



Pre-lodgement Notes - Written Advice Only

Application No: PLM2024/0001
Date: 24 January 2024
Property Address: 1027 Barrenjoey Road PALM BEACH
Proposal: Construction of a Swimming Pool
Responsible Officer: Julie Edwards - Planner
Meeting Held: (Yes/No) No

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.

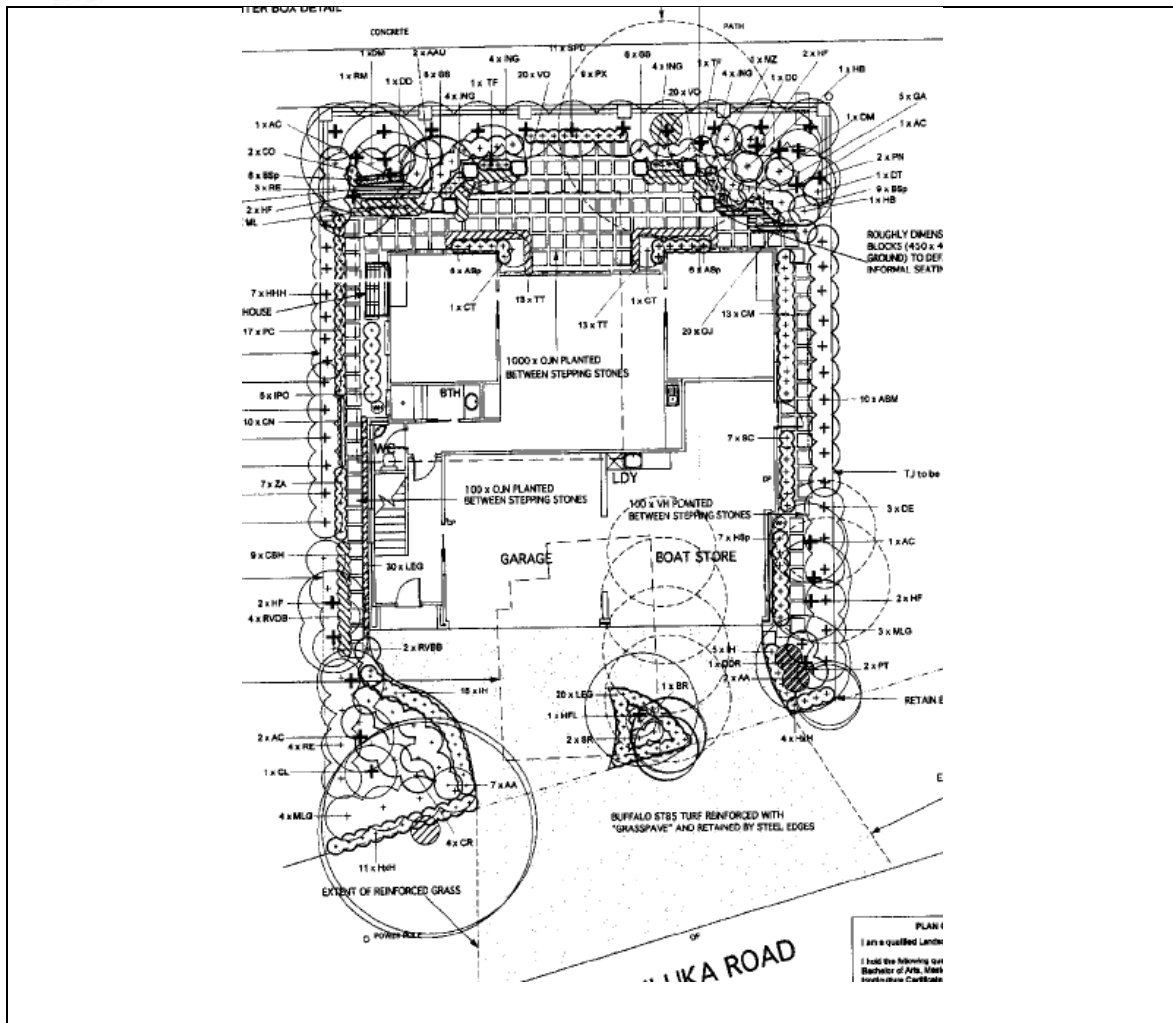
A determination can only be made following the lodgement and full assessment of the application.

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
	<p><i>'The main issue we wish to discuss in this pre-lodgement advice is regarding the landscaped open space requirement. The control requires that the total landscaped area shall be 50% of the site area, however due to the nature of the existing dwelling, the existing site condition does not comply with this. We note that the addition of the new pool will be to existing paved area and so there will be no change to the existing condition.'</i></p> <ul style="list-style-type: none">• PDGP - D12.9 Landscaped Area - General <p>The existing site does not comply with the requirement for 50% landscaped area on the site. A review of the landscape plan approved under the Construction Certificate on 30/12/2000 for the dwelling, shows a landscaped area of approximately 35% (the approved landscaped area would need to be confirmed by the applicant).</p> <p>For Council to consider a swimming pool on the site, the proposal would need to, at minimum, maintain the amount of landscaped area (i.e. deep soil spaces) on the site, that was approved under the most recent development application N0380/00 and Construction Certificate. This may require you to reduce the size of the proposed swimming pool and/or remove existing hard surface to accommodate landscaping.</p> <p>The below landscape plan shows the landscape area that was approved by the Construction Certificate. If you wish to review the plans you can request an informal Access to Council records by following the below link: https://www.northernbeaches.nsw.gov.au/council/information-access/informal-information-request-form#:~:text=Please%20complete%20this%20form%20to,in%20and%20talk%20to%20us.</p>



(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:

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

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



(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

- Lodge Application via NSW Planning Portal
- Statement of Environmental Effects
- Scaled and dimensioned plans:
 - Site Plan
 - Floor Plans
 - Elevations
 - Sections long and short
 - 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
- Landscape Plan (including schedule of species to be planted)
- Landscaped Area Calculation Plan (as per relevant DCP requirements)
- Cost of works estimate/ Quote
- Survey Plan (including Boundary Identification by Survey)
- Site Analysis Plan
- Demolition Plan
- 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
- Flood Report
- Acid Sulfate Report (see lodgement requirements for full details)
- Bushfire Report

Conclusion on Applicants Issues

A review of the proposed development based on the specific issues raised in the prelodgement application has been carried out and you are advised that Council can support the proposed swimming pool, if the proposal maintains or improves the previously approved landscaped area on the site.

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.