

STATEMENT OF ENVIRONMENTAL EFFECTS

39 Arnhem Rd, Allambie Heights 2100

Lot 9, Section 101, DP 248495

Development Application for Alterations and Additions to Existing Residence

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Issue A, January 2025

INTRODUCTION

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council (Warringah LEP and DCP). Consent is sought for Alterations and Additions including a First Floor Addition to an existing dwelling at 39 Arnhem Rd, Allambie Heights.

This Statement of Environmental Effects has been undertaken to assess the proposed development in terms of Section 79C of the Environmental Planning and Assessment Act and surmises that the proposal is worthy of approval on its merits.

The Site and Existing Use

The site comprises land identified as Lot 9, Section 101, DP 248495. Site area is 574m².

The existing residential dwelling is single storey (brick veneer walls, tile roof) with attached garage (brick walls, metal sheet roof). The neighbouring properties are a mix of single and double storey dwelling, all located on higher ground levels than this property.

This property slopes from rear to front, with a change of level greater than 5.5m. The existing ground floor level, as it presents to the street, is elevated above the natural ground level by 2.5m. At the rear, there is a small retaining wall to create a covered patio area set below the natural ground level; this patio is on grade with the internal floor level.



The Proposal

The proposal includes alterations and additions to the existing single-storey residence: demolition of the attached laundry at the back, extension of the dwelling at elevated ground level at the front, new second storey addition and extension, demolition of the metal sheet roof on the garage and replacement with trafficable slab to use as patio.

The proposal aims to provide increased space and amenity to the family home, whilst respecting the surrounding neighbourhood. It has been designed with consideration of reducing building bulk on sloping land with considerable front and side setbacks for the second storey. This minimises the impact on the street, and for the surrounding neighbours on the northern side and western back of the property, who may have glimpsing views across this property towards east.

The existing internal floor and ceiling levels on the ground level are maintained (although new timber floorboards will be laid over the existing floor, raising the finished floor level by 20mm). The front wall of the proposed ground level extension will align to the existing front wall of the dwelling. The front door is recessed, and the existing front bedroom has a proposed cantilevered window seat projection for further architectural articulation (complying with the 6.5m front setback).

The proposed second storey addition is set back at the front to reduce bulk and has a timber pergola over a balcony to articulate the building form. This balcony area will allow the occupants to take advantage of the eastern district views, and a privacy screen is provided to the north. The proposed front elevation is significantly smaller than the building bulk of the southern neighbour No37.

The existing garage footprint and walls are retained, and the metal sheet roof is to be demolished and replaced by a trafficable tiled slab, for use as a north-facing outdoor entertaining space. The top of the proposed slab is at the same level as the existing metal sheet roof, which minimises the built form impact on the northern neighbour No41. There is a proposed perimeter raised garden bed and timber pergola, which will moderate the breadth of this area, provide amenity and integrate the garage into the scale of the proposed second storey, without detracting from the view lines of the neighbouring properties to the rear. This proposed patio is located behind the view line of the northern neighbour's eastern front deck and is more than 9m away from that deck.

The proposal has carefully considered the impact on the surrounding neighbours whilst looking to take advantage of this property's opportunities. The proposed additional dwelling footprint is on the southern side of the property, with no impact on the southern neighbour's views, privacy, or sun access. The northern wall of the proposed second storey has been aligned with the existing footprint of the dwelling, minimising the impact on the northern neighbour's views and privacy. The activation of the garage roof as an outdoor entertaining area will have minimal impact on neighbours, whilst providing a greater amenity to the street and integrating this built form with the dwelling in a more cohesive way than the existing condition.

The proposed rear extension on the proposed second storey provides this property with privacy from the southern neighbour. The curved timber-batten screen is designed to provide excellent sunshading to the internal rooms, as well as visual privacy from the neighbours to the north and west (who are on higher ground). The resulting built form provides amenity to the occupants of this property in their back yard and integrates the garden with the second storey by providing a void at the rear of the extension.

The bedroom in the northwest corner of the proposed second storey has a west-facing balcony which acts as a solid awning to the living spaces below, and this balcony has no overlooking into private areas of the neighbours, due to the orientation of the neighbour's house.

The stormwater connection falls by gravity to the street. There are utility services on the council strip at the front of the property, clear of any existing or future site access. There is a sewer line along the front of the property, almost 6m away from the front building line of the dwelling and there is no proposed development at ground level beyond the existing front wall of the house that will impact this sewer line.

PLANNING CONTROLS

Threatened Species, Populations and Ecological Communities and Their Habitats

This property is not identified as critical habitat or part of critical habitat

State Environmental Planning Policies, Regional Environmental Planning Policies

No SEPPs or REPs apply to this proposal

Warringah Local Environmental Plan 2011

This proposal complies with the relevant WLEP controls.

Part 2.1 Land Use Zones and Permitted Uses

The site is zoned “R2 Low Density Residential”. The proposal complies as the existing use is retained – home occupation.

Part 4.3 Height of Buildings

The proposal complies with the requirements and meets the objectives of this control. In reference to the WLEP, Part 4.3:

(1) The objectives of this clause are as follows:

- a. To ensure that buildings are compatible with the height and scale of surrounding and nearby development;*
- b. To minimise visual impact, disruption of views, loss of privacy and loss of solar access;*
- c. To minimise any adverse impact of development on the scenic quality of Warringah’s coastal and bush environments;*
- d. To manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map (control: 8.5m).

Comment: proposal complies, the proposed roof ridge of the new second-storey is approximately 8.1m.

Part 6.1 Acid Sulphate

Comment: N/A

Part 6.2 Earthworks

Comment: N/A

Part 6.3 Flood Planning

Comment: N/A

Part 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,*

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

Comment: this property has been identified as “Landslip Risk Area A and Area B”. A preliminary Geotechnical assessment has been carried out by AscentGeo Geotechnical Consulting and has found the proposed development will be satisfactory from a geotechnical and landslip perspective. Please see attached Geotechnical report.

Part 6.5 Coastline Hazards

Comment: N/A

Numerical Data – Compliance Tables

Warringah LEP 2011

BUILT FORM STANDARD	REQUIRED	PROPOSED	COMPLIANCE COMMENT	COMPLIES
Building Height	8.5m max	8.1m (approx.)	The proposed roof ridge (highest point of the proposed development) is approximately 400mm lower than this control	Yes

Warringah DCP 2011

BUILT FORM STANDARD	REQUIRED	PROPOSED	COMPLIANCE COMMENT	COMPLIES
Wall Height	7.2m	7.075m	At the tallest point (South Elevation, front corner of second storey), the proposal has a wall height of 7.075m. Note this wall is not a continuous 2 storey wall; the second storey is setback from the lower wall.	Yes
Number of Storeys	2 max.	2	The proposal is for a new additional second storey.	Yes
Side Boundary Envelope	4m & 45°	Minor noncompliances	The front wall of the proposed second storey and the front pergola on the second storey both extend beyond the side boundary envelope by a small amount. These walls and pergola are setback from the front boundary by 9.9m and 7.6m respectfully and are setback from the side boundary by 2.5m and 3m respectfully. The noncompliance is due to the sloping ground plane requiring the existing ground floor internal level to be set at a height of 1.8m above the ground at the points of these second-storey walls. Note this proposal has a reduced building bulk due to the design of varied front and side setbacks, open pergola at the front of the second storey and a total wall height of less than 7.2m. The neighbouring property No.37 sharing the side boundary with these noncompliances does not address these same issues of building bulk and setbacks and presents as a double-storey wall with no second storey setbacks.	No
Side Setbacks - House	0.9m	1.4m south 3.59m north	The footprint of the dwelling retains the existing side setbacks, being 1.4m along the southern boundary and 3.59m at the closest point on the northern boundary.	Yes
Side Setbacks - Garage	0.9m	0.7m 1.55m	As per the survey, the existing garage has a setback along the northern side boundary that varies from 0.7m at the rear to 1.55m at the front. The walls of the garage are retained, and the metal sheet roof will be demolished and be replaced with a concrete slab and garden bed walls. This concrete slab and existing brick walls are non-combustible. The setback of the garage, as it reads from the street, is 1.55m which is 650mm more than the minimum requirement, thereby complying with the objectives of this built form control.	No, but the existing non-complying condition is maintained, which complies with the objectives of this control.
Front Setback	6.5m	6.524m	The front edge of the proposed entry stairs has a setback of 6.52m. The projected window wall in	Yes

		6.877m	the front bedroom has a setback of 6.88m, and the existing main wall of the dwelling has a setback of 7.62m.	
Rear Setback	6.0m	10.2m 14.6m	The proposed rear extension at ground level has a setback of 14.6m. The proposed rear second storey has a setback of 10.2m.	Yes
Carparking	2 spaces	1 space	The existing garage is maintained, which provides parking for 1 vehicle; no additional parking is to provided onsite, due to the restrictions of boundaries and geometry of the property (irregular shape), existing setbacks, and the sloping ground.	No, but the existing non-complying condition is maintained
Landscape Open Space Site Area = 574.2m ²	40% = 229.7m ² (2m wide)	230.7m ²	The required landscape open space is achieved, which is indicated on the Landscape Site Plan submitted as part of this application.	Yes
Private Open Space	60m ² min 5m wide	140m ²	The proposal maintains the existing rear patio and turfed garden, which has an area of greater than the required 60m ² , which is indicated on the Landscape Site Plan submitted as part of this application.	Yes

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP)

Part B Built Form Controls

Wall Height

The maximum allowable wall height for this property is 7.2m.

The wall height of this proposed development is 7.075m at it's highest point (front south-eastern corner of proposed second storey – see South Elevation).

The proposal complies with the requirements and meets the objectives of this control.

The objectives of this clause are as follows:

- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*
- *To ensure development is generally beneath the existing tree canopy level.*
- *To provide a reasonable sharing of views to and from public and private properties.*
- *To minimise the impact of development on adjoining or nearby properties.*
- *To ensure that development responds to site topography and to discourage excavation of the natural landform.*
- *To provide sufficient scope for innovative roof pitch and variation in roof design.*

Number of Storeys

The number of storeys limit is 2. The number of storeys proposed for this development is 2.

The proposal complies with the requirements and meets the objectives of this control.

The objectives of this clause are as follows:

- *To ensure development does not visually dominate its surrounds.*
- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*
- *To provide equitable sharing of views to and from public and private properties.*
- *To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.*
- *To provide sufficient scope for innovative roof pitch and variation in roof design.*
- *To complement the height of buildings control in the LEP with a number of storeys control.*

Side Boundary Envelope

The side boundary envelope control for this property is 4m (with 45-degree angle).

There are two minor non-compliances with this control, but overall, this proposal complies with the objectives of this control.

- (1) As shown on the East Elevation drawing (street frontage) the second-storey pergola extends beyond the side boundary envelop by a small amount. This pergola is set back from this side boundary by 3m and the height of this pergola is 650mm below the overall 8.5m height restriction.
- (2) The second non-compliance is also shown on the East Elevation. The front wall of the proposed second storey extends beyond the same side boundary envelope by small amount. Considering that eaves are permitted to extend beyond the control envelope, the area of the noncompliance is minor.

The front setback of this second-storey wall from the front street boundary is 9.9m. The visual effect of this noncompliance from the public street will not be noticeable. This proposed second storey is setback from the side boundary by 2.5m.

Please note that the existing ground-floor internal floor level is 1.8m above natural ground level at these points of non-compliance (and 2.5m at the lower-level front wall), due to the sloping nature of the property. The bulk of the building is reduced by the second storey pergola having an open appearance above the lower-level walls. The neighbouring dwelling on the southern side (which shares this side boundary), has a setback of 1.6m compared to these setbacks of 2.5m and 3m, and an overall wall height that extends approximately 1m above the overall wall height of this proposal, resulting in a much more significant building bulk than this proposal.

Therefore, the objectives of this clause are met even with these small noncompliances.

The objectives of this clause are as follows:

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*
- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*
- *To ensure that development responds to the topography of the site.*

Site Coverage

There is no site coverage control set for this property (as identified on the WDCP Site Coverage Map).

Side Boundary Setback

The side boundary setback control for this property is 0.9m.

This proposal maintains the existing side setbacks of the existing dwelling. The house is setback on the southern side by 1.4m and on the northern side setback is 3.6m at the closest point.

The existing garage rear corner does not comply with this control, by 0.2m. This proposal maintains the existing garage footprint and walls. The proposed trafficable slab replaces the metal sheet roof, which is non-combustible. On the front elevation, the garage is setback 1.6m, providing a greater sense of space with the neighbour. Due to the layout of the properties and street, the nearest point of this neighbour's dwelling (front deck) is 9m away.

Therefore, the objectives of this clause are met even with this small noncompliance.

The objectives of this clause are as follows:

- *To provide opportunities for deep soil landscape areas.*
- *To ensure that development does not become visually dominant.*
- *To ensure that the scale and bulk of buildings is minimised.*
- *To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.*
- *To provide reasonable sharing of views to and from public and private properties.*

Front Boundary Setback

The front boundary setback required for this property is 6.5m.

The setback to the existing front wall of the dwelling is 7.6m and this is maintained as the predominant dwelling wall. The proposed cantilevered window to the front bedroom has a front setback of 6.9m. The proposed entry stairs from natural ground level up to the new extension has a front setback of 6.52m.

The proposal complies with the requirements and meets the objectives of this control.

The objectives of this clause are as follows:

- *To create a sense of openness.*
- *To maintain the visual continuity and pattern of buildings and landscape elements.*
- *To protect and enhance the visual quality of streetscapes and public spaces.*
- *To achieve reasonable view sharing.*

Rear Boundary Setback

The rear boundary setback required for this property is 6m.

The proposed rear extension at ground level has a setback of 14.6m, and the proposed second storey has a rear setback of 10.2m at its closest point. The existing rear patio is 12m from the rear boundary.

The proposal complies with the requirements and meets the objectives of this control.

The objectives of this clause are as follows:

- *To ensure opportunities for deep soil landscape areas are maintained.*
- *To create a sense of openness in rear yards.*
- *To preserve the amenity of adjacent land, particularly relating to privacy between buildings.*
- *To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.*
- *To provide opportunities to maintain privacy between dwellings.*

SITING FACTORS

Warringah Development Control Plan 2012 (WDCP) Part C

Subdivision

Not applicable

Traffic, Access and Safety

There is no change to the existing site access (vehicular crossing and driveway).

Parking Facilities

The requirement of this control is the provision of 2 off-street carparking spaces.

Currently the property does not comply with this control, and the existing parking arrangement for 1 vehicle in the garage is maintained, as there are no changes proposed to the parking facilities. Whilst the proposal does not comply with the requirements, the existing condition makes this control difficult to meet. No additional parking is to be, nor can be, provided onsite within or in addition to the existing garage, due to the restrictions of the geometry of the property (irregular shape), existing and required setbacks, and the sloping ground. Please note that the front setback for the garage is 7.6m, so a second car can park off-street on the driveway.

The bulk of the existing garage is currently smaller in size to the existing single-storey dwelling, and the proposed garden bed along the front and side perimeter of the garage roof/patio will enhance this built form as part of the landscape. The proposal also takes advantage of the garage footprint by replacing the metal sheet roof with a trafficable slab to become an entertaining area with an open pergola frame. This activation of the garage will help integrate the garage into the scale of the proposed second storey, without detracting

from the view lines of the neighbouring properties to the rear. In respect to these aspects, the design complies with the objectives of this control.

The objectives of this clause are as follows:

- *To provide adequate off street car parking.*
- *To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.*
- *To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.*

Stormwater

The proposal complies with the requirements and meets the objectives of this control.

No on-site stormwater detention is required, as this development is alterations and additions to an existing residence. The proposed addition to the dwelling does not increase the dwelling footprint, and any new downpipes will connect to the existing stormwater, which drains via gravity from the property down to street level.

The objectives of this clause are as follows:

- *To protect and improve the ecological condition of Warringah's beaches, lagoons, waterways, wetlands and surrounding bushland;*
- *To minimise the risk to public health and safety.*
- *To reduce the risk to life and property from flooding.*
- *Integrate Water Sensitive Urban Design measures into the landscape and built form to maximise amenity.*
- *To manage and minimise stormwater overland flow, nuisance flooding and groundwater related damage to properties.*
- *To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised.*
- *To minimise the quantity of stormwater runoff from new development on Council's drainage system.*

Building over or Adjacent to Constructed Council Drainage Easements

This control does not apply to this property or proposal.

Excavation and Landfill

The proposal complies with the requirements and meets the objectives of this control.

The only excavation required for this proposal is minimal, that being for the new footings for the front extension of the dwelling and lowering the internal floor level of the garage by 300mm at the highest point.

The objectives of this clause are as follows:

- *To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties.*
- *To require that excavation and landfill does not create airborne pollution.*
- *To preserve the integrity of the physical environment.*
- *To maintain and enhance visual and scenic quality.*

Demolition and Construction

The proposal complies with the requirements and meets the objectives of this control.

Please refer to attached Waste Management Plan within the architectural drawing set, identifying location for sorting of materials for use, recycling and disposal during the demolition and construction period. This area is located at the front of the property, adjacent to the main site access (existing vehicle crossing and driveway) for ease and safety. Storage of construction and any additional waste materials is to be within the secure garage; there is direct access to the rear of the property.

Please refer to attached Waste Management Plan, prepared by North 4 Constructions.

There is no excavation and minor disruption to the existing site so there is minimal soil erosion and sedimentation likely to occur. Please refer to the attached Sediment Control Plan within the architectural drawing set for location of control measures.

The objectives of this clause are as follows:

- *To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment.*
- *To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.*
- *To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan.*
- *To discourage illegal dumping.*

Waste Management

The proposal complies with the requirements and meets the objectives of this control.

The proposed location of council-provided mobile garbage bins is well behind the front building line of the dwelling. This location is at least 3m from bedroom windows and primary living room windows; refer to Waste Management Plan within drawing set, and the Ground Floor Plan (bins are located in the side passageway to the south of the dwelling).

Please refer to attached Waste Management Plan prepared by North 4 Constructions.

The objectives of this clause are as follows:

- *To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).*
- *To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.*
- *To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.*
- *To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.*
- *To minimise risks to health and safety associated with handling and disposal of waste and recycled material and ensure optimum hygiene.*
- *To minimise any adverse environmental impacts associated with the storage and collection of waste.*
- *To discourage illegal dumping.*

DESIGN

Warringah Development Control Plan 2012 (WDCP) Part D

Landscaped Open Space and Bushland Setting

The proposal complies with the requirements and meets the objectives of this control.

The minimum amount of landscaped open space required for this property is 40%, which equates to 229.7m² (site area is 574.2m²). The proposed landscaped open space is 230.7m².

The objectives of this clause are as follows:

- *To enable planting to maintain and enhance the streetscape.*
- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*
- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low-lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*
- *To enhance privacy between buildings.*
- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*
- *To provide space for service functions, including clothes drying.*
- *To facilitate water management, including on-site detention and infiltration of stormwater.*

Private Open Space

The proposal complies with the requirements and meets the objectives of this control.

The minimum amount of Private Open Space (POS) required for this property is 60m² with a minimum width of 5 metres. The proposal provides POS of at least 140m² in the rear garden. Please refer to the Landscape Site Plan accompanying this report.

The objectives of this clause are as follows:

- *To ensure that all residential development is provided with functional, well located areas of private open space.*
- *To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.*
- *To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.*
- *To ensure that private open space receives sufficient solar access and privacy.*

Access to Sunlight

The proposal complies with the requirements and meets the objectives of this control.

This control states that at least 50% of the required area of POS of the dwelling and adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21. Please refer to the attached Shadow Diagrams within the architectural drawing set which demonstrates that ample sun access is provided to this property's POS and to the adjoining neighbour No.37 to the south, between 9am and 3pm on the winter solstice, June 21.

The objectives of this clause are as follows:

- *To ensure that reasonable access to sunlight is maintained.*

- *To encourage innovative design solutions to improve the urban environment and public open space.*
- *To promote passive solar design and the use of solar energy.*

Views

The proposal complies with the requirements and meets the objectives of this control.

This property and neighbours enjoy district views to the east. This proposal has been designed with a front setback of second storey building line (facing east), so as to provide a covered outdoor space for the occupants to take advantage of these views, whilst minimising impact on the southern neighbour No.37 and on the street.

This proposal includes a change of use of the garage roof to the north of the dwelling. The proposed patio over the existing garage provides a north-facing ground-floor outdoor entertaining area for the occupants, which takes advantage of the district views without adversely affecting the street (built form scale) or neighbour No.41's views. The proposed pergola is lightweight, minimising the built form for the neighbours behind who look across this property, whilst providing a more coherent connection between this dwelling and garage. No.41 has a living area timber deck on the front of their dwelling which looks out over the eastern district views, and this is set away from this property by a minimum of 9m; the proposed patio does not interrupt these views.

The objectives of this clause are as follows:

- *To allow for the reasonable sharing of views.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure existing canopy trees have priority over views.*

Privacy

The proposal complies with the requirements and meets the objectives of this control.

The proposed rear extension on the proposed second storey provides this property with privacy from the southern neighbour. The curved timber-batten screen is designed to provide excellent sunshading to the internal rooms, as well as visual privacy from the neighbours to the north and west (who are on higher ground). The resulting built form provides amenity to the occupants of this property in their back yard and integrates the garden with the second storey by providing a void at the rear of the extension.

The bedroom in the northwest corner of the proposed second storey has a west-facing balcony which acts as a solid awning to the living spaces below, and this balcony has no overlooking into private areas of the neighbours, due to the orientation of the neighbour's house.

The design of the proposed north-facing patio (on the existing garage) includes a 1m-high wall to form a 1m-width garden bed around the north and east perimeters. This will provide a visual buffer between this property and the northern neighbour No.41. The design has prioritised the maintenance of any views that neighbour No.41 may have across this property, so the proposed pergola is open on all sides.

The proposed second-storey balcony to the front has a privacy screen facing north to neighbour No.41.

The objectives of this clause are as follows:

- *To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To provide personal and property security for occupants and visitors.*

Building Bulk

The proposal complies with the requirements and meets the objectives of this control.

The proposed second storey addition is set back at the front to reduce bulk and has a timber pergola over a balcony to articulate the building form. This balcony area will allow the occupants to take advantage of the eastern district views, and a privacy screen is provided to the north. The proposed front elevation is significantly smaller than the building bulk of the southern neighbour No37.

The proposal has carefully considered the impact on the surrounding neighbours whilst looking to take advantage of this property's opportunities. The proposed additional dwelling footprint is on the southern side of the property, with no impact on the southern neighbour's views, privacy, or sun access. The northern wall of the proposed second storey has been aligned with the existing footprint of the dwelling, minimising the impact on the northern neighbour's views and privacy. The activation of the garage roof as an outdoor entertaining area will have minimal impact on neighbours, whilst providing a greater amenity to the street and integrating this built form with the dwelling in a more cohesive way than the existing condition.

The objectives of this clause are as follows:

- *To encourage good design and innovative architecture to improve the urban environment.*
- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*

Building Colours and Materials

The proposal complies with the requirements and meets the objectives of this control.

Please refer to the colour and materials schedule on the coversheet of the attached architectural drawing set (drawing DA00).

The existing front brick veneer wall of the principal dwelling that is to be maintained will be rendered and painted a dark grey such as Colorbond "Monument". The new walls (timber framed) to the proposed front extension of the ground floor level will be clad with fibre-cement sheets (rendered and painted), so that the front of house will have a cohesive appearance with the existing rendered brick veneer walls. Some areas of stone wall cladding will be introduced, so there will be a palette of natural and appealing materials.

The proposed second storey has fibre cement sheet cladding, to be painted a mid grey-green colour, such as Dulux "Jungle Cloak". This colour palette is appropriate to the surrounding natural environment.

The new windows will have black aluminium frames, and the awnings, fascias and gutters will be black. The timber decking and privacy screens will be a mix of new timber and recycled timber, including Merbau.

The objectives of this clause are as follows:

- *To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.*

Roofs

The proposal complies with the requirements and meets the objectives of this control.

The new roof will be metal sheet, coloured Colorbond "Woodland Grey" (a mid-grey) to reduce excessive heat gain, and will tie in with adjacent houses and complement the proposed colour scheme. The 15° pitch provides a low profile for the neighbourhood.

The objectives of this clause are as follows:

- *To encourage innovative design solutions to improve the urban environment.*
- *Roofs are to be designed to complement the local skyline.*
- *Roofs are to be designed to conceal plant and equipment.*

Glare and Reflection

The proposal complies with the requirements and meets the objectives of this control.

Sunlight reflectivity will be minimised by the selection of Colorbond “Woodland Grey” (a mid-grey) for the new metal-sheet roof. This colour is similar to the neighbouring houses. External lighting will be oriented away from the neighbouring property.

The objectives of this clause are as follows:

- *To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.*
- *To maintain and improve the amenity of public and private land.*
- *To encourage innovative design solutions to improve the urban environment.*

Front Fences and Front Walls

There are no changes to the existing front wall (low brick) with screen-planting behind.

Site Facilities

The proposal complies with the requirements and meets the objectives of this control.

There are no changes to the site facilities. The mobile garbage bins are located well behind the front building line and are out of sight from the street. The clothesline is located in the rear garden, and is out of sight from the street.

The objectives of this clause are as follows:

- *Site facilities including garbage 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*

Side and Rear Fences

There are no changes proposed to side fences.

Swimming Pools and Spa Pools

There is no existing or proposed swimming pool or spa.

Conservation of Energy and Water

The proposal complies with the requirements and meets the objectives of this control.

Please refer to attached BASIX certificate.

The objectives of this clause are as follows:

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure energy and water use is minimised.*

THE NATURAL ENVIRONMENT

Warringah Development Control Plan 2012 (WDCP) Part E

Private Property Tree Management

There are no trees (greater than 6m tall or 7m canopy width) on the property affected by this proposal.

Prescribed Vegetation, Wildlife Corridors, Native Vegetation

These controls do not apply to this property.

Development on Land Adjoining Public Open Space

This control does not apply to this property.

Landslip Risk

This property is identified as Landslip Risk Area A and Area B – please refer to the accompanying Geotechnical Preliminary Assessment Report, prepared by AscentGeo Geotechnical Consulting, who has found the proposed development will be satisfactory from a geotechnical and landslip perspective.

ADDITIONAL SUPPORTING COMMENTS

The design intent of this proposal is for a contemporary aesthetic, using a variety of natural materials and appropriate colours to complement the natural setting of the neighbourhood.

This proposal complies with the majority of the DCP controls, and where there are minor noncompliances (such as a small noncompliance with the side boundary envelope control), there is merit to the design and minimal impact on neighbours. Whilst the existing garage does not provide the required number of off-street parking spaces, the occupants are not able to increase the size of the garage due to the existing geometry and gradient of the site.

The proposal has designed the building bulk at the front to have articulation (recessed front doors, expressed entry stairs, cantilevered bay window, second-storey setback and pergola) to address the complexity of the sloping site and minimise the impact on the streetscape whilst taking advantage of eastern district views.

The applicants (owners) have presented the proposal to closest neighbours, being 37, 41, 43 and 45 Arnhem Rd. All neighbours have responded positively.