

Clause 20

Variation to Landscape Open Space

31 Carawa Rd, Cromer 2097

Proposed Alterations & Additions to Poole / Crotty residence

Lot 1 on DP 14433

Accompanying DA Plans 18-107

Dated – 14 October 2018

Please find herewith the requirements for a variation of the landscaped Open Space control under clause 20 of the Warringah Council LEP2011 for the proposed additions and alterations at 31 Carawa Rd, Cromer 2097

The objectives of Landscape Open Space control are

1. Enable the establishment of appropriate planting to maintain and enhance the streetscape and the desired character of the locality.

The size of the property is 468.3 meters and the existing dwelling is to be retained. The proposal is for additions and alterations to the existing dwelling as well as a new double garage and secondary dwelling above. The proposal is to extend the existing dwelling and replace the current detached single garage with a double garage and secondary dwelling above. This will decrease the current landscaped area to 32.7% of the subject site.

2. Enable the establishment of appropriate planting that is of scale and density commensurate with the building height and scale.

The existing dwelling is to remain with a small addition to it as well as a new double garage with secondary dwelling above. The existing garden and lawn areas are to be retained at the front of the property. Some of the rear garden will be lost to accommodate the secondary dwelling and garage. The overall landscaping will be 32.7% which is below the required 40% council requirement. Some concrete paths as show on Landscaping Plan DA07 are to be removed and replaced with grass.

3. Enhance privacy between dwellings.

The proposal will maintain the considerable existing privacy between neighbouring dwellings.

4. Accommodate appropriate outdoor recreational needs and suit the anticipated requirements of dwelling occupants.

The existing outdoor recreational needs will remain adequately catered for.

5. Provide space for service functions including clothes drying

The proposal caters for external clothes drying to the existing dwelling with a further internal clothes drying area for the secondary dwelling.

6. Facilitate water management including on site detention and the infiltration of stormwater.

The existing front landscape area will remain unchanged while a water tank will aid with stormwater management from the secondary dwelling.

7. Incorporate the establishment of any plant species nominated in the relevant locality statement.

The existing landscape grassed and planted areas to the front and side of the property will remain unaltered.

8. Conserve significant features of the site.

The proposal is for the existing dwelling to remain and the additions and alterations will allow for all existing front of house landscaping to remain, there is no significant features to consider at the rear of the property where the new secondary dwelling is to be located. Some concrete paths, as shown on Landscaping Plan DA07 are to be removed and replaced with grass.

We believe that the proposal will maintain the landscape open space objectives in accordance with the G3 Manly Lagoon Suburbs controls of Warringah LEP 2011 and will maintain the visual continuity, development and pattern of buildings within the locality.

We hope this proposal will meet with Councils approval and look forward to hearing from Council in the near future.

Should you need any further information in regard to this application please do not hesitate to contact me on 0402 451 119 or at shane@creativehomeplans.com.au

Yours sincerely



Shane Rawson
Creative Homeplans