



DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS TO EXISTING DWELLING

FERN GULLY HOUSE
87 Wallumatta Road
NEWPORT NSW 2016
Lot 15 DP 13746

Owners: Matthew and Emma Smith

07/09/2020

REQUEST TO VARY A DEVELOPMENT STANDARD

• 4.3 HEIGHT OF BUILDINGS

The LEP states that the maximum height of the building must not exceed 8.5m – except where the building footprint is situated on a slope that is in excess of 16.7 degrees (that is 30%), in which case it must not exceed 10m.

The centreline of the dwelling sits over the bottom of the creek bed, where the land is lower compared to either side of the creek bank. As such, whilst the new extended main roof of the dwelling remains just under the 8.5m height limit, a small portion of the deck roof does not.

Please refer to drawing FG06-DA Section AA for further information.

Both side elevations show the proposed works sitting under the 8.5m height limit.

Please refer to drawings FG08-DA Elevation - West and FG09-DA Elevation - East for further information.

The average slope of the site is 19°.

The land directly underneath the proposed deck is 31°.

Therefore it is appropriate to apply the 10m height limit in this instance.

MARIKA JARV CREATIVE

B. ARCHITECTURE (HONOURS) // RESIDENTIAL & INTERIORS

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FERN GULLY HOUSE - SCHEMATIC MODEL

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SITE

The subject site is known as 87 Wallumatta Road, Newport NSW 2016, Lot 15 DP 13746.

The property is a small sized block, with a total area of 490.3m sq, located midway along Wallumatta Road, on the low side of the road. It is a rhomboid-type shaped lot, with dimensions of 12.655m wide and 40.235m in length. The front boundary adjacent to Wallumatta Road faces north, and the land slopes steeply down towards the south, where it backs onto a large residential property (94 Irrubel Road - zoned E2 Environment Conservation), which is predominately untouched bushland of around 15,000m sq in area. The adjoining properties on either side are also residential (85 and 89 Wallumatta Road).

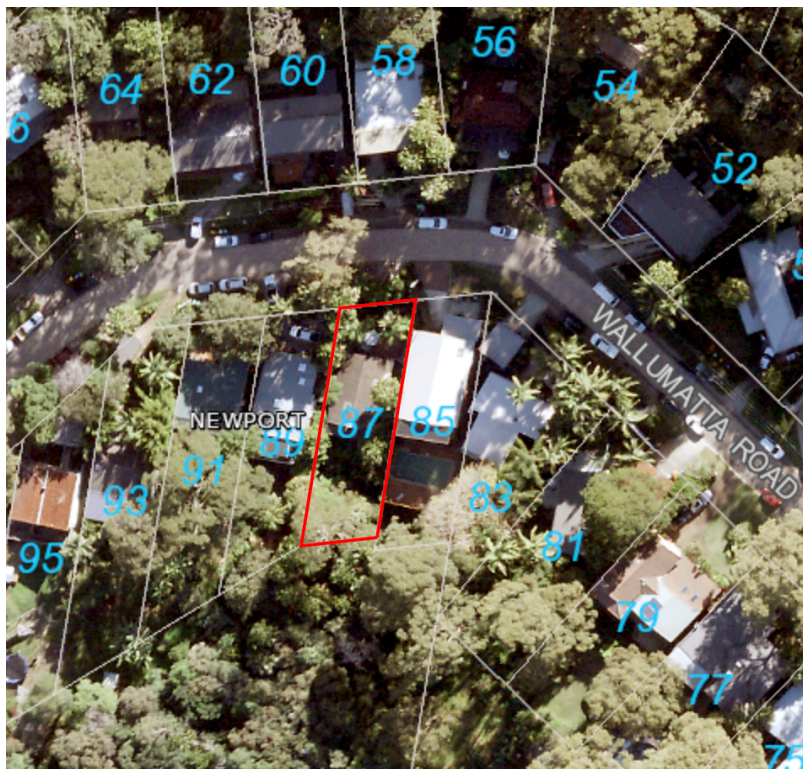
The land has an average gradient of around 19°, but with inclines of up to 27°-31° directly below the area of proposed development.

There is an existing single dwelling located on the site, with a small paved, terraced courtyard area to the front yard (north), whereas the rear yard (south) is a steep rocky outcrop, with an open watercourse running through the centre. A number of established palm trees and ferns vegetate the property. There is no vehicular access to the site.

According to the Land Zoning Map the site is classified E4 Environmental Living. The property is also zoned within the Flood Risk (high, medium and low risk), Bushfire Prone Land (Buffer) and Geotechnical Hazard (HI) hazard maps.

There are Council stormwater assets located along the length of the site. A concrete drain and lid are located above the property on the road verge, and there is a stormwater pipe which runs underneath the existing house, which then opens onto a rocky watercourse, draining into the land below the property, and eventually into the Pittwater waterway.

Sydney Water assets are also located to the rear of the property; including a manhole, chamber and sewer pipes running across the land.



Aerial view of subject site - 87 Wallumatta Road Newport (image taken from Northern Beaches Council website)

EXISTING DEVELOPMENT

The existing dwelling consists of a small, painted, brick-veneer cottage, with a tiled gable roof. The single level living area consists of kitchen, living, dining, along with two bedrooms and one bathroom. A subfloor area containing the laundry and storage is located underneath via external access. A narrow, L-shaped, suspended concrete balcony wraps around the western and southern sides of the house.

Refer to drawing FG03-DA EXISTING FLOOR PLAN for more information.



View of existing dwelling front facade (northern elevation) from entry pathway and steps

PROPOSED DEVELOPMENT

The design intention is to provide an enlarged internal living space, create a third bedroom, and to add a new roofed deck to the rear of the building.

The proposal seeks to increase the house's internal space by utilising the current built-upon floor area. By enclosing the existing L-shaped balcony, it is envisaged to create a new kitchen along the western side of the house, with an enlarged living and dining space to the rear (south). The existing kitchen area will then be converted into a third bedroom.

In addition to the above, it is proposed to construct a new, elevated steel and timber framed deck to the rear of the house, so that the occupants can have access to a private, usable open space directly connected to the living areas. The existing balcony has always been impracticable, as at 1.8m wide, it is unable to be used functionally. The new, larger roofed deck (7m x 4m), will both extend the internal living areas, and allow the owners a sheltered outdoor area for entertaining purposes.

Refer to drawing FG04-DA PROPOSED FLOOR PLAN for more information.



View of existing dwelling rear facade (southern elevation) from creek bed



View of 87 Wallumatta Road from street



View of 85 Wallumatta Road (eastern neighbour) from street



View of 89 Wallumatta Road (western neighbour) from street

PITTWATER LOCAL ENVIRONMENT PLAN 2014

• AIMS OF THE PLAN

The proposed development is seen to comply with the aims of the Pittwater LEP 2104.

• SUSPENSION OF COVENANTS, AGREEMENTS, AND INSTRUMENTS

There are no covenants currently listed with this property.

• LAND USE TABLE

The lot is zoned E4 Environmental Living; low-impact residential development is permitted with consent.

• 4.3 HEIGHT OF BUILDINGS

The LEP states that the maximum height of the building must not exceed 8.5m – except where the building footprint is situated on a slope that is in excess of 16.7 degrees (that is 30%), in which case it must not exceed 10m.

Both the East and West Elevations show the proposed works sitting under the 8.5m height limit.

Section AA is taken through the bottom of the creek bed, where the land is depressed compared to either side of the creek bank, as such, whilst the new extended main (house) roof remains just under the 8.5m height limit, a small portion of the deck roof does not. Due to the deck footprint being situated over land with a gradient of over 30 degrees, it is appropriate to apply the 10m height limit here.

• 4.6 EXCEPTIONS TO DEVELOPMENT STANDARDS

Proposed works are within the LEP development standards.

• 5.10 HERITAGE CONSERVATION

According to the Pittwater Heritage Map, the site is not a heritage conservation area, and there are no heritage, archaeological or aboriginal items on or near the site.

• 7.1 ACID SULFATE SOILS

The land is identified as Class 5 according to the Acid Sulfate Map.

An acid sulfate soil management plan is not required for the works.

• 7.2 EARTHWORKS

The earthworks for this project are limited to the excavation of two footings for the deck posts. As such, the minor earthworks of the proposed development will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

• 7.3 FLOOD PLANNING

The land is identified as having High, Medium and Low Flood Risk zones on the NBC Flood Hazard Map.

Please refer to the Flood Risk Management report by 'Stellen Consulting' for more information.

• 7.6 BIODIVERSITY PROTECTION

The land is identified as Biodiversity on the Biodiversity Map, and is part of the Pittwater Spotted Gum EEC.

NSW Biodiversity Conservation Act 2016:

The very rear of the site, and to the south onto the adjoining property, is mapped as Littoral Rainforest EEC and Pittwater Spotted Gum EEC within the SMCMA V3 mapping study (OEH 2016). All areas of Littoral Rainforest are also mapped as having "Biodiversity Value" within the Biodiversity Values Map published by OEH for the Biodiversity Offsets Scheme.

The following threatened microbat species have been recorded within 100m of the site in 2017 (BioNet record):

- *Mormopterus norfolkensis* Eastern Freetail-bat
- *Miniopterus australis* Little Bentwing-bat
- *Miniopterus schreibersii oceanensis* Eastern Bentwing-bat

Coastal Management SEPP 2018:

The very rear of the site, and to the south onto the adjoining property, is mapped as Littoral Rainforest within the Coastal Management SEPP. The remaining areas within the property are mapped as "Littoral Rainforest Proximity Area".

General comments:

*The site currently contains an existing dwelling, piped and natural watercourse and native vegetation. The areas of native vegetation on the property contain characteristic canopy species of Littoral Rainforest EEC (PCT1833, Coastal Escarpment Littoral Rainforest RF07) including, *Acmena smithii*, *Livistona australis*, and *Ficus coronata*.*

*A few scattered garden escapees and exotic species are present, including *Justicia* sp., *Aspidistra* sp., *Monstera deliciosa*, *Tradescantia fluminensis* along the creekline. The site and adjoining vegetation would provide habitat for threatened species, including threatened microbat species and large forest owls.*

(taken from PLM Notes)

The development will retain all significant trees on site. There are no Spotted Gum trees on the property. The Cabbage Tree Palm (*Livistona australis*) located adjacent to the eastern side of the deck, and the Sandpaper Fig (*Ficus coronata*) located to the west, will be pruned and protected as per recommendations from the arborist. All palm trees located near the access pathway and steps will be protected as per recommendations from the arborist. Shrubs located under or adjacent to the proposed deck will be pruned as required. Two ferns under the deck will need to be pruned or removed, and one fern adjacent to front door will be removed. All other vegetation will remain untouched.

Please refer to the arborist report by 'Growing My Way Tree Consultants' for more information.

The majority of the proposed development consists of alterations which take place over existing built upon areas. The design of the proposed additional deck has been thoughtfully considered to minimise any significant adverse environmental impact. The deck will require only two new footings and associated posts; these will be located either side of the creek bed, allowing disturbance to the ground and watercourse to be kept to a minimum. The elevated deck platform will be high above the existing ground level (the undercroft height varies from 5.8m to 3.2m), allowing most vegetation underneath to remain. The deck privacy screen and balustrade will be constructed from non-transparent materials, such as timber battens and brass wire mesh. No artificial night light will be directed into the vegetated areas.

A Bushfire Assessment Report is not required, and therefore vegetation clearing/modification is not necessary.

The Pittwater Spotted Gum Forest and Littoral Rainforest zones are located at the very edge of the southern boundary. The Littoral Rainforest Proximity Area covers the whole site. The integrity of the littoral rainforest, and the quantity and quality of surface and ground water flows to and from the littoral rainforest should not be significantly impacted by the proposed development.

Construction access along the western side boundary will be via the existing concrete pathway, concrete steps, pavers, rock steps and timber stairway, or the along the front paved courtyard and down the existing concrete pathway to the eastern boundary. There is no vehicular access to the site, so machinery will not be used. Large members for the structural framing will be craned in overhead or carried down by hand. Construction material stockpiles will either be kept internally within the existing dwelling, or externally in the front paved courtyard. Waste stockpiles will consist of concrete and steel waste from the existing balcony, some brickwork from the walls, timber and plasterboard from the ceiling structure, roof tiles and timber framed glazed windows and doors. Once removed, the materials should be directly relocated to the skip bin, or other means for reuse or recycling. Temporary waste stockpiles can be located within the front paved area.

• 7.7 GEOTECHNICAL HAZARDS

The land is identified as Geotechnical Hazard H1 on the Geotechnical Hazard Map. Please refer to the report by 'White Geotechnical Group' for more information.

- 7.10 ESSENTIAL SERVICES

The supply of water and electricity, the disposal and management of sewage, and vehicular access remain unchanged from existing conditions. For stormwater management please refer to the Stormwater Management Plan by 'Stellen Consulting'.

PITTWATER 21 DEVELOPMENT CONTROL PLAN

• A1.7 CONSIDERATIONS BEFORE CONSENT IS GRANTED

The proposed development has considered the Pittwater Local Environment Plan 2014, the desired character of the locality, and the development controls applicable to the development.

• A4.10 NEWPORT LOCALITY

The proposed development design is seen to improve the existing conditions of the current dwelling, and is in keeping with the desired coastal character of the Newport locality. The use of natural materials and finishes will ensure the works harmonise with the natural environment. The development is not visually prominent from the street and will not impact on the desired future character. The proposal is not seen to result in any unreasonable impacts on the locality.

• B1.3 HERITAGE CONSERVATION - GENERAL

According to the Pittwater Heritage Map, the site is not identified as a heritage conservation area, nor as having any heritage items or archaeological sites on the lot.

• B1.4 ABORIGINAL HERITAGE SIGNIFICANCE

According to the Pittwater Heritage Map, the site is not identified as an Aboriginal place, or as having any Aboriginal objects on the lot. Please note, there is a natural watercourse/creek bed which runs along the lower length of the property, however since a Council stormwater asset opens on to this creek line, it is assumed that no Aboriginal items of significance are located on site.

• B3.1 LANDSLIP HAZARD

The land is identified as Geotechnical Hazard H1 on the Geotechnical Hazard Map. Please refer to the geotechnical report by 'White Geotechnical Group' for more information.

• B3.2 BUSHFIRE HAZARD

The rear of the site (southern end) is partially identified as Bushfire Prone Land (Buffer). The bushfire buffer zoning ends approximately 2m before the new proposed works are located, therefore a Bushfire Risk Assessment Report is not required, nor does the proposal have to comply with Planning for Bushfire Protection (2006), nor AS 3959:2018 - Construction of a building in a bushfire-prone area.

• B3.6 CONTAMINATED LAND AND POTENTIALLY CONTAMINATED LAND

The site has not been used in the past for a purpose that might cause contamination.

• B3.11 FLOOD PRONE LAND

The land is identified as having High, Medium and Low Flood Risk zones on the NBC Flood Hazard Map. Please refer to the Flood Risk Management report by 'Stellen Consulting' for more information.

• B3.13 FLOOD HAZARD - FLOOD EMERGENCY RESPONSE PLANNING

The land is identified as having High, Medium and Low Flood Risk zones on the NBC Flood Hazard Map. Please refer to the Flood Risk Management report by 'Stellen Consulting' for more information.

• B4.7 PITTWATER SPOTTED GUM FOREST

The Pittwater Spotted Gum Forest zone is located at the very edge of the southern boundary. There are no Spotted Gum trees on the property, and none will be removed for this proposal.

• B4.22 PRESERVATION OF TREES AND BUSHLAND ENVIRONMENT

The development will retain all significant trees on site. The Cabbage Tree Palm (*Livistona australis*) located adjacent to the eastern side of the deck, and the Sandpaper Fig (*Ficus coronata*) located to the west will be pruned as per recommendations from the arborist. Three ferns will be removed or pruned. All other vegetation will remain untouched. Please refer to the arborist report by 'Growing My Way Tree Consultants' for more information.

• B5.1 WATER MANAGEMENT PLAN

A Water Management Plan is not required for dwelling houses.

• B5.3 GREYWATER REUSE

No grey water reuse is proposed.

• B5.4 STORMWATER HARVESTING

No stormwater harvesting is proposed.

• B5.7 STORMWATER MANAGEMENT - ON-SITE STORMWATER DETENTION

No on-site stormwater detention is proposed.

• B5.8 STORMWATER MANAGEMENT - WATER QUALITY - LOW DENSITY RESIDENTIAL

The proposed development results in an additional hard (impervious) area of less than 50m sq, so this control is not applicable.

• B5.10 STORMWATER DISCHARGE INTO A PUBLIC DRAINAGE SYSTEM

Please refer to the Stormwater Management Plan by 'Stellen Consulting' for more information.

• B5.12 STORMWATER DRAINAGE SYSTEMS AND NATURAL WATERCOURSES

Please refer to the Stormwater Management Plan by 'Stellen Consulting' for more information.

• B5.13 DEVELOPMENT ON WATERFRONT LAND

The existing natural watercourse will not be diverted, filled, channelised and/or dammed.

The proposed works will not interfere with the natural watercourse, as appropriate setbacks between the creek bed and the deck footings/posts have been allowed for.

Please refer to the Waterways Impact Statement by 'Stellen Consulting' for more information.

• B5.14 STORMWATER DRAINAGE EASEMENTS (PUBLIC STORMWATER DRAINAGE SYSTEM)

There is no current easement over the Public Stormwater Drainage System or Natural Watercourse.

• B6.1 ACCESS DRIVEWAYS AND WORKS ON THE PUBLIC ROAD RESERVE

There is an existing gravel car parking space on the public road reserve adjacent to the site. No proposed changes or works in relation to an access driveway are proposed.

• B6.2 INTERNAL DRIVEWAYS

No internal driveways are proposed.

• B6.3 OFF-STREET VEHICLE PARKING REQUIREMENTS

There is no existing off-street vehicle parking available. There is an existing gravel car parking space on the public road reserve adjacent to the site. Due to the steep nature of the site, no proposed changes or works in relation to off-street vehicle parking are proposed.

• B8.1 CONSTRUCTION AND DEMOLITION - EXCAVATION AND LANDFILL

There is no excavation required, other than for the two deck footings.

• B8.2 CONSTRUCTION AND DEMOLITION - EROSION AND SEDIMENT MANAGEMENT

Erosion and sedimentation prevention measures will be installed on site to prevent the migration of sediment off the site into any waterway, drainage system, public reserves, road reserve or adjoining private land.

Please refer to the Erosion and Sediment Control Plan by 'Stellen Consulting' for more information.

• B8.3 CONSTRUCTION AND DEMOLITION - WASTE MINIMISATION

Site waste will be minimised by reuse on-site and recycling where possible. Non-recyclable waste will be disposed of at Kimbriki Resource Recovery Centre.

• B8.4 CONSTRUCTION AND DEMOLITION - SITE FENCING AND SECURITY

The site will be protected by site fencing where applicable for the duration of the works.

• B8.5 CONSTRUCTION AND DEMOLITION - WORKS IN THE PUBLIC DOMAIN

All works undertaken within the public road reserve will be protected in a manner to ensure pedestrian and vehicular safety at all times. All works undertaken on site or in the public road reserve will make provision for pedestrian and traffic flow and not adverse nuisance, and will make good any damage or disruption to the public infrastructure.

• B8.6 CONSTRUCTION AND DEMOLITION - TRAFFIC MANAGEMENT PLAN

A Construction Traffic Management Plan is not required.

DEVELOPMENT TYPE CONTROLS - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

• CI.1 LANDSCAPING

The site is vegetated with predominately palm trees and ferns. The proposal does not require the removal of any trees, except for the pruning of a large Cabbage Tree Palm, and a Sandpaper Fig. Since the existing balcony is being enclosed, the footprint of the dwelling does not increase built upon floor area. The new deck is elevated high enough to allow most existing vegetation underneath to be retained (pruning or removal of two ferns will be required). Please refer to the arborist report by 'Growing My Way Tree Consultants' for more information.

• CI.2 SAFETY AND SECURITY

The front door and surveillance from the building remains unchanged from existing conditions.

• CI.3 VIEW SHARING

The existing dwelling sits low beneath the road above, with the gable roof ridge approx 1m below the road RL. The gable roof will be extended by approx 2m towards the south, but this is not seen to have any significant effect on views from neighbouring properties. The new deck roof is of a flat/skillion style and will sit approx 1.4m below the top of the gable roof towards the south, so this roof is not seen to have any significant effect on views from neighbouring properties either.

• CI.4 SOLAR ACCESS

Please refer to drawings FG14-DA, FG15-DA and FG16-DA for Solar Access Diagrams.

The existing dwelling sits on top a steep site sloping down to the south, creating long shadows along the ground at all times of the day. The orientation of the site ensures no unreasonable overshadowing of neighbouring properties. The proposed development only extends the existing dwelling towards the south, as such solar access to the neighbouring dwellings remains unchanged, with all new additional shadowing falling along the rear of their properties.

• CI.5 VISUAL PRIVACY

The visual privacy for the occupants and the two neighbouring adjacent properties has been taken into consideration, and the new proposal is seen to improve existing conditions.

Along the western elevation a new timber batten privacy screen will be constructed adjacent to the front entry area, to improve visual privacy for both the occupant and the western neighbour (No. 89). The new window to the kitchen will be fabricated from obscure glazing to ensure privacy.

Along the eastern elevation, the existing living room window will be infilled. A new side door will be relocated adjacent to the deck, and will be of a solid core construction.

The existing balcony currently provides no privacy screening, and directly overlooks onto the eastern neighbour's (No. 85) pool and deck area, whilst the western neighbour (No. 89) is screened by vegetation. The new deck will project out from the south elevation towards the rear yard, with both sides of the deck to be screened by timber battens, which will run along the length of the deck from the house to the structural posts.

• CI.6 ACOUSTIC PRIVACY

The floor layout of the dwelling remains largely the same as existing conditions (apart from new location of kitchen and third bedroom), therefore the acoustic privacy has not changed significantly.

• CI.7 PRIVATE OPEN SPACE

The existing dwelling suffers from a lack of usable private open space for the occupants, and so the proposal seeks to improve the amenity of this for the occupants. The dwelling itself measures around 110m sq, leaving 380m sq of outdoor open space. Whilst the site benefits from its unique, natural qualities, the steep and rocky nature of the land makes it difficult for use with day-to-day outdoor living.

There is currently a small, north facing, paved courtyard to the front of the house, 40m sq in area, which will be retained. Whilst it is an enjoyable space to capture the sunlight outdoors, and is relatively private to the street due to its lowered position, the location adjacent to the second bedroom makes it inappropriate for use with guests.

The existing rear L-shaped concrete balcony, which is accessible from the living areas, is impracticable, as at 1.8m wide, it is unable to be used as a functional space. The proposal of a new covered deck area, with an area of 28m sq, aims to create a new extended outdoor living and entertaining area for the occupants.

• CI.9 ADAPTABLE HOUSING AND ACCESSIBILITY

Accessibility conditions to the dwelling remain unchanged.

• CI.12 WASTE AND RECYCLING FACILITIES

Construction waste and recycling receptacles to be stored in the gravel parking bay alongside Wallumatta Road. Ongoing waste management in the future use of the premises include indoor waste and recycling storage to be provided within the kitchen area, and existing outdoor waste and recycling receptor locations to remain unchanged (located at gravel parking bay).

Please refer to FGI3-DA WASTE MANAGEMENT SITE PLAN for more information.

• CI.13 POLLUTION CONTROL

The proposed development is designed and will be constructed, maintained and used in a proper and efficient manner to prevent air, water, noise and/or land pollution.

• CI.14 SEPARATELY ACCESSIBLE STRUCTURES

No separately accessible structures are proposed.

• CI.19 INCLINE PASSENGER LIFTS AND STAIRWAYS

No incline passenger lifts or new stairways are proposed.

• CI.23 EAVES

Eaves to the house remain as existing.

• CI.24 PUBLIC ROAD RESERVE - LANDSCAPING AND INFRASTRUCTURE

The existing landscaping and infrastructure on the public road reserve will remain unchanged.

• CI.25 PLANT, EQUIPMENT BOXES AND LIFT OVER-RUN

No plant, equipment boxes, air conditioning units or lifts are proposed.

LOCALITY SPECIFIC DEVELOPMENT CONTROLS - NEWPORT LOCALITY

• D10.1 CHARACTER AS VIEWED FROM A PUBLIC SPACE

The existing dwelling sits below the street level and is screened by vegetation, as such it is not visually prominent from the street. The proposed development is to the rear of the building, so the character of the dwelling's facade facing the streetscape will remain unchanged.

• D10.4 BUILDING COLOURS AND MATERIALS

The existing dwelling is painted black brickwork, with painted white trims to windows and doors.

The proposed development will utilise stained plywood cladding, timber battened screens, timber framed doors and windows, timber decking and dark grey or black Colorbond roofing sheets. The colours and finishes have been chosen to harmonise and allow the building to recede from the natural surrounding environment.

• D10.7 FRONT BUILDING LINE

The existing front building line is 7.3m at its closest point to the front boundary, and remains unchanged.

• D10.8 SIDE AND REAR BUILDING LINE

Side building line setback control is 2.5m to at least one side, and 1m for the other side.

> Request to vary a development standard:

Please refer to drawing FG04-DA PROPOSED FLOOR PLAN for more information.

The side setback from the east boundary to the dwelling is approx 2m.

This is an existing setback that will be retained, and complies with the 1m setback for one side.

The side setback from the west boundary to the house varies from approx 2.5m to 1.3m to 3.1m.

The 2.5m setback from the existing bedroom to the west boundary is a current setback that will be retained, and complies with the 2.5m setback for one side.

The 1.3m setback from the proposed kitchen to the west boundary is an existing setback from the current balcony that is to be enclosed. It does not comply with the 2.5m setback required, however the DCP allows for variations with alterations and additions.

"Where alterations and additions to existing buildings are proposed, maintenance of existing setbacks less than as specified may be considered where it is shown that the outcomes of this clause are achieved."

Despite the variation, the outcomes of the clause are still seen to be achieved along the western side:

- the kitchen addition will have no effect on neighbouring views or vistas (public or private), and view sharing will not be affected.
- by proposing a new low scale, skillion roof above the kitchen, the scale and bulk of the addition has been considered.
- the kitchen addition will not effect solar access to neighbour
- the kitchen addition should actually increase privacy to both occupants and the western neighbour, as instead of an open balcony, the space will now be screened off by a solid wall, with the proposed window to be made from obscure glass.
- substantial, mature landscaping is not possible along this section of the western side anyway, as the ground below is rock or existing paved steps.

The 3.1m setback from the proposed deck is a new setback, and complies with the 2.5m setback for one side. The deck has been deliberately setback more than the required 2.5m, as an attempt to offset the 1.3m setback of the kitchen.

Rear building line setback control is 6.5m.

Proposed rear building line is 12.5m.

• D10.11 BUILDING ENVELOPE

Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height.

Request to vary a development standard:

Please refer to drawings FG07-DA SECTION BB, FG10-DA SOUTH ELEVATION and FG11-DA NORTH ELEVATION.

SECTION BB represents the internal spaces of the dwelling at its highest point above the existing ground level (internal worst case scenario). As the drawing shows, the proposed roof eaves over the new kitchen will result in a minor infringement of the building envelope.

The SOUTH ELEVATION shows the ground line at the edge of deck and subsequent building envelope at that particular point. Please note, as the land slopes up to the north, the building envelope line must be raised higher along the length of the dwelling. There is an infringement of the building envelope by the roof of the deck on both sides, and the privacy screen to the western side. This is noted by a shaded area on the drawings WEST ELEVATION and EAST ELEVATION. The proposed deck and privacy screens are lightweight structures and will not result in an imposing bulk or scale on the neighbouring properties. The north-south orientation of the site will also ensure no unreasonable overshadowing of the neighbouring properties.

"Where the building footprint has a slope is situated on a slope over 16.7 degrees (i.e.; 30%), variation to this control will be considered on a merits basis."

As the building envelope infringement is minor, and due to the steep nature of the ground at the point directly below (31°), a request to vary the development standard is sought. For reasons similar to the side building setback variation request above, it is believed that control outcomes are still achieved.

• D10.13 LANDSCAPED AREA - ENVIRONMENTALLY SENSITIVE LAND

The land is zoned as E4, therefore 60% of the site area must be designated as landscaped area.

However, landscaped areas may include impervious areas less than 1m in width (eg pathways and the like), and up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (eg. paved private open space).

Total site area		490.3m sq	
40% impervious areas permitted		196m sq	
+ 6% additional impervious areas		29m sq	
Total impervious areas permitted < 46%		225m sq	
60% landscaped area required		294m sq	
- less 6% allowable impervious areas		29m sq	
Total landscaped area required >54%		265m sq	
Proposed impervious areas:			
	Dwelling footprint	105m sq	
	Covered Deck	28m sq	
	East-side path and ramp	18m sq	
	Total proposed development impervious areas	151m sq	
	%	31%	COMPLIES
Proposed landscape areas:			
	Open landscape	283m sq	
	Paved Courtyard	40m sq	(allowable - private open space)
	Front path + steps	16m sq	(allowable - less than 1m in width)
	Total proposed landscaped areas	339m sq	
	%	69%	COMPLIES

Existing hard surface area	123m sq
Hard surface area to be retained	123m sq
Proposed hard surface area	151m sq
Total site surface area	490.3m sq
Existing landscaped area %	75%
Proposed landscaped area %	69%
Impervious area to be retained %	25%

• D10.15 FENCES - FLORA AND FAUNA CONSERVATION AREAS

The existing fences will remain unchanged.

• D10.16 CONSTRUCTION, RETAINING WALLS, TERRACING AND UNDERCROFT AREAS

No retaining walls or terracing are proposed. Lightweight construction has been proposed to minimise disturbance to the natural landforms, and to respond sensitively to the natural topography. The undercroft area of the deck varies from 5.8m to 3.2m in height, but this is unavoidable due to the dwelling's existing floor levels. Significant existing vegetation (namely ferns), are located underneath the deck, which will aid in screening the undercroft area from neighbouring properties.

• D10.18 SCENIC PROTECTION CATEGORY ONE AREAS

The use of a lightweight construction method for the new deck, along with unobtrusive and non-reflective materials and dark, earthy finishes such as black paint, dark grey Colorbond roofing and natural timbers will ensure that the exterior surfaces will help blend the structure into the natural environment. No significant trees will be removed, and all vegetation outside of the immediate area required to carry out the development will be retained.