

Request to Vary a Development Standard

Property Address- 12 Goodwin Rd, Newport

Site/Landscape area – the total site area is 720.80m². The Landscaped Area requirement for E4 is a minimum of 60% landscaped area and 40% maximum hard surface. The existing hard surface coverage totals 254m² or 35.20%. The proposed new works (pool and surrounds), totals 70m². The new total area of hard surface will be 324m², or 44.90% hard surface, and the balance of 55.10% being landscaped open space. This results in a variation of 4.9%.

It is considered to be a minor variation, and will have negligible impact on the objectives of this planning control, and a significant portion of the land is maintained as open space. It is also considered that the proposed works are modest in scale, and will significantly improve the usability of the property for the owners. Therefore, in this instance, it is considered that a variation to the planning control should be viewed favourably.

Setbacks- The location of the pool water's edge is set at 1.3m, on the closest side (Northern) side boundary, with this setback increasing to approx. 10.5m at the opposite side of the pool, and approximately 2.0m to the rear boundary. The setback to the pool coping on the Northern boundary is 500mm- this is a variation to the setbacks required for the Pittwater 21 DCP, D10.80 and Side and Rear Building Line. It is considered however that the closest adjoining property, will not be adversely impacted by a variation to this standard, as the proposed works will be not be visible from the adjoining properties. Therefore, in this instance, it is considered that a variation to the planning control should be viewed favourably.