

Statement of Environmental Effects



PROPOSED NEW TERRACE, POOL & CARPORT EXTENSION TO AN EXISTING HOUSE

53 SAMUEL STREET, MONA VALE

Prepared for: M Tennant
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INTRODUCTION

This application is for the refurbishment of the existing house at 53 Samuel Street, Mona Vale. The proposal seeks application to update the existing dwelling which is a face brick two storey dwelling with associated terrace, a separate carport and pool. The proposal generally retains the existing two storey building and adds a new roofed terrace at ground floor entrance at the front of the house and replaces both the existing pool and carport. No trees are proposed for removal.

A Basix report has not included in the DA submission as all works are external and the pool is less than 40 kilo-litres.

DCP 4.6

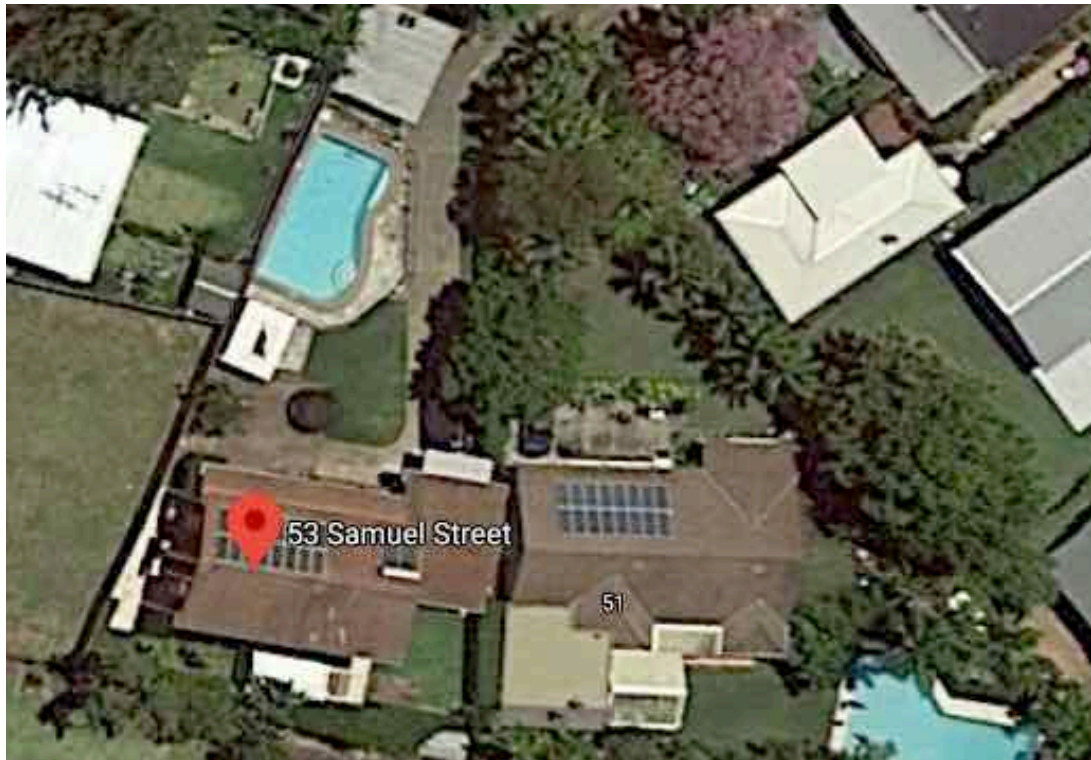
No exceptions are sought for Exceptions to Development Standards in the LEP.

SITE

The property is identified as Lot 6 of DP 239810 and is zoned as R2 - Low Density Residential. It is located on the high side of Samuel Street west of the junction with Minmai Road and is a battle-axe block behind No. 55 Samuel Street. The property is an irregular shape with a battle axe approach from Samuel Street and is located in the middle of the triangle created by Samuel Street & Minmai Rd. The site has an area of 889m² according to the accompanying survey plan (885.20m² on council's record). Minmai reserve is located to the west side of the house.



Project Location courtesy of Google Maps



Site view

The existing house is located at the rear of the property with the carport & pool on the north side at the front. Vehicular access is from Samuel Street via a right of way serving No.s 51 & 53. Both properties maintain separate driveways over the access handle providing both vehicular and pedestrian access.



Front of existing house seen from beside pool

The rear of the property consists mainly of the house, with the pool in front and the carport at the top of the access handle. A small narrow front terrace & separate decks separate the house from the pool. These serve as both the entertaining area and the main access path to the front door to the house.

The property is identified on council's maps as being partially slip affected and a geotechnical report accompanies this submission.

PROPOSAL

The owners have lived in the house for sometime and would now like to improve the amenity, update the layout and general appearance of the building so that they can enjoy the benefits that the property has to offer. The existing house is a two storey layout dating back to approximately the 1970s or 80s with some later alterations. The building is sound but the face brickwork is dated and the terrace & front decks need attention.

The proposal seeks to maintain the existing two storey house with external changes to provide better functionality to the external amenity. Generally works include

- remove the existing narrow front terrace, decks & paved sections between the house & the pool and construct larger roofed terrace attached to the house
- remove the front awning from the east side of the front of the house and construct a new hipped roof awning as a part of the existing roof
- remove the existing pool and construct a new pool in the south east corner in front of the house
- widen the carport structure
- remove portions of the existing driveway paving closer to the house & regrade the pavement in front of the carport,
- rebuild boundary fences where required.
- landscaping works to suit
- render & paint the existing face brickwork. No interior changes are proposed.

NORTHERN BEACHES COUNCIL, PITTWATER LOCAL ENVIRONMENTAL PLAN

4.3 HEIGHT OF BUILDINGS

Council's height of buildings map identifies the property as allowing a maximum allowable height of 8.5m.

The existing house is two storey and well below this and the proposal does not seek to alter the existing height with all extensions being below the existing ridge line.

7.7 GEOTECHNICAL HAZARDS

Pittwater Geotechnical Hazard Map identifies the property as being affected by geotechnical hazard H2.

The proposal requires some excavation for the pool and minor excavation for footings for the terrace and carport. The submission is accompanied by a geotechnical report addressing the requirements of Council LEP.

1.2 AIMS OF PLAN

The proposed work shown on the submission is designed to be economically, environmentally and socially sustainable. The proposal seeks to reuse the existing building to ensure consistency with the desired character of the Pittwater locality and protect the local natural environment.

The proposal is fully in keeping with the aims and standards of the Pittwater LEP.

This Plan aims to make local environmental planning provisions for land in Pittwater in accordance with the relevant standard environmental planning instrument under section 33A of the Act.

NORTHERN BEACHES COUNCIL, PITTWATER 21 DEVELOPMENT CONTROL PLAN

B1.3 HERITAGE CONSERVATION - GENERAL

Pittwater Geotechnical Hazard Map does not identify any heritage items within the vicinity of the property.

B1.4 ABORIGINAL HERITAGE SIGNIFICANCE

The property does not meet the criteria for being a potential Aboriginal place of significance or containing an Aboriginal object.

B3.1 LANDSLIP HAZARD

Pittwater Geotechnical Hazard Map identifies the property as being affected by geotechnical hazard H2.

Controls

The application has been designed to in keeping with the Geotechnical Risk Management Policy for Pittwater.

The proposal will require excavation of the pool and minor excavation for footings for the terrace and carport. The submission is accompanied by a geotechnical report addressing the requirements of Council LEP.

B5.7 STORMWATER MANAGEMENT - ON-SITE STORMWATER DETENTION

Outcomes

Rates of stormwater discharged into receiving environment maintained or reduced.

Controls

An On-Site Detention (OSD) facility is to be installed where the development results in additional hard (impervious) surface area of greater than 50m² (on a cumulative basis since February 1996) and on land designated through mapping as requiring OSD facility.

The development proposes a decrease in impervious area, refer Site Area Calculations drawing. An OSD facility is therefore not required and the proposal complies. A stormwater management plan has therefore not been provided as a part of the DA submission.

B6 ACCESS AND PARKING

Outcomes

Safe and convenient access.

Adverse visual impact of driveways is reduced.

Pedestrian safety.

An effective road drainage system.

Maximise the retention of trees and native vegetation in the road reserve.

Controls

Where there is an existing driveway and the applicant proposes to retain the existing driveway, the applicant will be required to demonstrate compliance with this control.

The proposal seeks a minor increase to the existing carport and the driveway apron in front. The existing off street parking will be retained and there are no proposed changes to the existing driveway and the proposal complies.

B8.1 CONSTRUCTION AND DEMOLITION EXCAVATION AND LANDFILL

Outcomes

Site disturbance is minimised. (En)

Excavation, landfill and construction not to have an adverse impact. (En)

Excavation and landfill operations not to cause damage on the development or adjoining property. (S)

Controls

Excavation and landfill on any site that includes the following:

Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation;

Any excavation greater than 1.5 metres deep below the existing surface;

Any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property;

Any landfill greater than 1.0 metres in height; and/or

Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils, must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) as adopted by Council and details submitted and certified by a Geotechnical Engineer and/or Structural Engineer with the detail design for the Construction Certificate.

The areas of excavation are not within the area affected by landslip as identified on councils landslip map however they are to be designed and constructed to comply with the recommendations of the Geotechnical report. The proposal complies.

C1.1 LANDSCAPING

Outcomes

A built form softened and complemented by landscaping. (En)

Landscaping reflects the scale and form of development. (En)

Retention of canopy trees by encouraging the use of pier and beam footings. (En)

Development results in retention of existing native vegetation. (En)

Landscaping results in the long-term retention of Pittwater's locally native tree canopy. (En)

Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species (En)

Landscaping enhances habitat and amenity value. (En, S)

Landscaping results in reduced risk of landslip. (En, Ec)

Landscaping results in low watering requirement. (En)

Controls

All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. Species selection and area of landscape to be locally native species is determined by extent of existing native vegetation and presence of an Endangered Ecological Community. Note if the land is within an Endangered Ecological Community there will be a Development Control specifically covering the requirements for Landscaping in an Endangered Ecological Community.

In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.

At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to be planted to ensure that the canopy is retained over the long-term. Where there are no canopy trees the trees to be planted are to be of sufficient scale to immediately add to the tree canopy of Pittwater and soften the built form.

The proposal seeks a landscape design with open garden with general lawn and garden beds similar to the existing. There is no increase in the overall footprint of the existing buildings and a landscape plan has not been provided. The proposal should therefore comply.

C1.3 VIEW SHARING**Outcomes**

A reasonable sharing of views amongst dwellings. (S)

Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced. (S)

Canopy trees take priority over views. (En, S)

Controls

All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.

The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing.

Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials.

The proposed works are all single storey and should have no impact upon any view sharing from surrounding properties. The proposal complies

C1.4 SOLAR ACCESS**Outcomes**

Residential development is sited and designed to maximise solar access during mid-winter. (En)

A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development. (En)

Reduce usage and/dependence for artificial lighting. (En)

Controls

The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.

Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).

Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid winter.

Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings.

The proposal must demonstrate that appropriate solar access is achieved through the application of the Land and Environment Court planning principle for solar access.

The proposal is a single storey roofed terrace addition on the north side of the existing house and will not significantly alter the existing solar access to any adjoining properties or alter the existing living areas of the subject property. Shadow diagrams have been provided to this effect. The proposal complies.

C1.5 VISUAL PRIVACY

Outcomes

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. (S)
A sense of territory and safety is provided for residents. (S)

Controls

Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).

Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.

Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.

The visual privacy to the neighbouring properties will generally be reduced. The existing ground floor front terrace replaces the existing smaller terrace at the same floor level, is over 11 metres from the house at 18 Minmai Road and does not alter the existing privacy. Removal of the existing pool and gazebo and their replacement with garden areas stepping down the site should significantly improve the privacy at 18 Minmai Road.

The proposed pool is located nearby the east boundary at the front of the property and is adjacent the existing driveway at 51 Samuel Street and well forward of the neighbouring house. The nearest point of the pool coping is 9.54 metres from the nearest corner of the house being the garage so should not present any privacy issues.

All of the proposed works are single storey so there will be no privacy concerns in regard to overlooking from an upper storey. The proposal complies.

C1.6 ACOUSTIC PRIVACY

Outcomes

Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited. (S)

Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas (S)

Controls

Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.

The acoustic privacy to the neighbouring properties should be improved. All of the proposed new areas of private open space are generally existing and provide adequate distance to the buildings of the neighbouring properties. The pool coping is set back min 1.1 metres from the boundary with 51 Samuel Street and well forward of the neighbouring house. The pool motors have been located forward of the pool to ensure minimal acoustic issues to neighbouring buildings and open space. The proposal complies

C1.7 PRIVATE OPEN SPACE

Outcomes

Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants. (S)

Private open space is integrated with, and directly accessible from, the living areas of dwellings. (S)

Private open space receives sufficient solar access and privacy. (En, S)

Controls

Private open space shall be provided as follows:-

a) Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:-

Minimum 80m² of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.

Within the private open space area, a minimum principal area of 16m² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).

Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas.

Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access).

Private open space should be located to the rear of the dwelling to maximise privacy for occupants.

Where this open space needs to be provided to the front of the dwelling, the area should be screened from the street to ensure that the area is private.

The existing private open space available to the occupants will be improved in area and usability as a result of the new works to the front terrace and landscaped area enhancing the existing areas. Solar access and privacy will not change as a result. The proposal complies.

C1.12 WASTE AND RECYCLING FACILITIES

Outcomes

To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development.

To encourage environmentally protective waste management practices on construction and demolition sites which include:

- *sorting of waste into appropriate receptors (source separation, reuse and recycling) and ensure appropriate storage and collection of waste and to promote quality design of waste facilities;*

Controls

All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan

The property is already serviced by council's household rubbish & recycles collection. The proposal complies.

C1.17 SWIMMING POOL SAFETY

Outcomes

The promotion of personal safety. (S)

Compliance with Swimming Pools Act 1992 and Regulations (En, S)

Controls

Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the Swimming Pools Act 1992 and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures.

The proposed pool is to be installed in accordance with all of the regulations. The proposal complies.



D9 MONA VALE LOCALITY

D9.1 CHARACTER AS VIEWED FROM A PUBLIC PLACE

Outcomes

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment. (En, S, Ec)

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec)

High quality buildings designed and built for the natural context and any natural hazards. (En, S)

Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum. (S)

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component.

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land. (En, S)

Controls

Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.

The proposed new works retain the surrounding residential built environment by enhancing and updating the two storey nature of the existing dwelling and retaining the existing design theme of the landscape at the front of the property. The proposed new works are well away from the streetscape and maintain the design elements desired for this locality. The proposal complies.

D9.3 BUILDING COLOURS AND MATERIALS

Outcomes

Achieve the desired future character of the Locality.

The development enhances the visual quality and identity of the streetscape. (S)

To provide attractive building facades which establish identity and contribute to the streetscape.

To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater.

The colours and materials of the development harmonise with the natural environment. (En, S)

The visual prominence of the development is minimised. (S)

Damage to existing native vegetation and habitat is minimised. (En)

The existing building is to be rendered and painted in colours in accordance with the DCP.

The roof are to be colorbond “Basalt”

The walls are to be painted to match colorbond “Windspray” or a darker tone.

D9.6 FRONT BUILDING LINE

Outcomes

Achieve the desired future character of the Locality.

Equitable preservation of views and vistas to and/or from public/private places. (S)

The amenity of residential development adjoining a main road is maintained. (S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

Vehicle manoeuvring in a forward direction is facilitated. (S)

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

To encourage attractive street frontages and improve pedestrian amenity.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

Controls

The minimum front building line shall be in accordance with the following table.

Land	Front Building Line (metres)
Land zoned R2 Low Density Residential or E4 Environmental Living adjoining McCarrs Creek Road or Pittwater Road	10 or established building line, whichever is the greater
All other land zoned R2 Low Density Residential or E4 Environmental Living	6.5 or established building line, which ever is the greater
Land zoned B1 Neighbourhood Centre or IN4 Working Waterfront	3.5
All other land	Merit Assessment

Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.

Variations

Where the outcomes of this control are achieved, Council may accept variation to these building lines in the following circumstances:

- *considering established building lines;*
- *degree of cut and fill;*
- *retention of trees and vegetation;*
- *where it is difficult to achieve acceptable levels for building;*
- *for narrow or irregular shaped blocks;*
- *where the topographic features of the site need to be preserved;*
- *where the depth of a property is less than 20 metres.*



The property is a battle axe block and the existing house is located at the rear of the property and will remain as is. The proposed front terrace replaces the existing terrace and is well over 10 metres from the front boundary with No. 55 Samuel Street. Similarly the proposed pool but has been set back further from the front boundary than the existing pool it replaces. The existing carport at the front of the property behind 55 Samuel Street will be extended rearwards. The proposal complies.

D9.7 SIDE AND REAR BUILDING LINE

Outcomes

To achieve the desired future character of the Locality. (S)

The bulk and scale of the built form is minimised. (En, S)

Equitable preservation of views and vistas to and/or from public/private places. (S)

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned

landscaping.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)

Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)

Flexibility in the siting of buildings and access. (En, S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

To ensure a landscaped buffer between commercial and residential zones is established.

Controls

The minimum side and rear building line for built structures including pools and parking structures, other driveways, fences and retaining walls, shall be in accordance with the following table.

Land	Side and Rear Building Line Setback (metres)
Land zoned R2 Low Density Residential or E4 Environmental Living	2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)

Variations

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.

Both side boundaries are at an angle to the existing house and proposed works with setbacks varying as a result. The proposed setbacks achieve an average in excess of 1m with a minimum 900 setback.

The pool achieves an average setback of over 1.3 metres from the boundary to the pool coping with a minimum setback of 1100 metres and is a maximum 950mm above natural ground level as seen on the east elevation. The carport is an extension to the existing. The proposal complies.

D9.9 BUILDING ENVELOPE

Outcomes

To achieve the desired future character of the Locality. (S)

To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.

To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.

The bulk and scale of the built form is minimised. (En, S)

Equitable preservation of views and vistas to and/or from public/private places. (S)

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

Controls

Buildings are to be sited within the following 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 (refer to Pittwater Local Environmental Plan 2014).

Variations

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

Where subject to Estuarine, Flood & Coastline (Beach) Hazard Controls, the building envelope shall be measured from a height above the minimum floor level requirement under the Estuarine, Flood and Coastline (Beach) Hazard Controls.

Eaves or shading devices that provide shade in summer and maximise sunlight in winter, shall be permitted to extend outside the building envelope.

Council may consider a variation for the addition of a second storey where the existing dwelling is retained.

All of the proposed new work is single storey and well below the building envelope. The proposal complies.

D9.10 LANDSCAPED AREA - GENERAL

The Pittwater Landscaped Area Map identifies the property as Area 3.

Outcomes

Achieve the desired future character of the Locality. (S)

The bulk and scale of the built form is minimised. (En, S)

A reasonable level of amenity and solar access is provided and maintained. (En, S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

Conservation of natural vegetation and biodiversity. (En)

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)

To preserve and enhance the rural and bushland character of the area. (En, S)

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S)

Controls

The total landscaped area on land zoned R2 Low Density Residential or E4 Environmental Living shall be 50% of the site area.

The use of porous materials and finishes is encouraged where appropriate.

Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.

Variations

Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:

I) impervious areas less than 1 metre in width (e.g. pathways and the like);

II) for single dwellings on land zoned R2 Low Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

Advisory Notes

Nil.

The site plan(s) is to clearly show (by shading or other means) the proposed landscaped area and include a table identifying:

- existing hard surface area
- hard surface area to be retained
- proposed hard surface area
- total site area
- existing landscaped area (%)
- proposed landscaped area (%)
- impervious area to be retained.

Information to be included in the Statement of Environmental Effects

A clear statement of the existing and proposed landscaped area.

An analysis of the landscaped area demonstrating that:

- the bulk and scale of the built form is minimised; (En, S)
- a reasonable level of amenity and solar access is provided and maintained; (En, S)
- vegetation is retained and enhanced to visually reduce the built form; (En)
- conservation of natural vegetation and biodiversity is achieved; (En)
- stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)

The existing total landscaped area of the property does not comply with the 50% numerical requirements of the DCP providing 28.8% total landscaped area, exclusive of the battle axe handle. The proposal seeks to improve the landscape area by a further 10.1% to provide a net increase and thus provide 39.9% proposed landscaped area. Refer to site area calculations drawing.

The proposal meets all outcomes and controls of the DCP and should be supported on its merits.

D9.12 FENCES - GENERAL**Outcomes**

To achieve the desired future character of the Locality. (S)

To ensure fences compliment and conserve the visual character of the street and neighbourhood

To define the boundaries and edges between public and private land and between areas of different function.

To contribute positively to the public domain.

An open streetscape that allows casual surveillance of the street. (S)

Fences, where provided, are suitably screened from view from a public place. (S)

Safe sight distances and clear view of the street (including to and from driveways) for motorists and pedestrians. (S)

To ensure heritage significance is protected and enhanced. (S)

To ensure an open view to and from the waterway is maintained. (S)

Controls

*Front fences and side fences (within the front building setback) shall;
not exceed a maximum height of 1 metre above existing ground level,
be compatible with the streetscape character, and
not obstruct views available from the road.*

Minor alterations to pool fencing will be required at the side which will achieve the outcomes and controls of the DCP. The proposal complies.

D4.13 CONSTRUCTION, RETAINING WALLS, TERRACING AND UNDERCROFT AREAS

Outcomes

To achieve the desired future character of the Locality.

To protect and minimise disturbance to natural landforms.

To encourage building design to respond sensitively to natural topography.

Controls

Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.

Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.

In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.

Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.

Several retaining walls are proposed at the front of the property to the pool and landscaped area. The retaining walls are well away from public view. The proposal complies.

SUMMARY

Whilst the proposal is not fully compliant, the design provides all of the desired outcomes of the Pittwater 21 DCP and locality specific development controls, minimising height, bulk and scale and retaining all of the existing vegetation. The proposal also achieves the desired character of the locality with low-density residential dwellings retaining the two storey built form in the natural landscaped setting. The proposed works will provide an outcome that will enhance the private and public spaces and will harmonise with the environment surrounding it and as such the variations to the DCP are justified.