

untapped **PLANNING**

Statement of Environmental Effects

“Alterations and Additions to a Dwelling”

55 Victor Road, Dee Why

Lot 54 DP 11884

Prepared for: James Spiers

Ref: 102103

Date: November 2021

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1. Executive Summary

1.1 Introduction

Untapped Planning has been commissioned by James Spiers to prepare a Statement of Environmental Effects for the alteration and addition on an existing Dwelling on Lot 54 DP 11884 at 55 Victor Road, Dee Why.

1.2 Site Details

The subject site comprises Lot 54 DP 11884 with a street address of 55 Victor Road, Dee Why.

The site has a total combined area of 465m², with a street frontage of 14.72m to Victor Road.

The site is zoned R2 – Low Density Residential under the Warringah Local Environmental Plan (LEP) 2011.

Development for the purposes of a Dwellings and subsequent alterations and additions are permissible within the zone, with the consent of Council.

The following plan shows the site location in the context of the local area.

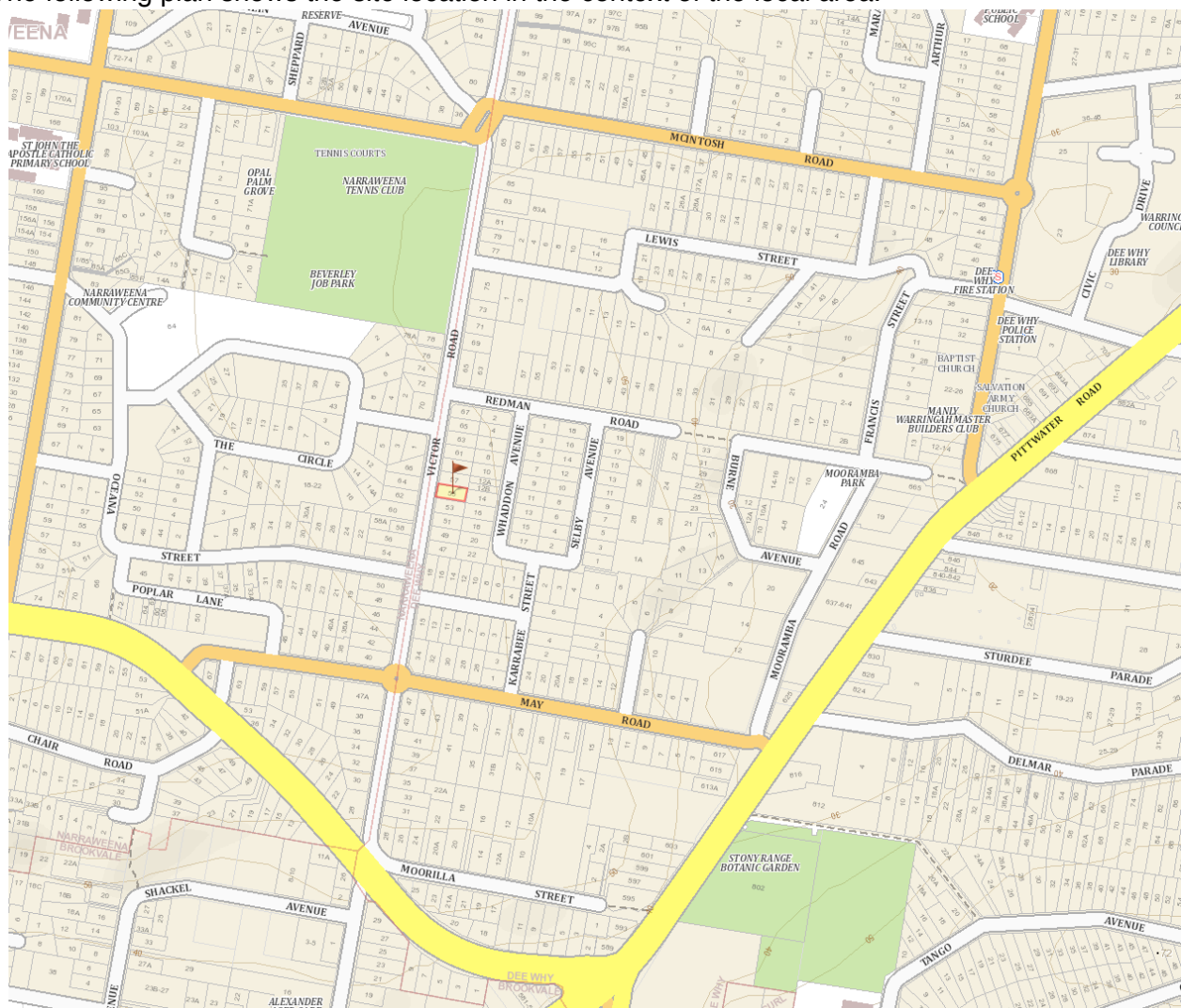


Figure 1: Locality of the subject site.

1.3 Purpose of the Report

This Statement of Environmental Effects (SoEE) has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act and accompanying Regulation.

Its purpose is to:

- describe the proposed development;
- identify and summarise the relevant controls which guide assessment of the proposal;
- provide information on the site and its context; and
- review the key issues associated with the proposal to aid in assessment by the Consent Authority and other relevant authorities.

Consideration has been given to the Council's guidelines in preparing this Statement of Environmental Effects as well as the full range of other relevant legislation and development guidelines.

2. Proposed Development

The objective of the proposed development is to seek approval for the alteration and addition to the existing dwelling on the subject allotment.

The proposed alterations and additions consist of,

Ground Floor;

- Carport
- Laundry/Butler Room
- New Kitchen/Living Room
- New Rear Deck
- New Multipurpose Room
- Two Bathrooms
- New Bedroom
- Bedroom/Study Refurbishment
- New Roof Alignment and sunlights
- Removal of rear deck and cubby.

3. Characteristics of the Site and Locality

3.1 The Site

The subject site comprises Lot 54 DP 11884, and is known as 55 Victor Road, Dee Why.

The site has a combined total area of 465m², with a street frontage of 14.72m to Victor Road.

Existing on the site is a single storey brick dwelling house.

The site is a rectangular allotment and generally flat. Vegetation on site is limited to a tree in the front building setback and some scattered vegetation in the rear building line.



Figure 3: Victor Road Frontage

3.2 The Locality

The subject site is located on the eastern side of Victor Road.

The locality is characterised as a low-density residential setting with a mix of new and older single dwellings. The scale of the proposed additions is consistent with recent development in the locality and will not have an adverse impact on the predominant streetscape.

The following figure shows the location of the subject site within its immediate local context.



Figure 4: Aerial View of Subject Site.

3.3 Land Uses

The subject site currently contains a single storey weatherboard residence.

Site vehicular access is from via a driveway to the street frontage accessing an attached garage.

Vegetation on site is largely confined to its front street setback in the form of a hedge and tree. The rear building setback contains several trees/shrubs. It is considered that the existing vegetation will not be impacted by the development.

3.4 Topography

The site is flat with sparse vegetation. Victor Road slopes gently, rising to the south.

3.5 Contamination and Geotechnical Considerations

3.5.1 Contamination

The site is not known to have any past contaminating uses.

3.5.2 Acid Sulfate Soils

The subject site is not identified as containing potential Acid Sulfate Soils.

3.5.3 Land Slip

The development site is identified as being within Area A – Slopes less than 5°.

The alterations are minor in nature and no works or excavations are proposed that warrant a geotechnical assessment of the site. No soil will be disturbed or excavated to facilitate the proposal.

3.6 Vegetation

The site contains minimal vegetation.

The alterations and additions to the dwelling will not require the removal of any vegetation on site and as such no further assessment of vegetation is required.

3.7 Bushfire

The development site is not noted as being bushfire prone.

No further Bushfire Assessment is required.

3.8 European and Aboriginal Archaeological Heritage

The site is not known to contain any items of European heritage significance, nor is it located within a heritage conservation area.

The site is not known to contain any items of Aboriginal archaeological significance. Though again, given that the proposal is for the purpose of a boundary adjustment it is considered that any possible Aboriginal relics located on the site will not be affected.

3.9 Traffic, Access and Road Network

The site is located with a frontage to Victor Road.

The existing site vehicular access will remain unchanged by this proposal. Vehicular parking will be stacked parking incorporating a carport and garage on the existing hard stand area to the front of the dwelling.

Given the minor scale of the development and the fact that no modification to the existing site access is required, it is not anticipated that there will be any adverse impacts to traffic levels in the locality as a result of the proposal.

3.10 Coastal Zone

The development site is not identified in as being in the coastal zone and is not subject to the provisions of the NSW Coastal Policy.

3.11 Services and Utilities

The site is currently serviced with both reticulated water and sewer.

4. Planning Controls

4.1 State Planning Controls

Environmental Planning and Assessment Act 1979

Division 4.8 Integrated Development

The development is not considered to constitute integrated development under the provisions of Section 4.46 of the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policies

No state policies are considered to be relevant to the proposed alterations and additions.

4.2 Local Planning Controls

The development site is currently controlled by the provisions of the Warringah Local Environmental Plan 2011.

Warringah Local Environmental Plan 2011

Under the Warringah Local Environmental Plan 2011, the site is zoned R2 – Low Density Residential. An excerpt of the Warringah Local Environmental Plan 2011 zoning map is shown in Figure 5.

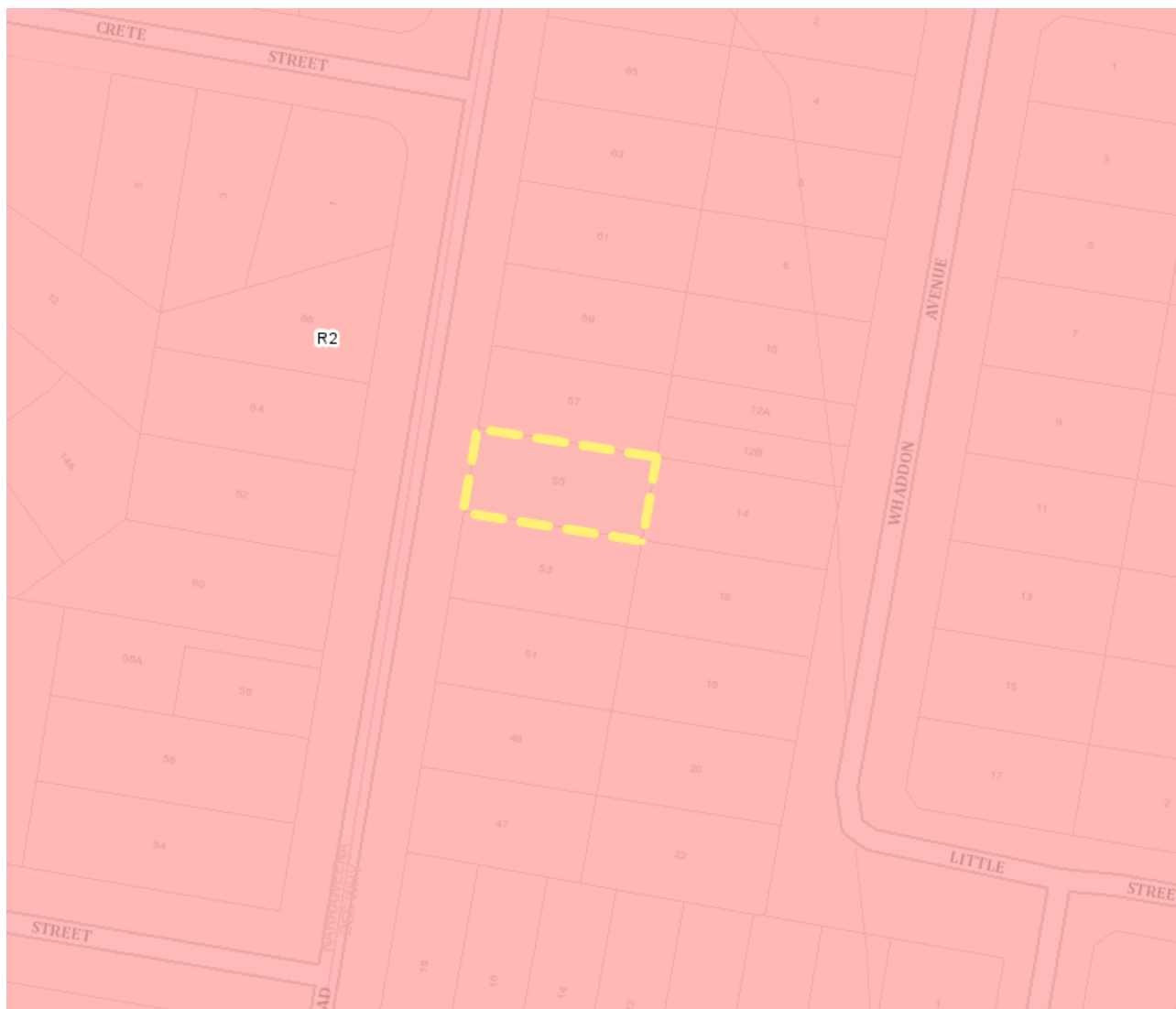


Figure 5: Site Zoning under Warringah Local Environmental Plan 2011

The provisions for the R2 – Low Density zone state;

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.

Comment: The proposed alterations and additions are considered to be consistent with the objectives of the R2 – Low Density Residential Zone.

The proposal alterations and additions are consistent with the zone objectives

The scale of the development and its siting is integrated with the landform which enables the existing character and landscape to be maintained.

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; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

Comment: Under subclause 3, Dwellings are permissible with Consent.

Part 4 - Principal Development Standards

Clause 4.3 Height of Buildings.

The subject site is mapped as having a maximum building height of 8.5m. The proposed alterations to the existing dwelling comply with this requirement having a maximum height of 5.3m.

Part 6 - Additional Local Provisions

Clause 6.1 Acid Sulfate Soils

The subject site is not identified as containing potential Acid Sulfate Soils.

Clause 6.4 Development on Sloping Land

(1) *The objectives of this clause are as follows—*

- (a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,*
- (b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,*
- (c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.*

(2) *This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map.*

(3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—*

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

The development site is noted as being within Area A – Slopes less than 5° on the Warringah Landslip Risk Map.

Geotechnical Risk is discussed in the Section 3.5.3 of this report.

Warringah Development Control Plan

The following relevant controls have been considered in the preparation of the subject application.

The development is considered to be generally compliant with the DCP.

Part B Built Form Controls	
B1 – Wall Heights 1. Walls are not to exceed 7.2 metres from <u>ground level (existing)</u> to the underside of the ceiling on the uppermost floor of the <u>building</u> (excluding habitable areas wholly located within a roof space).	No new walls are proposed by the development that exceed 7.2m. The maximum wall height is 3.4m.
B3 – Side Boundary Envelope 1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a <u>building envelope</u> determined by projecting planes at 45 degrees from a height above <u>ground level (existing)</u> at the side boundaries of: <ul style="list-style-type: none">• 4 metres, or• 5 metres as identified on the map.	<p>The existing northern façade contains a zero side setback. For the garage, this is to be retained.</p> <p>The remaining structure complies with the 900mm side setback.</p> <p>The submitted cross sections (section B) show that the development results in a minor encroachment of the building envelope on the northern boundary.</p> <p>The variation is considered to be acceptable in that it;</p> <ul style="list-style-type: none">• Is minor in nature consisting of the eaves and a small section of the flat roof.• The variation is not across the whole length of the dwelling.• The wall is low in height.• Will have no impact on solar access or amenity.
B5 – Side Boundary Setbacks 1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.	<p>1. The site is mapped as having a 900mm side setback requirement.</p> <p>With the exception of the existing garage with a zero setback, the structure and additions are compliant with the 900mm setback.</p>

<p>2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.</p>	<p>2. The side setback area is free of any structures and site facilities.</p>
<p>B7 – Front Boundary Setbacks</p> <p>1. Development is to maintain a minimum setback to <u>road</u> frontages.</p> <p>2. The <u>front boundary setback</u> area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, <u>garbage</u> storage areas and fences.</p> <p>3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the <u>road</u> boundary is only to be used for landscaping and driveways.</p>	<p>The existing dwelling has a front setback to the bedroom and porch of 6m. These elements will remain unchanged by the alterations and additions.</p> <p>A carport is proposed to be sited in front of the existing garage. The carport will have a 4m setback. The garage in its current form is not long enough to accommodate a vehicle and the addition of a carport will facilitate undercover parking on the site.</p> <p>A solid wall currently exists on the boundary in this location and will serve to mask views to the carport.</p>
<p>B9 – Rear Boundary Setbacks</p> <p>1. Development is to maintain a minimum setback to rear boundaries.</p> <p>2. The rear <u>setback area</u> is to be landscaped and free of any above or below ground structures.</p> <p>3. On land zoned R2 Low Density Density where there is a 6m rear boundary setback, above and below ground structures and <u>private open space</u>, including <u>basement</u> carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear <u>building</u> setback.</p>	<p>The proposed rear alterations have a setback of 7.2m, complying with the setback requirements.</p> <p>The proposed access stairs have a minor encroachment into the rear setback area having a setback of 5.8m.</p> <p>This minor encroachment by the stairs will have no impact on the functionality of the open space, not will it have any impact on adjoining properties.</p>

Part C Siting Factors	
<p>C2 – Traffic, Access and Safety</p> <p>1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</p> <p>2. Vehicle access is to be obtained from minor streets and lanes where available and practical.</p> <p>3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale <u>Road</u> or Forest Way.</p> <p>4. Vehicle crossing approvals on public roads are to be in accordance with <u>Council's</u> Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315.</p> <p>5. Vehicle crossing construction and design is to be in accordance with <u>Council's</u> Minor works specification.</p>	<p>No change to existing vehicular or pedestrian access to the site are proposed.</p>
<p>C3 – Parking Facilities</p> <p>1. The following design principles shall be met:</p> <ul style="list-style-type: none"> • Garage doors and carports are to be integrated into the house design and to not dominate the <u>façade</u>. Parking is to be located within buildings or on site.; • Laneways are to be used to provide rear access to carparking areas where possible; • Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments; 	<p>The site contains two carparking spaces in the form of an existing garage and a stacked space at the front of the property.</p> <p>This parking is to be retained with the addition of a carport in front of the garage.</p> <p>The DCP required two spaces for a dwelling house. These parking spaces will be maintained.</p>

<ul style="list-style-type: none"> • Parking is to be located so that views of the street from front windows are not obscured; and • Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the <u>building</u> width, whichever is the lesser. <p>2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</p> <ul style="list-style-type: none"> • the land use; • the hours of operation; • the availability of public transport; • the availability of alternative car parking; and • the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles. <p>4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</p>	
<p>C4 – Stormwater</p> <ol style="list-style-type: none"> 1. Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, <u>watercourse</u>, stream, lagoon, lake and <u>waterway</u> or the like. 2. The stormwater <u>drainage</u> systems for all developments are to be designed, 	<p>The development the development will result in a 9m² increase to impervious area on the site and all stormwater will be connected to existing infrastructure.</p>

<p>installed and maintained in accordance with <u>Council's</u> Water Management Policy.</p>	
<p>C5 – Erosion and Sedimentation</p> <ol style="list-style-type: none"> 1. All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised. 2. Any erosion and sedimentation is to be managed at the source. 3. Erosion, sediment and pollution controls including water discharge from the site must comply with <u>Council's</u> Water Management Policy. 4. An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of up to 2500m² of land. 5. Soil and Water Management Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of more than 2500m² of land. 	<p>While no earthworks are proposed, erosion control can be incorporated to protect the site and surrounds.</p>
<p>C7 – Excavation and Landfill</p> <ol style="list-style-type: none"> 1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation. 2. <u>Excavation</u> and landfill works must not result in any adverse impact on adjoining land. 3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work. 4. <u>Excavation</u> and landfill shall not create siltation or pollution of waterways 	<p>No excavation or landfill is proposed as a part of the development.</p>

<p>and <u>drainage</u> lines, or degrade or destroy the natural environment.</p> <p>5. Rehabilitation and revegetation techniques shall be applied to the <u>fill</u>.</p> <p>6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.</p>	
Part D Design	
<p>D1 – Landscaped Open Space and Bushland Setting</p> <p>1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and <u>Bushland</u> Setting. To measure the area of landscaped open space:</p> <p>a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;</p> <p>b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;</p> <p>c) Landscaped open space must be at <u>ground level (finished)</u>; and</p> <p>d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.</p>	<p>The site has a landscape requirement of 40%</p> <p>In its current form, the site has a landscape coverage of 34.35% (159.78m²).</p> <p>The development will involve the removal of 9.12m² of landscape area bringing the total to 32.4%.</p> <p>A variation is sought as the reduction is minor in nature and extensive open space and landscaping are retained in the rear setback.</p> <p>The removal of the structures on the rear boundary will increase landscaping adjacent to surrounding properties.</p> <p>The development, despite seeking a variation, provides high quality opens space and landscaping and support is requested to the variation.</p>
<p>D2 – Private Open Space</p> <p>35m² with a minimum dimension of 3m</p>	<p>The site complies with this requirement having 136.53m² of Private Open Space.</p>
<p>D3 – Noise</p> <p>1. Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient</p>	<p>No plant or machinery is proposed that would create any noise levels that exceed the requirements of this clause.</p>

<p>background noise by more than 5dB(A) when measured in accordance with the <u>NSW Industrial Noise Policy</u> at the receiving boundary of residential and other noise sensitive land uses.</p> <p>See also NSW Industrial Noise Policy Appendices</p> <p>2. Development near existing noise generating activities, such as <u>industry</u> and roads, is to be designed to mitigate the effect of that noise.</p> <p>3. <u>Waste</u> collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.</p> <p>4. Where possible, locate noise sensitive rooms such as bedrooms and <u>private open space</u> away from noise sources. For example, locate kitchens or service areas closer to busy <u>road</u> frontages and bedrooms away from <u>road</u> frontages.</p> <p>5. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.</p>	
<p>D6 – Access to Sunlight</p> <p>1. Development should avoid unreasonable overshadowing any public open space.</p> <p>2. At least 50% of the required area of <u>private open space</u> of each <u>dwelling</u> and at least 50% of the required area of <u>private open space</u> of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p>	<p>The submitted shadow diagrams show that the proposed additions will result in a negligible additional overshadowing of the adjacent properties in winter months.</p>
<p>D7 – Views</p> <p>1. Development shall provide for the reasonable sharing of views.</p>	<p>No views will be impacted upon by the proposal and the planning principles within</p>

	Tenacity Consulting v Warringah Council (2004) NSWLEC 140 do not warrant further consideration.
<p>D8 – Privacy</p> <p>1. <u>Building</u> layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p> <p>2. Orientate living areas, habitable rooms and windows to <u>private open space</u> areas or to the street to limit overlooking.</p> <p>3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>4. The windows of one <u>dwelling</u> are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.</p> <p>5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal <u>private open space</u> of a lower apartment from overlooking from an upper apartment.</p>	<p>The proposed alterations have minimal new windows oriented towards the boundary.</p> <p>These south facing windows are adjacent to the adjoining properties driveway and will not overlook open space or living area windows.</p> <p>The proposed deck has a sufficient setback to now warrant screening to the north. Not providing screening will increase northern sun to the open space areas.</p>
<p>D9 – Building Bulk</p> <p>1. Side and rear setbacks are to be progressively increased as wall height increases.</p> <p>2. Large areas of continuous wall planes are to be avoided by varying <u>building</u> setbacks and using appropriate techniques to provide visual relief.</p> <p>3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut</p>	<p>The proposal is small in scale and located to the rear of the dwelling</p> <p>The development does not incorporate large areas of continuous wall planes and complies with height and setback controls.</p> <p>No cut or fill is proposed and the existing ground levels will be maintained.</p> <p>It is considered that the building bulk and massing are consistent with the requirements of this clause.</p>

<p>and <u>fill</u> reduced by designs which minimise the <u>building</u> footprint and allow the <u>building</u> mass to step down the slope. In particular:</p> <p>The amount of <u>fill</u> is not to exceed one metre in depth.</p> <p><u>Fill</u> is not to spread beyond the footprint of the <u>building</u>.</p> <p><u>Excavation</u> of the landform is to be minimised.</p> <p>4. <u>Building</u> height and scale needs to relate to topography and site conditions.</p> <p>5. Orientate development to address the street.</p> <p>6. Use colour, materials and surface treatment to reduce <u>building</u> bulk.</p> <p>7. Landscape plantings are to be provided to reduce the visual bulk of new <u>building</u> and works.</p> <p>8. Articulate walls to reduce <u>building</u> mass.</p>	
<p>D10 – Building Colours and Materials</p> <p>1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.</p> <p>2. The colours and materials of development on sites adjoining, or in close proximity to, <u>bushland</u> areas, waterways or the beach must blend in to the natural landscape.</p> <p>3. The colours and materials used for <u>alterations and additions</u> to an existing structure shall complement the existing external <u>building</u> <u>façade</u>.</p>	<p>The development is not in a highly visible area, however the walls will be rendered and finished to match the existing walls.</p>

<p>D11 – Roofs</p> <p>1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</p> <p>2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</p> <p>3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</p> <p>4. Roofs shall incorporate eaves for shading.</p> <p>5. Roofing materials should not cause excessive glare and reflection.</p> <p>6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the <u>building</u>.</p>	<p>1. N/A</p> <p>2. The proposed roof has a pitch consistent with the existing roof structure. The roof compliments the existing built form.</p> <p>3. The roof structure is minor in size and does not result in any adverse visual impacts to the streetscape.</p> <p>4. Eaves are incorporated in the design of the dwelling where setbacks allow.</p> <p>5. Roofing materials will be of low reflectivity.</p> <p>6. N/A</p>
<p>D12 – Glare and Reflection</p> <p>1. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the <u>building</u> and its neighbours;</p> <ul style="list-style-type: none"> • Minimising the lit area of <u>signage</u>; • Locating the light source away from adjoining properties or boundaries; and • Directing light spill within the site. <p>2. Any glare from artificial illumination is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> • Indirect lighting; 	<p>1. No artificial light sources will be directed external of the site.</p> <p>2. As noted above, no artificial lighting external to the building is proposed and no adverse impact is envisaged on surrounding properties.</p>

<ul style="list-style-type: none"> • Controlling the level of illumination; and • Directing the light source away from view lines. <p>3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> • Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones; • Orienting reflective materials away from properties that may be impacted; • Recessing glass into the <u>façade</u>; • Utilising shading devices; • Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and • Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls. 	<p>3. Roofing materials will be colored so as to mitigate against the reflection of sunlight from the roof.</p> <p>No other reflective materials are incorporated into the design.</p>
<p>D14 – Site Facilities</p> <p>1. Site facilities including <u>garbage</u> and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places. In particular:</p> <ul style="list-style-type: none"> • <u>Waste</u> and recycling bin enclosures are to be durable, integrated with the <u>building</u> design and site landscaping, suitably screened from public places or streets and located for convenient access for collection; • All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets; • <u>Garbage</u> areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of 	<p>1. Adequate garbage storage and clothes drying facilities exist on site and are convenient and practical for residents.</p> <p>These facilities are not visible from public spaces.</p> <p>The existing mail box on Victor Road will be retained.</p>

<p>containers;</p> <ul style="list-style-type: none"> • Landscaping is to be provided to reduce the impact of all <u>garbage</u> and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and • Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable. 	
<p>D20 – Safety and Security</p> <ol style="list-style-type: none"> 1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance. 2. Service areas and access ways are to be either secured or designed to allow casual surveillance. 3. There is to be adequate lighting of entrances and pedestrian areas. 4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety. 5. Entrances to buildings are to be from public streets wherever possible. 6. For larger developments, a site management plan and formal <u>risk</u> assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required. This is relevant where, in <u>Council</u>'s opinion, the proposed development would present a crime, safety or security <u>risk</u>. See <u>Crime Prevention and Assessment of Development Applications – Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979</u> prepared by the Department of Urban Affairs and Planning (now Department of 	<ol style="list-style-type: none"> 1. The proposal will not change the existing casual surveillance of the street. 2. N/A 3. The development can comply with this clause. 4. N/A 5. All site entrances are via the public street and are visible. 6. N/A

<p>Planning).</p> <p>7. Buildings are to be designed to allow casual surveillance of the street, for example by:</p> <ul style="list-style-type: none"> a) Maximising the glazed <u>shop</u> front on the ground level so that views in and out of the <u>shop</u> can be achieved; b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance; c) Locating high use rooms to maximise casual surveillance; d) Clearly displaying the street number on the front of the <u>building</u> in pedestrian view; and e) Ensuring <u>shop</u> fronts are not obscured by planting, <u>signage</u>, awnings and roller shutters. 	<p>7. The front façade will remain unchanged resulting in the maintenance of the existing levels of street surveillance.</p>
<p>D21 – Provision and Location of Utility Services</p> <p>1. If a proposed development will involve a need for them, <u>utility services</u> must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and <u>drainage</u>.</p> <p>2. Service structures, plant and equipment are to be located below ground or be designed to be an integral part of the development and suitably screened from public places or streets.</p> <p>3. Where possible, underground <u>utility services</u> such as water, gas, telecommunications, electricity and gas are to be provided in a common trench. The main advantages for this are:</p> <ul style="list-style-type: none"> a) A reduction in the number of trenches required; b) An accurate location of services 	<p>1. The site is fully serviced by water, gas, telecommunications and electricity, sewage and drainage.</p> <p>2. N/A</p> <p>3. The site is currently serviced and no augmentation or new connections will be required.</p>

<p>for <u>maintenance</u>;</p> <ul style="list-style-type: none"> c) Minimising the conflict between services; d) Minimising land required and cost; <p>4. The location of <u>utility services</u> should take account of and minimise any impact on natural features such as <u>bushland</u> and natural watercourses.</p> <p>5. Where natural features are disturbed the soil profile should be restored and landscaping and <u>tree</u> planting should be sited and selected to minimise impact on services, including existing overhead cables.</p> <p>6. Where utilities are located above ground, screening devices should include materials that complement the streetscape, for example fencing and landscaping. The location of service structures such as electricity substations should be within the <u>site area</u>.</p> <p>7. Habitable buildings must be connected to Sydney Water's <u>sewerage system</u> where the density is one <u>dwelling</u> per 1050 square metres or greater.</p> <p>8. On land where the density is less than one <u>dwelling</u> per 1050 square metres, and where connection to Sydney Water is not possible, <u>Council</u> may consider the on-site disposal of effluent where the applicant can demonstrate that the proposed sewerage systems or works are able to operate over the long term without causing unreasonable adverse effects.</p>	<p>4. Existing services will not be relocated or disturbed.</p> <p>5. N/A</p> <p>6. N/A</p> <p>7. The site is currently connected to reticulated sewer and water.</p> <p>8. N/A</p>
<p>D22 – Conservation of Energy and Water</p> <ul style="list-style-type: none"> 1. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy. 2. Site layout and structures are to allow for reasonable <u>solar access</u> for the 	<p>1. The proposed dwelling will receive adequate levels of access to solar energy.</p> <p>2. The proposal will not impact on the solar access to adjoining properties.</p>

<p>purposes of water heating and electricity generation and maintain reasonable <u>solar access</u> to adjoining properties.</p> <p>3. Buildings are to be designed to minimize energy and water consumption.</p> <p>4. Landscape design is to assist in the conservation of energy and water.</p> <p>5. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.</p> <p>6. All development must comply with <u>Council's</u> Water Management Policy.</p>	<p>3. The small scale of the building design will not result in the excessive consumption of water and energy.</p> <p>4. No change to the existing site landscaping is proposed.</p> <p>5. Stormwater disposal will be consistent with the existing site stormwater system.</p> <p>6. Noted.</p>
Part E The Natural Environment	
E1 – Preservation of Trees or Bushland Vegetation	<p>No vegetation will be removed to facilitate the alterations to the dwelling.</p>
E2 – Protected Vegetation	<p>No vegetation will be removed to facilitate the alterations to the dwelling.</p>
E6 – Retaining unique environmental features	<p>No modification to any environmental features of the land will occur as a result of this development.</p>
<p>E10 – Landslip Risk</p> <p>i) For land identified as being in Area B:</p> <p>A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application.</p> <p>If the preliminary assessment determines that a geotechnical report is required a report must</p>	<p>The development is located within Area A – Slopes less than 5 degrees.</p> <p>The proposed alterations constitute minor additions. No ground works are required and it is considered for a minor change such as this that the requirement for a geotechnical slope stability report would be onerous.</p> <p>The proposal will not create any new areas of cut, nor will impervious areas be increased. It is considered that in this instance council</p>

<p>be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application.</p> <p>Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.</p>	<p>support the request to waive the Geotech report.</p>
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5. Conclusion

This proposal is for the alteration and addition to an existing dwelling on an R2 – Low Density Residential zoned parcel of land.

The proposal is considered to be consistent with the provisions of the Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011.

Furthermore, the proposal is considered to have no adverse impacts upon the environment or the general locality or surrounding properties.

Councils support to the proposal is therefore requested.