



northern
beaches
council

Application No: PLM2020/0009
Meeting Date: 13/02/2020 3:00:00 PM
Property Address: 81 Prince Alfred Parade, Newport
Proposal: Swimming pool above approved garage
Attendees for Council: Rod Piggott – Manager Development Assessment
Phil Lane – Principal Planner
Attendees for applicant: Matthew Schott – Owner
Daniel Raymond – Architect

General Comments/Limitations of these Notes

These notes have been prepared by Council on the basis of information provided by the applicant and a consultation meeting with Council staff. Council provides this service for guidance purposes only. These notes are an account of the specific issues discussed and conclusions reached at the pre-lodgement meeting. These notes are not a complete set of planning and related comments for the proposed development. 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 development application.

In addition to the comments made within these notes, it is a requirement of the applicant to address ALL relevant pieces of legislation including (but not limited to) any SEPP and any applicable clauses of Pittwater Local Environment Plan 2014 and Pittwater 21 Development Control Plan within the supporting documentation of a development application including the Statement of Environmental Effects.

You are advised to carefully review these notes. If there is an area of concern or non-compliance that cannot be supported by Council, you are strongly advised to review and reconsider the appropriateness of the design of your development for your site and the adverse impacts that may arise as a result of your development prior to the lodgement of any development application.



SPECIFIC ISSUES RAISED BY APPLICANT FOR DISCUSSION

Issue/s Raised	Council Response
Front setback Description of issue <u>Relevant PLEP/P21 DCP Clause</u> <i>Clause</i>	The proposal is acceptable and may be supported given that the location and finished coping level is at the same height as the approved terrace. The swimming pool from the street will integrate with the approved dwelling house, front terrace and garage.
Modification or Development Application	The swimming pool requires a new Development Application.

PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)

Note: PLEP 2014 can be viewed at the [NSW Government Legislation Website](http://www.northernbeaches.nsw.gov.au)

Zoning and Permissibility	
Definition of proposed development: (ref. PLEP 2014 Dictionary)	<i>dwelling house</i> means a building containing only one dwelling. Note. Dwelling houses are a type of residential accommodation —see the definition of that term in this Dictionary.
Zone:	E4 Environmental Living
Permitted with Consent or Prohibited:	Permitted with consent

Principal Development Standards:	
Clause 4.3 Height of Buildings	
Standard	Proposed
8.5m	3.7m (swimming pool) 4.9m (top of swimming pool balustrade)

PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21 DCP)

Note: P21 DCP can be accessed via Council's Website www.northernbeaches.nsw.gov.au



Section A: Shaping Development in Pittwater

A4 Localities – Newport Locality

The development is considered to be consistent with the desired character for the following reasons:

- The building presentation to the Prince Alfred Avenue frontage provides a built form that is more in keeping with and reflective of the residential character of the streetscape.
- The proposed front setback to the swimming pool of 5.9m will be softened by the proposed landscaping within the planter box incorporated within the garage design built form to provide a less visually dominant bulk and scale.

The proposed development achieves the desired future character of the Newport Locality as stated in Part A of Pittwater 21 DCP.

Section D: Locality Specific Development Controls

Newport Locality

D10.1 Character when viewed from a public space

Comment

The proposal is required to achieve consistency with the visual character of detached residential housing surrounding the site.

The proposal demonstrates a reasonable front setbacks to the Prince Alfred Parade frontage as you transition across the front of the site which, softens the built form when viewed from the street.

Therefore, the proposed design achieves the desired future character of the Locality when viewed from the Prince Alfred Parade and is supported.

Control/Requirement

Proposed

D10.7 Front building line

5.9m (swimming pool)

Comment

The proposal is acceptable and may be supported given that the location and finished coping level is at the same height as the approved terrace. The swimming pool from the street will integrate with the approved dwelling house, front terrace and garage.

Specialist Advice

Referral Body

Comments

Biodiversity

"The following biodiversity provisions apply to the subject site:

- *Pittwater LEP Clause 7.6 – Biodiversity Protection*
- *Pittwater DCP Clause B4.7 – Pittwater Spotted Gum Forest*



Specialist Advice	
	<p>- SEPP (Coastal Management)</p> <p><i>Compliance with these provisions is to be addressed in the Statement of Environmental Effects."</i></p>
Referral Body	Comments
Development Engineers	<i>"As the site is within the H1 Geotechnical Hazard area a Geotechnical report must be submitted with the application."</i>

Relevant Council Policies
<p>You are advised of the following (but not limited to all) Council's policies available at Council's website:</p> <ul style="list-style-type: none"> • Applications for Development - Policy for the handling of unclear, non-conforming, insufficient and Amended applications: PDS-POL 140 • Vehicle access to all roadside development: LAP-PL 315 • Waste PL 850

Documentation to accompany the Development Application
<ul style="list-style-type: none"> • Electronic copies (USB) • Statement of Environmental Effects • Request to vary a development standard • Cost of works estimate/ Quote • Site Plan • Floor Plan • Elevations and sections • Survey Plan • Site Analysis Plan • Demolition Plan • Waste Management Plan (Construction & Demolition) • Waste Management Plan Ongoing • BASIX Certificate • Schedule of colours and materials • Swimming Pool Plan • Erosion and Sediment Control Plan / Soil and Water Management Plan • Geotechnical Report <p><i>Please refer to Development Application Checklist for further detail.</i></p>



Concluding Comments

These notes are in response to a pre-lodgement meeting held on 13 February 2020 to discuss a swimming pool above an approved garage at 81 Prince Alfred Parade, Newport. The notes reference preliminary plans prepared by RAMA dated 29 January 2020.

The proposal is acceptable and may be supported given that the location and finished coping level is at the same height as the approved terrace. The swimming pool from the street will integrate with the approved dwelling house, front terrace and garage. In addition, the swimming pool will improve privacy to adjoining properties to the east and west when compared to the approved terrace within the same location.

Based upon the above comments you are advised to satisfactorily address the matters raised in these notes prior to lodging a development application.