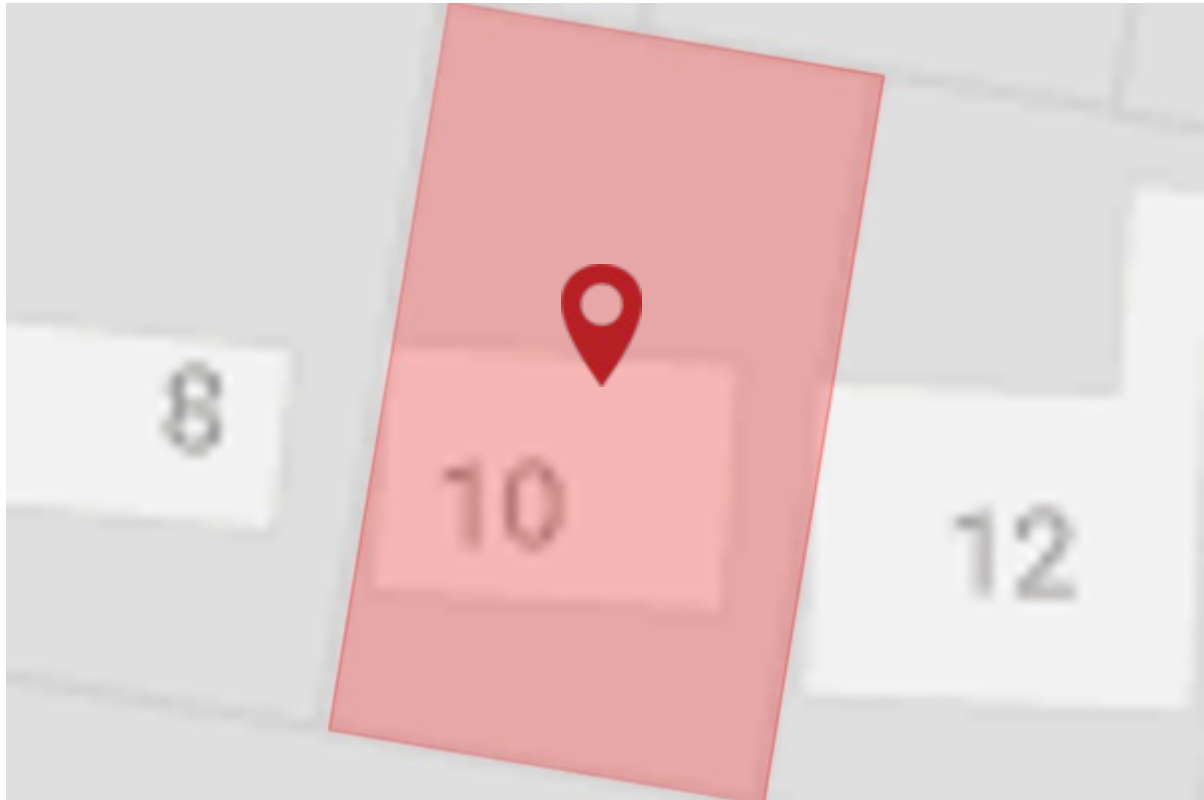


Property Report for 10 Poulton Parade, Frenchs Forest, 2086

Property Details

Address:	10 Poulton Parade, Frenchs Forest, 2086
Lot/Section/Plan no:	24/-/DP221216
Council:	NORTHERN BEACHES



Council Details

NORTHERN BEACHES COUNCIL

Website	http://www.northernbeaches.nsw.gov.au/
Phone Number	02 9976 1500
Email Address	records@manly.nsw.gov.au
Council Address	Council Chambers Manly 2095

NORTHERN BEACHES COUNCIL

Website	http://www.northernbeaches.nsw.gov.au/
Phone Number	02 9970 1111
Email Address	pittwater_council@pittwater.nsw.gov.au
Council Address	Unit 11, 5 Vuko Place Warriewood 2102

NORTHERN BEACHES COUNCIL

Website	http://www.northernbeaches.nsw.gov.au/
Phone Number	02 9942 2111
Email Address	council@warringah.nsw.gov.au
Council Address	Civic Centre Dee Why 2099

Planning Controls associated with this property

Land Zoning

- R2 - Low Density Residential : (pub. 2011-12-09)

Bushfire Prone Land

- Vegetation Buffer (pub. 2018-04-12)

Contribution Plans (LGA-Based)

- Manly CP 2004 - 2016-17 S94 Contribution Rates for former Manly Council Area
- Manly CP 2004 - amended 11 Oct 2010
- Manly CP 2004 - Section 94 Contributions Plan Updated Table - extract from Fees and Charges 2016-2017
- Northern Beaches CP 2016 (Warringah)
- Pittwater CP 2008 - Warriewood Valley Release Area - Amendment 16 (Revision 1)
- Pittwater CP 2015 - Section 94 for Residential Development.pdf
-

Development Control Plans (LGA-Based)

- Manly DCP 2013 - as amended 24 Sep 2016
- Pittwater DCP 21 2004 - as amended 14 Nov 2015
- Warringah DCP 2000 - Notification - as amended 21 Feb 2015
- Warringah DCP 2011 - as amended 7 May 2016

Height of Building

- I - 8.5 m : Range [8.0 - 8.9 m] (pub. 2015-06-26)

Land Application LEP

- Included : Warringah Local Environmental Plan 2011 (pub. 2014-02-14)

Landslide Risk Land

- Area A - Slope <5 (pub. 2011-12-09)
- Area B - Flanking Slopes 5 to 25 (pub. 2011-12-09)

Minimum Lot Size

- M - 600.00 m² : Range [600 - 624 sqm] (pub. 2011-12-09)

Other spatial data associated with this property

Local Government Area

- Northern Beaches

Suburbs

- Frenchs Forest

State Environmental Planning Policies which apply at 10 Poulton Parade, Frenchs Forest, 2086

State Environmental Planning Policy (Affordable Rental Housing) 2009 : (pub. 2009-07-31)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 : (pub. 2004-06-25)
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 : (pub. 2008-12-12)
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 : (pub. 2004-03-31)
State Environmental Planning Policy (Infrastructure) 2007 : (pub. 2007-12-21)
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 : (pub. 2007-02-16)
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 : (pub. 2007-09-28)
State Environmental Planning Policy No 19-Bushland in Urban Areas : (pub. 1986-10-24)
State Environmental Planning Policy No 1-Development Standards : (pub. 1980-10-17)
State Environmental Planning Policy No 21-Caravan Parks : (pub. 1992-04-24)
State Environmental Planning Policy No 30-Intensive Agriculture : (pub. 1989-12-08)
State Environmental Planning Policy No 33-Hazardous and Offensive Development : (pub. 1992-03-13)
State Environmental Planning Policy No 36-Manufactured Home Estates : (pub. 1993-07-16)
State Environmental Planning Policy No 44-Koala Habitat Protection : (pub. 1995-01-06)
State Environmental Planning Policy No 50-Canal Estate Development : (pub. 1997-11-10)
State Environmental Planning Policy No 55-Remediation of Land : (pub. 1998-08-28)
State Environmental Planning Policy No 62-Sustainable Aquaculture : (pub. 2000-08-25)
State Environmental Planning Policy No 64-Advertising and Signage : (pub. 2001-03-16)
State Environmental Planning Policy No 65-Design Quality of Residential Apartment Development : (pub. 2002-07-26)
State Environmental Planning Policy No 70-Affordable Housing (Revised Schemes) : (pub. 2002-05-01)
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 : Subject Land (pub. 2017-08-25)

Planning Controls contained in the Warringah Local Environmental Plan 2011

Height of Building

(1) The objectives of this clause are as follows:

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,
- (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,
- (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

(2A) If the Height of Buildings Map specifies, in relation to any land shown on that map, a Reduced Level for any building on that land, any such building is not to exceed the specified Reduced Level.

Planning Controls contained in the Warringah Local Environmental Plan 2011

Land Zoning

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

Planning Controls contained in the Warringah Local Environmental Plan 2011

Minimum Lot Size

(1) The objectives of this clause are as follows:

(a) to protect residential character by providing for the subdivision of land that results in lots that are consistent with the pattern, size and configuration of existing lots

- in the locality,
- (b) to promote a subdivision pattern that results in lots that are suitable for commercial and industrial development,
- (c) to protect the integrity of land holding patterns in rural localities against fragmentation,
- (d) to achieve low intensity of land use in localities of environmental significance,
- (e) to provide for appropriate bush fire protection measures on land that has an interface to bushland,
- (f) to protect and enhance existing remnant bushland,
- (g) to retain and protect existing significant natural landscape features,
- (h) to manage biodiversity,
- (i) to provide for appropriate stormwater management and sewer infrastructure.

(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

(3A) For the purposes of subclause (3), in calculating the size of a lot the area of any access corridor (including any right of carriageway, access way or other area that provides for vehicle access) is to be excluded, whether the access corridor is to be created or is in existence at the time of the application for development consent for the subdivision.

(4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.

