

STATEMENT OF ENVIRONMENTAL EFFECTS

**Proposed Additions and Alterations 42 Foxall Street Elanora Heights, NSW, 2101
LOT 101 DP32253**

**For
Ms. Barbi Hofmockel**

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Prepared by Dale Design Group



Figure 1: Proposed Front Elevation

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1. Introduction to Project

This Statement of Environmental effects has been prepared to accompany the Development Application submission to the consent authority Northern Beaches Council.

The proposal is for alterations and additions to the existing single storey dwelling on the subject site.

The design is intended to suit the site and its locality context and reflect the character of the Northern Beaches Council dwelling houses DCP.

The purpose of this report is to describe the subject site and the proposed development and to indicate how it complies with the relevant standards.

2. Site Description

Lot: 101 DP32253 No: 42 Foxall Street Suburb: Elanora Heights, NSW, 2101



Fig 2: Photo of existing dwelling from street front

3. Site Suitability & Dimensions

The site is known as Lot: 101 DP32253 No: 42 Foxall Street Elanora Heights, NSW, 2101. The block is a fairly flat site.

The block has an existing single dwelling with an integrated single garage to the front of the dwelling, pool and small shed.

The orientation from the building frontage is to the North East.

The block is long and rectangular in shape. The site boundaries measure 45m and the front and rear boundaries measure 18m and 17m respectively.

The total area of the block is 834.70sqm.



Fig 3: Aerial view of site

4. Site Surrounds & Context

The subject Lot is on a flat part of a suburban street in a leafy setting. The house sits in the centre of a flat site with deep setbacks to the existing house.

The existing land use is residential.

The land use of the neighbouring properties and surrounding neighbourhood is residential.

The neighbouring property to the East of the site is a single storey rendered brick and tiled roof residence.

The neighbouring property to the West of the site is a two storey rendered brick residence with tiled roof.

The site is surrounded by a mix of leafy developed lots with mix of weatherboard and masonry single and two storey dwellings.



Fig 4: Streetscape photograph

5. The Proposal – Project Overview

The proposed addition to the dwelling offers the occupants Master Bedroom Suite to the rear of the house, with a larger Bedroom to the front, as well as a larger Laundry and open Kitchen / Dining / Living room layout. A secondary lounge space is created by utilising the internal existing garage as a sunken lounge.

A large covered deck is proposed to link the dwelling to the pool area and to provide the occupants with an outdoor entertaining space. The proposal also includes a double carport to the front of the dwelling as the existing single garage is too narrow and unusable for vehicles.

The character and environmental identity has been conserved and enhanced through this dwelling with by maintaining the architectural character of the existing dwelling and of the neighbourhood.

The proposal retains the local visual character of the neighbourhood by retaining the scale, layout and character of the streetscape.

One tree and two shrubs to the front of the dwelling are proposed for removal, as their location will impact the proposed carport.

Existing views and vistas from the neighbouring dwellings and dwelling to the sides of the subject property have been considered during the design of the alterations and additions.

The proposed residential development demonstrates reasonable compatibility with the predominant pattern of existing dwellings through the following:

- consistent street setbacks, using the neighbouring dwellings setbacks as a guide as well as the existing setback.
- Articulation to the proposed dwelling consistent with the style of the exiting home.

6. Northern Beaches DCP & LEP Compliance Table

- Dwelling Houses - D5 Elanora Heights Locality
- Pittwater Local Environmental Plan

Clause 4.6 Exceptions to development standards

The clause provides an avenue to seek a variation to development standards. It is noted that the development complies with all the LEP Development Standards.

Development Control	Compliance
<p>D5.1 Character as viewed from a public place (Excluding Elanora Heights Village Centre)</p> <p>Outcomes</p> <p>To achieve the desired future character of the Locality.</p> <p>To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment. (En, S, Ec)</p> <p>To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.</p> <p>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)</p> <p>High quality buildings designed and built for the natural context and any natural hazards. (En, S)</p> <p>Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum. (S)</p> <p>To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.</p> <p>To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component.</p> <p>To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open</p>	<p>The proposed alterations and additions are designed to blend with the existing streetscape and character of the area.</p> <p>The alterations and additions to the existing dwelling have been designed to minimise visual bulk and scale of the dwelling to the street front by remaining single storey and retaining deep setbacks.</p>

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. Walls without articulation shall not have a length greater than 8 metres to any street frontage.

Any building facade to a public place must incorporate at least two of the following design features:

- i. entry feature or portico;
- ii. awnings or other features over windows;
- iii. verandahs, balconies or window box treatment to any first floor element;
- iv. recessing or projecting architectural elements;
- v. open, deep verandahs; or
- vi. verandahs, pergolas or similar features above garage doors.

The bulk and scale of buildings must be minimised.

Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking structures must be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.

Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.

Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened as far as possible from public view.

General service facilities must be located underground.

Attempts should be made to conceal all electrical cabling and the like. No conduit or sanitary plumbing is allowed on facades of buildings visible from a public space.

D5.2 Scenic protection - General

Outcomes

To achieve the desired future character of the Locality.
Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment.
(En, S)

Controls

Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.

Information to be included in the Statement of Environmental Effects

An analysis of the development in terms of how it impacts on the visual character of the area, demonstrating that the proposal ensures that the bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment.
(En, S)

The proposed development minimises any impact on the natural environment by remaining single storey in nature and by not impacting or deterring from any neighbouring views.

D5.3 Building colours and materials (Excluding Elanora Heights Village Centre)

Outcomes

To 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)

Controls

External colours and materials shall be dark and earthy tones as shown below:



White, light coloured, red or orange roofs and walls are not permitted:



Information to be shown on the Development Drawings

The proposed development achieves the outcomes of the DCP through matching the existing colours and materials of the existing dwelling. These colours are earthy tones and are sympathetic to the local streetscape character.

The Development Drawings are to include a clear and unambiguous schedule specifying the external colours and materials to be used. Information to be included in the Statement of Environmental Effects

D5.5 Front building line (Excluding Elanora Heights Village Centre)

Outcomes

To 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)

Preserve and enhance the rural and bushland character of the non-urban area of the locality. (En, 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.

Controls

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

Land
Land zoned RU2 Rural Landscape or R5 Large Lot Residential
Land zoned R2 Low Density Residential or E4 Environmental Living adjoining Wakehurst Parkway
All other land zoned R2 Low Density Residential or E4 Environmental Living
Land zoned B1 Neighbourhood Centre or B2 Local Centre

Front Building Line (metres)
20
10 or established building line, which ever is the greater.
6.5, or established building line, which ever is the greater
3.5
Merit Assessment

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

The proposed front building line complies, and sits within the Building Setback line for the subject Lot as per the compliance table being 6.5m from the front boundary.

Where new streets or accessways are proposed in residential flat building and multi dwelling housing development, a minimum front setback of 3 metres must be provided between the carriageway and dwellings.

Variations

Where the outcomes of this control are achieved, Council may accept a minimum building setback to a secondary street of half the front building line.

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.

**D5.6 Side and rear building line (Excluding Elanora Heights Village Centre)
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)

The proposed development to the dwelling maintains the existing building side setbacks of 1.265m to the East elevation, and 1.070m to the West Elevation.

Whilst it is not compliant with the DCP controls as per the compliance table for R2 zone of 2.5m to at least one side and 1.0m for other side it is considered the setbacks of the proposed development are acceptable as they do not impact the amenity of the adjoining neighbours.

The proposed development rear setback of 15.749m is well over the prescribed 6.5m rear setback in the compliance table.

Vegetation is retained and enhanced to visually reduce the built form. (En)
To preserve and enhance the rural and bushland character of the locality. (En, S)
To ensure a landscaped buffer between commercial and residential zones is established.

Controls

Land
Land zoned RU2 Rural Landscape or R5 Large Lot Residential adjoining land other than a road or a reserve
Land zoned RU2 Rural Landscape or R5 Large Lot Residential adjoining land zoned RE1 Public Recreation or E2 Environmental Conservation
Land zoned RU2 Rural Landscape or R5 Large Lot Residential adjoining a road
Land zoned R2 Low Density Residential or E4 Environmental Living
Land zoned B1 Neighbourhood Centre adjoining land zoned R2 Low Density Residential, E4 Environmental Living, RE1 Public Recreation, or E2 Environmental Conservation
Land zoned B1 Neighbourhood Centre adjoining land other than land zoned R2 Low Density Residential, E4 Environmental Living, RE1 Public Recreation, or E2 Environmental Conservation

Side and Rear Building Line Setback (metres)
7.5
20.0
6.5
2.5 to at least one side; 1.0 for other side.
6.5 rear
Dual Occupancy
2.5 to at least one side; 1.0 for other side
6.5 rear
Secondary Dwelling
2.5 to at least one side; 1.0 for other side
6.5 rear (other than where the foreshore building line applies)
Residential flat buildings and multi dwelling housing: see below
3.0 along that adjoining side or rear boundary
Nil

D5.7 Building envelope (Excluding Elanora Heights Village Centre)

Outcomes

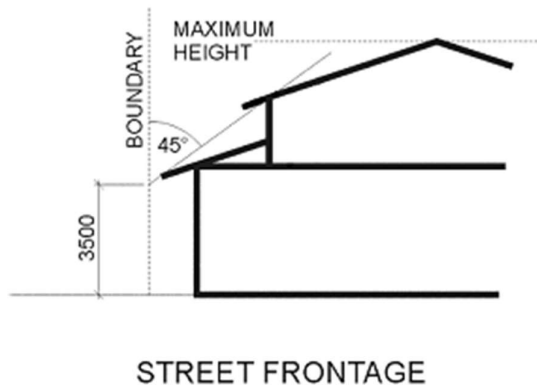
To achieve the desired future character of the Locality. (S)
To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.
To ensure new development responds to, reinforces and sensitively relates to spatial characteristics 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

The development complies with the Building Envelope for the subject site. Evidence of this is through the architectural elevations and sections.

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:



D5.8 Landscaped Area - General (Excluding Elanora Heights Village Centre)

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

The proposed development achieves the outcomes of the landscaping controls through maintaining solar access and retaining vegetation where possible.

One tree and two shrubs are proposed for removal due to the location of the proposed carport.

Conservation of the trees to the rear are maintained.

Soft landscaping is maintained throughout the proposed development.

<p>run-off and assist with stormwater management.(En, S)</p> <p>Controls The total landscaped area on land zoned R2 Low Density Residential shall be 50% of the site area.</p> <p>The use of porous materials and finishes is encouraged where appropriate.</p> <p>Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.</p>	
D5.9 Landscaped Area - Environmentally Sensitive Land	N/A
D5.10 Landscaped Area - Non Urban	N/A
<p>D5.11 Fences - General (Excluding Elanora Heights Village Centre)</p> <p>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) To preserve and enhance the rural and bushland character of the non-urban area of the locality. (En, S) Safe confinement of domestic and grazing animals. (En, S)</p> <p>Controls <u>a. Front fences and side fences (within the front building setback)</u></p>	<p>N/A</p> <p>There is no new fencing proposed as part of the development therefore the development complies with the control.</p>

Front 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.

Fences are to be constructed of open, see-through, dark-coloured materials.

Landscaping is to screen the fence on the roadside. Such landscaping is to be trimmed to ensure clear view of pedestrians and vehicles travelling along the roadway, for vehicles and pedestrians exiting the site.

Original stone fences or stone fence posts shall be conserved.

b. Rear fences and side fences (to the front building line)

Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.

Properties with grazing animals must be appropriately fenced to confine the animals onsite.

D5.12 Fences - Flora and Fauna Conservation Areas

N/A

D5.13 Construction, Retaining walls, terracing and undercroft areas (Excluding Elanora Heights Village Centre)

NA

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

The proposed development achieves the outcomes of the construction / retaining wall control through the proposed outdoor entertaining areas being a timber deck rather than cut/fill, retaining walls and/or terracing.

<p>sensitive areas.</p> <p>Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.</p> <p>On steeper slopes, preference is given to the use of stable rock ledges and escarpments to reduce the visual bulk of buildings.</p> <p>In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.</p> <p>Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.</p>	
D5.14 Scenic Protection Category One Area	N/A
<u>D5.15 Amalgamation - Elanora Heights Village Centre</u>	N/A
D5.17 Front Building Line - Elanora Heights Village Centre	N/A
D5.18 Side and Rear Setbacks - Elanora Heights Village Centre	N/A
D5.19 Setbacks to Upper Levels - Elanora Heights Village Centre	N/A
D5.20 Separation - Elanora Heights Village Centre	N/A
D5.21 Building Depth - Elanora Heights Village Centre	N/A
D5.22 Ceiling Height - Elanora Heights Village Centre	N/A
D5.23 Design Excellence - Elanora Heights Village Centre	N/A
D5.24 Facade Articulation - Elanora Heights Village Centre	N/A
D5.25 Roof Forms - Elanora Heights Village Centre	N/A

D5.26 Materials - Elanora Heights Village Centre	N/A
<u>D5.27 Colours - Elanora Heights Village Centre</u>	N/A
D5.28 Active Frontages - Elanora Heights Village Centre	N/A
D5.29 Entries - Elanora Heights Village Centre	N/A
D5.30 Signage - Elanora Heights Village Centre	N/A
D5.31 Awnings and Colonnades - Elanora Heights Village Centre	N/A
D5.32 Fences - Elanora Heights Village Centre	N/A
D5.33 Ecologically Sustainable Development Responsive Design - Elanora Heights Village Centre	N/A
D5.34 Public Domain - Elanora Heights Village Centre	N/A
D5.35 Landscaping - Elanora Heights Village Centre	N/A
D5.36 Solar Access - Elanora Heights Village Centre	N/A
D5.37 Visual Privacy - Elanora Heights Village Centre D5.38 View Sharing - Elanora Heights Village Centre	N/A
D5.39 Acoustic Privacy - Elanora Heights Village Centre	N/A

D5.40 Private Open Space - Elanora Heights Village Centre	N/A
D5.41 Natural Ventilation - Elanora Heights Village Centre	N/A
D5.42 Storage - Elanora Heights Village Centre	N/A
D5.43 Vehicular Access - Elanora Heights Village Centre	N/A
D5.44 Laneway Access and Character - Elanora Heights Village Centre	N/A
D5.45 Off-Street Vehicle Parking Requirements - Elanora Heights Village Centre	N/A
Pittwater Local Environmental Plan 2014	
4.3. BUILDING HEIGHT Refer to Clause 4.3 Height of buildings of Pittwater Local Environmental Plan 2012.	The building height complies with clause 4.3 of the PLEP 2014.
4.4 Floor space ratio (1) The objectives of this clause are as follows— (a) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality, (b) to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain, (c) to minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development, (d) to maximise solar access and amenity for public places, (e) to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items, (f) to manage the visual impact of development when viewed from public places, including waterways, (g) to allow for the reasonable sharing of views. (2) The maximum floor space ratio for a building on any land is not to exceed the floor space	N/A

ratio shown for the land on the Floor Space Ratio Map .	
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7. Building Design and Sustainability

7.1 Building Envelopes

The proposed dwelling intends to minimise overlooking of neighbouring properties by retaining the dwelling as a single storey in the proposed additions. The proposal does not increase the number of stories on the block and therefore does not alter the shadows cast onto neighbouring adjacent properties.

7.2 Building Facades

The proposed dwelling provides articulated external facades through large windows, sliding doors, and gable end roofs. The split material façade and selection of materials and colours provides architectural interest.

7.3 Private Open Space

Private open space is existing

7.4 Solar Access

Solar access has been considered to the proposal with the use of adequate openings to every room.

7.5 Natural Ventilation

The proposed new rooms have been designed to incorporate means for natural cross ventilation, with series of windows throughout rooms. All rooms have provisions for natural or artificial ventilation.

7.6 Ancillary Facilities / Services

Adequate provision has been made for the supply of water and disposal of sewage,

All water, gas, power and communication services are to be located underground.

The garbage collection area is existing and is located externally.

The clothes drying area is existing and is situated in the rear yard.

7.7 Waste Management

- a) Waste collection and separation facilities must be provided for each dwelling. Each dwelling should have a waste storage cupboard in the kitchen capable of holding at least a single days waste, and be sufficient to enable separation of recyclable material.
- b) Adequate storage for waste materials must be provided on site.
- c) All waste storage areas must be screened from view from any adjoining property or public place.
- d) Waste storage areas must be kept clean, tidy and free from offensive odours at all times.
- e) Bin storage space is to be: a. incorporated into the landscape design of each dwelling; and b. adequate for one 240 litre garbage bin and one 240 litre recycling bin per dwelling.

f) Location of the bin storage space: a. is to be convenient to the occupant(s) of the dwelling; and b. must allow the bins to be wheeled to the street kerb over flat or ramped surfaces with a maximum grade of 7% and not over steps, landscape edging or gutters or through the dwelling.

The waste disposal of all construction materials will involve removal from the site via trucks or skips. The waste will then be transported to the nearest waste transfer station. The proposed development will be constructed of new materials, with possible salvaging of extra materials as indicated in the accompanying waste management plan forms. Ongoing waste management will be via the councils weekly waste collection service for residential areas.

Erosion and sedimentation control measures will be implemented during construction. Refer to the attached Sedimentation control plan.

Refer to the attached Waste Management Plan for a detailed breakdown of waste during construction and post construction of the dwelling.

7.8 Materials and Finishes

The proposed materials and colours of the alterations and additions to the dwelling incorporate quality finishes and a mixture of finishes which are seen locally. The proposed addition will be fibre cement and brick base cladding over timber framed construction. All materials and colours are neutral and cues have been taken from the surrounding neighbourhood and the existing dwelling.

7.9 Sustainable Development

The BASIX Certificate demonstrates that the energy efficiency and thermal comfort for the proposed development reaches the desired outcomes.

As per the objective of this requirement, the proposed development enhances the built form, the landscape and the environmental conditions of the surrounding vicinity.

Overall, it is considered that the proposed development achieves the objectives and performance criteria of this section of the DCP.

7.10 Stormwater Management

- a) Water Sensitive Urban Design (WSUD) measures should be employed in the management of the site's/development's stormwater in terms of water retention, reuse and cleansing.
- b) In all development, consideration should be given to utilising one of the following water sensitive urban design measures:- M1 Low Impact Building Design M2 Low Impact Landscape Design
 - » Soft soil areas have been calculated to comply
 - » Erosion and sedimentation control measures will be implemented during construction

7.11 Contamination

It is considered that the site is free from contamination as it is located in a residential setting.

7.12 Environmental protection

The Sensitive Urban Lands Ratings of the property are as follows:

The topographic sensitivity is **Level 2**.

The rating of this site for proximity to a watercourse is **Level 1**. A stormwater management concept plan has been supplied.

The soil indispensability rating of the site is **Level 1**.

The soil landscape rating for this site is **Level 1**.

The plant communities rating is **Level 1**.

The bushland rating of the site is **Level 2**.

The fauna habitat rating is **Level 1**.

The bushfire hazard rating of the land is **referenced in the attached Bushfire Report**.

The immediate neighbourhood consists mostly of dwelling houses and therefore there are no significant impacts on native flora and fauna.

No protected trees are to be removed as a consequence of the proposal.

The stormwater will be discharged according to the Stormwater Management Plan.

The wastewater will be discharged to the existing waste system to the street.

A properly constructed sediment control mesh fence will be provided in accordance with the engineers detail drawings. This fence shall be maintained at all times to council requirements.

7.13 Site Analysis

a) Development should be designed to respect site constraints such as topography, drainage, soil, landscapes, flora, fauna and bushfire hazard.

b) Disturbance to existing natural vegetation and landforms, watercourses, wetlands and overland flow paths should be minimised.

c) Development on land adjoining bushland reserves should incorporate measures (such as setbacks and buffers) to prevent any impact on the reserves.

d) Development should be sited on the area of land presenting the least topographic constraints. e) Development should be sited away from steep slopes (particularly those containing natural vegetation) so that, where possible, these features can be kept in a natural state.

f) Development should be designed to be consistent with the character of the streetscape.

A site analysis plan accompanies this development application and complies with the relevant control.

7.14 Privacy – Visual And Acoustic

Buildings are to be designed to ensure maximum protection of privacy; in particular the privacy of primary living areas must be protected.

Where appropriate consideration should be given to in the case of bathrooms, have window sills a minimum of 1.5 metres above the upper storey floor level.

b. ensuring that windows that face directly to the windows, balconies or yards of adjoining dwellings are appropriately screened; and

c. screening of opposing windows, balconies and yards with appropriate landscaping.

The proposed windows in the development are appropriately faced and sized to ensure acoustic and visual privacy of the occupants and neighbours alike.

7.15 Lighting

The design should maximise the use of natural lighting through window placement and skylights.

- b) Incorporate dimmers, motion detectors, automatic turn-off switches where appropriate.
- c) Provide separate switches for special purpose lights

The proposal considers adequate daylight through the use of sufficient window opening to each room of the development.

7.16 Car Parking And Vehicular Access

- a) Car parking is to be provided in accordance with AS Controls
- b) The location and design of driveways and parking areas should enable the opportunity for landscape screening.
- c) Provision is to be made for convenient and safe access to car parking facilities.

The proposed double carport complies with the Australian Standards for residential carparking.

7.17 Access And Surveillance

- a) Site planning and dwelling design is to allow general observation of the street, the site and the approaches to the dwelling entry from the inside of each dwelling.
- b) Access to dwellings is to be direct and without unnecessary barriers. For example, use ramps instead of stairs/steps, consider the height and length of handrails and eliminate changes in level between ground surfaces.
- c) Stairs and ramps are to have reasonable gradients and non slip even surfaces. Refer to Australian Standard 1428.1 - 2001 Design for Access and Mobility and supplementary AS 1428.2 - 1992.

The proposed design allows for general observation of the street for surveillance, and the existing front porch has been retained, with wider steps proposed for better access for the occupants.

8. Conclusion

Council's DCP requirements and good planning principles have been incorporated in the design, which has resulted in a high quality dwelling.

The opportunities and constraints of the site have been taken into account. It is considered that the development has given such consideration to all aspects of the DCP, and compliance with the DCP and consideration to streetscape and contextual issues makes this project a worthy proposal to the existing context of the area.

All care will be taken during construction to protect the environment through adherence to the latest legislation in environmental friendly building practices. It is therefore believed that the proposal does not involve any significant adverse environmental effects.

The proposal incorporates usable area for private open space.

Adequate space for landscaping has been retained at the front of the dwelling, and soft landscaping is also retained at the rear.

View sharing has been addressed in the above points.

Shadows are not cast on the neighbouring properties private open spaces.

The development is consistent with the desired future character of the locality, and careful considerations have been made to the additions to this property.

Quality design has been employed throughout the house and landscaping plans to maintain the integrity of the home.

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