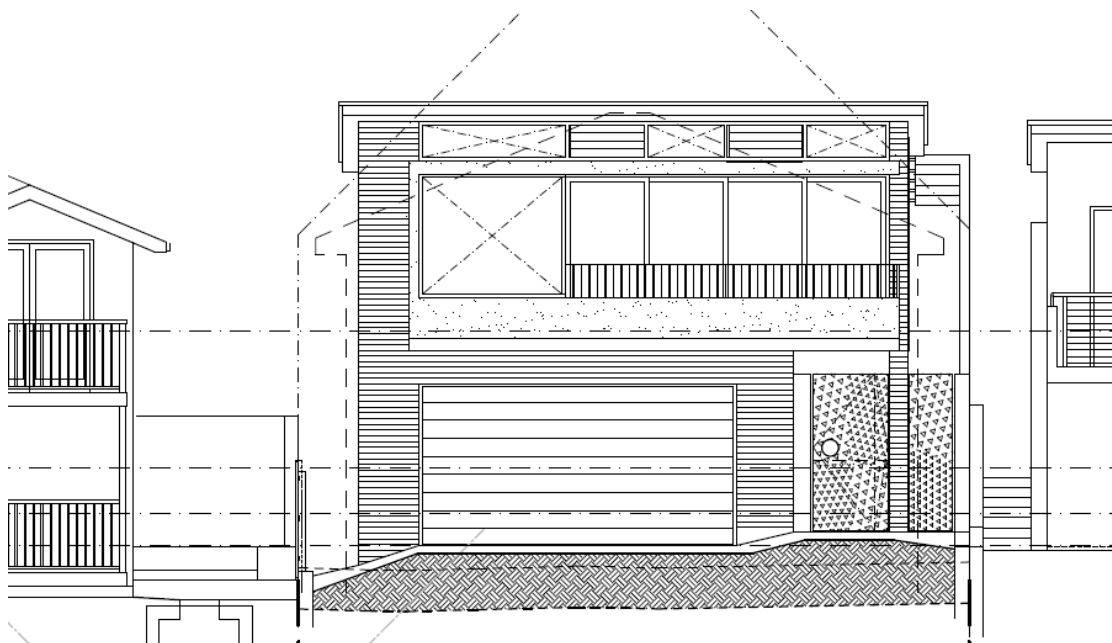


New dwelling house
LOT 1 DP981659
40 Kooloora Avenue
Freshwater
NSW 2096

Statement of Environmental Effects (SOEE)



Prepared by:
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Revision B – June 2019

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Forward

Cradle Design has prepared this Statement of Environmental Effects on behalf of the owners of 40 Kooloora Avenue. It supports a Development Application to Northern Beaches Council for the demolition of an existing dwelling and the construction of a new dwelling.

In preparation of this document, consideration has been given to the following:

- ☐ *The Environmental Planning and Assessment Act, 1979 as amended.*
- ☐ *The Environmental Planning and Assessment Regulation 2000.*
- ☐ *Warringah Local Environmental Plan 2011*
- ☐ *Warringah Development Control Plan 2011*

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1. Introduction
2. The Site
3. Proposed Development
4. Statutory Planning Framework
5. Compliance with Site Controls
6. Conclusion

Appendix A – Site Photographs

Appendix B – Minutes Stormwater Pre-Lodgement Meeting 22nd May 2019

This statement should be read in conjunction with drawings DA-00 to DA-15 and all other documentation submitted to Council as part of the Development Application.

1. INTRODUCTION

This document forms a component of a Development Application that proposes the demolition of an existing dwelling and the construction of a new dwelling at 40 Kooloora Avenue, Freshwater

The site is located 200m from Freshwater Beach on Kooloora Avenue. The tree-lined avenue characterises the neighbourhood beach side suburb and demands an integrated and sensitive design response to meet the aims of the R2 Low Density zoning in which the site is located.

A complete set of architectural drawings have been prepared in relation to the development proposal. The application is also accompanied by a site survey, BASIX and NatHERS certificates, an Overland Flows study, a stormwater concept design, key engineering details and landscape design.

The proposal is permissible and in conformity with the General Principles of Development Control contained within WLEP 2011.

It is considered that the application, the subject of this document succeeds on merit and is appropriate for the granting of consent.

2. THE SITE

The subject site has a site area of 573.5m² identified as Lot 1 in DP.981659.

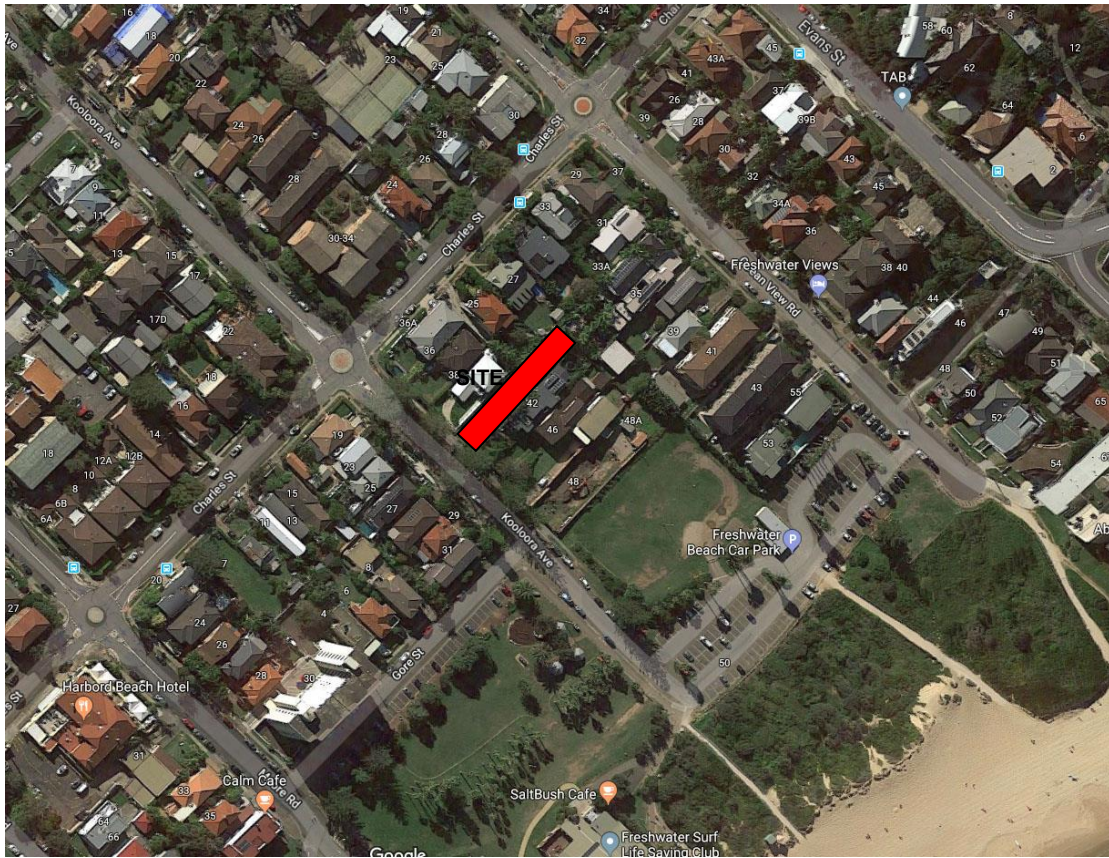


Figure 1 – Site Location Plan (courtesy of google maps)

The site is located on Kooloora Avenue, is rectangular in shape and is orientated approximately North-East/South-West. The site fronts Kooloora Avenue to the South West and its other boundaries are bordered by low-density residential housing.

The site falls approximately 3m from the rear of the site to the front and is relatively narrow in width compared to its length, approximately in the ratio of 1:6. There are a few trees on the site. A row of tall palm trees lines the north-eastern boundary. 5 native trees between 6 and 12 metres in height sit along the south-eastern boundary – 4 of these are within 2m of a DA-approved structure.

The site is currently occupied by single-storey dwelling with an existing single garage and balcony to the south-west, facing Kooloora Avenue.

The site is in a privileged position on the tree-lined avenue approach to Freshwater Beach carpark and reserve. The beach is less than 200m away.

The subject land is zoned as “R2 Low Density Residential Housing” under the Warringah Local Environmental Plan 2011.

Locality and Site Context

The existing dwelling is single storey weatherboard clad building with a tin roof. The architectural style and presentation of the dwelling is unremarkable and is an example of an older-style single storey dwelling of this area.

The site is in a natural dip and wedged in between 38 and 42 Kooloora Avenue. The existing house has limited exposure to the breezes.

Freshwater has in recent years been influenced by a suburb-wide price hike and considerable gentrification. Modest, older-style beach-side shacks have been either replaced with large family homes or undergone conversions into extended and refurbished dwellings.

Along the length of Kooloora Avenue, stretching from Albert Street to the beach front, there is a mixture of low-density architectural styles. In general, the dwellings are made up of one and two storeys, with render, weatherboard and brickwork facades and either tin or clay-tiled roofs.

The contemporary vernacular for the area is a modernist coastal chic.

3. PROPOSED DEVELOPMENT

The proposed new dwelling has been depicted on drawings DA-01 to DA-17, prepared by Cradle Design and landscape drawings LL00-LL07 prepared by Sarah Horlyck.

The application proposes:

- the demolition of the existing single storey house
- a new split-level dwelling with two pavilions separated by a courtyard garden
- a new double garage facing Kooloora Avenue with a new associated driveway

The house has been designed to maximise the shape of the site and its geographical properties. The site is relatively long to its width which the proposed dwelling respects and inhabits. The house has been organised as a series of pavilions with negative spaces which take the form of vegetated courtyards. The courtyards allow light and greenery to penetrate deep into the plan.

The split-level design works with the natural slope of the site. The house is intended to be of low impact. It is predominantly single storey. Accommodation over the garage creates a two-storey block at the front, providing the house with street presence. The primary living areas occupy a single-storey pavilion at the rear of the site.

Careful consideration has also been given to the juxtaposition and relationship of the neighbouring properties of both 38 and 42 Kooloora Avenue. Positioning of windows and doors have been carefully considered and set-back where required to help provide a level of privacy between the properties. Number 42 Kooloora Avenue has been built in close proximity to the boundary and has dominant mass which inhabits the vertical space along the south-eastern boundary. The proposed house has been designed to alleviate this dominance by the introduction of set-backs where possible to create landscaped courtyards.

The skillion roof form for the new house has been designed to address the environmental factors relating to the site -

Rear section:

By sloping the roof of the main living space up to the north east, the summer north easterly breezes can be captured to ventilate and moderate the internal environment. The exposure to the morning sun is also maximised.

Front section:

The roof slopes up towards Kooloora Ave to create street presence. It provides optimum orientation for the array of photovoltaic cells. Pop-up wind scopes with high level vents facilitate cross ventilation and cooling while allowing morning sun deep into the plan.

The proposed finishes are complimentary to, and compatible with, the coastal vernacular which is inherent in the immediate area of Freshwater. A palette of dark brickwork, light render, generous areas of glazing and luxuriant landscaping combine to create distinctive and elegant residence worthy of the prestigious locale. Refer to DA-11 for more details.

Sydney Water assets

There are Sydney Water assets running across the front half of the block and to the north of the north-west boundary. The design of the house has considered these assets. The 'tap in' has been completed and a Service Protection Report prepared by hydraulic consultants MGP. The detailed locations of the assets are shown on the architectural plans and sections. Preliminary foundation details that meet the requirements of Sydney Water have been designed by Grounded Structures and are included in this Development Application – refer to SK180909-01 [A] and SK180911-02 [A]

Stormwater Overland Flows

An Overland Flow study by Stellen Consulting identified the site as flood-prone due to its position at a low point in the Freshwater basin. The Overland Flow study and the DRAINS model that informed it are submitted as part of this DA.

A stormwater pre-lodgement meeting occurred on 22nd May 2019 to discuss the strategy and floor levels proposed by Stellen. The minutes of this meeting are attached.

Stellen's calculations determined the 1% AEP water level as 4.720m AHD. The minimum RL for habitable space to be 5.220m AHD and the minimum level for the garage as 4.720m AHD.

The split-level design of the new house aims to respect the natural slope of the site. However, the front of the house must sit significantly above natural ground level to comply with the minimums RLs.

We acknowledge that, as a result, the proposal breaches the Side Boundary Envelope development standard. In Part 4, detailed reasons are put forward to explain why compliance with the Side Boundary Envelope development standard would be difficult.

Stormwater pipelines

Two 1600mm stormwater pipes cross the front of the property.

The development will comply with PL 850 Water – Water Management Policy Clause 6 - 'Building Over or Adjacent to Constructed Drainage Systems and Easements Technical Specification':

- The pipeline locations have been calculated using information from neighbouring properties and are shown on the drawings. There is no easement associated with the stormwater pipes but a clearance zone is shown to 1.0m either side of the pipes.
- The building will sit 7.7m from the closest stormwater pipe and its foundations will not affect the pipes. The construction of the driveway will add a small amount of fill to the front garden but not over the stormwater pipes.

4. STATUTORY PLANNING FRAMEWORK

The following section of this report will assess the proposed development with regard to the statutory planning framework and matters for consideration pursuant to Section 79C of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

Warringah Local Environmental Plan 2011

1.2 Aims of Plan

- (d) *in relation to residential development, to:*
- (i) *protect and enhance the residential use and amenity of existing residential environments, and*
 - (ii) *promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and*
 - (iii) *increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,*
- (f) *in relation to environmental quality, to:*
- (i) *achieve development outcomes of quality urban design, and*
 - (ii) *encourage development that demonstrates efficient and sustainable use of energy and resources, and*
 - (iii) *achieve land use relationships that promote the efficient use of infrastructure, and*
 - (iv) *ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and*
 - (v) *protect, conserve and manage biodiversity and the natural environment, and*
 - (vi) *manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity,*
- (g) *in relation to environmental heritage, to recognise, protect and conserve items and areas of natural, indigenous and built heritage that contribute to the environmental and cultural heritage of Warringah,*
- (h) *in relation to community well-being, to:*
- (i) *ensure good management of public assets and promote opportunities for social, cultural and community activities, and*
 - (ii) *ensure that the social and economic effects of development are appropriate.*

It is considered that the proposed development achieves the Aims of the Plan. This opinion is justified on the basis that:

- The proposed new dwelling will enhance the existing residential environment and will be compatible with the bulk and scale of neighbouring development.
- The proposal is considered to have been designed with consideration to its place within the immediate urban environment.

Zone R2 Low Density Residential

Objectives of zone

- *To provide for the housing needs of the community within a low-density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

It is considered that the proposed development meets the objectives of the Zone R2 Low Density Residential. This opinion is justified on the basis that:

- The proposed works are for a low-density dwelling that generally complies to the built form standards set down to control Low Density development.
- The design responds to its locality and the predominant character of the Freshwater locality.
- The works proposed will significantly improve the design and aesthetic quality of the existing building with the built form outcome providing a greater relationship and presence with Kooloora Avenue
- The proposed development will complement and enhance the views of the immediate locality.

Part 4 Principle development standards

Clause 4.3 Height of buildings

(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.*

The Height of Buildings map shows that 40 Kooloora Avenue has a maximum height of 8.5m. The elevations DA-07 indicate that the house sits well below the 8.5m line. The house reaches a maximum height above natural ground level of 7.5m at its south-western edge.

Warringah Development Control Plan 2011

B3 Side Boundary Envelope

Objectives

- *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.*

The proposed house does not fully sit with the Side Boundary Envelope. Non-compliance is justified on the basis that:

- The site has been identified as a flood-prone due to its position at a low point in the Freshwater basin. An Overland Flow study was completed by Stellen which determined the minimum RL for habitable space to be 5.220m AHD and the minimum level for the garage as 4.720m AHD. The split-level design of the new house aims to respect the natural slope of the site.
- The house still sits well below the maximum building height of 8.5m – it has a maximum height of 7.5m.
- The proposed works are for a low-density dwelling that generally complies to the built form standards set down to control Low Density development.
- The new house will significantly improve upon the design and aesthetic quality of the existing building with the built form outcome addressing both neighbours.
- The proposed dwelling has been designed as a predominately single storey structure that responds to the topography of the site. The maximum building height is close to that of its neighbour and is comparable in bulk and scale.
- The encroachment into the side boundary envelope is limited to the two-storey street facing section of the building. The remainder of the building is compliant. At the very front of the building, the variation is to the control is 20%. This is the highest point of the building. On the south-east side of the house, the variation decreases to 0% at 5.195m back from the front. This is due to the gradual increase in natural ground level, the increased side set-back of the building and the slope of the roof.
- On the north-west side of the building, the variation decreases to 0% at 11.3m back from the front.
- The building on the east side at no 42 has a tall side wall which breaches the side boundary envelope along its length. The design of the new house seeks to create a series of landscaped courtyards which pull back from this boundary.
- Light, solar access and privacy have all been given rigorous consideration and it is considered that the encroachment into the side boundary is not detrimental to any of these environmental factors.

It is therefore considered that strict compliance is unreasonable and unnecessary and has been dealt with under Clause 4.6, exceptions to the development standard (refer to Report – Request to Vary a Development Standard)

B5 Side Boundary Setback

The side building set-back control states that the minimum side boundary set-back shall be 0.9m.

Objectives

- *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.*
-
- The proposed works maintain set-backs of a minimum of 0.9m. Additional set-backs up to 5m have been introduced to provide deep soil landscape areas.
 - The proposal does not interfere with any views to and from public and private properties.

C3 Parking Facilities

2 off-street car-parking spaces are to be provided.

Objectives

- *To provide adequate off street carparking.*
- *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.*

The proposed works will provide 2 off-street carparking spaces as set-out in the WDCP 2011.

The proposed garage has been located behind the building line of the front set-back. The garage has been integrated into the front façade composition and does not dominate the street frontage.

C4 Stormwater

Objectives

- *To ensure the appropriate management of stormwater.*
- *To minimise the quantity of stormwater run-off.*
- *To incorporate Water Sensitive Urban Design techniques and On-Site Stormwater Detention (OSD) Technical Specification into all new developments.*
- *To ensure the peak discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD).*

All stormwater will be discharged into Northern Beaches Council existing stormwater system. Please refer to Stellen Consulting Engineers drawings and report.

C5 Erosion and Sediment Control

Objectives

- *To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.*
- *To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.*
- *To prevent any reduction in water quality downstream of the development site.*

Erosion and sediment control will be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land during construction by;

1. Diverting uncontaminated run-off around cleared or disturbed areas, and
2. Erecting a silt fence to prevent debris escaping into drainage systems and waterways, and
3. Preventing tracking of sediment by vehicles onto roads, and
4. Stockpiling topsoil, excavated materials, construction and landscaping supplies and debris within the site.

Refer to drawing **DA-06** – Roof Plan and Erosion & Sediment Control Plan

C7 Excavation and Landfill

Objectives

- *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.*

Fill work within the site is required to achieve the minimum RLs determined by the Overland Flows study. Any structural stabilising of the adjacent land shall be designed and documented by the appointed structural engineer.

Excavation, excluding foundations, will be limited to the rear garden where approximately 4-6 cu.m of existing soil will be excavated to create a level area to be used for outdoor entertainment. All top-soil will be stock-piled for re-use in and around the site.

All sediment control has been dealt with in section C5 Erosion and Sediment Control and drawing DA-06 – Roof Plan and Erosion & Sediment Control Plan.

C8 Demolition and Construction

Objectives

- *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.

All construction is to be domestic in nature and no adverse effects to the environment or neighbouring properties is anticipated.

A Waste Management Plan has been completed and submitted as part of the Development Application.

C9 Waste Management

Objectives

- 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.

During construction, waste management by the builder will remove all construction waste construction material (either to recycling, specialist disposal or landfill) and will be contained within the construction site fencing. A Waste Management Plan forms part of the development application for the site.

D1 Landscaped Open Space

DCP Map identifies the subject Lot as requiring a minimum of 40% Open Landscaped Space.

Objectives

- 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.*

The proposed landscape open space is 40% which complies with the Warringah Development Control Plan 2011. Landscaping to courtyards and side set-backs has been introduced into the design to provide opportunities to enhance indigenous vegetation and provide habitat for wildlife whilst providing a level of privacy between neighbouring properties. Please refer to DA-01 and Sarah Horlock Landscape Architect drawings LL00-LL07 for more information.

D3 Noise

Objectives

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.*

The proposal maintains the long-established residential use of the site. Any noise emanating from the residential use would be consistent with that reasonably anticipated in an urban environment. The proposed development has been designed and orientated to address potential noise impacts from adjacent properties and will afford an appropriate level of amenity for future occupants.

D7 Views

Objectives

- 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.

Views in and around the subject property have been evaluated and it has been deemed that the low impact proposal will not have any adverse impact on views out to the street or the ocean from adjoining properties.

As the proposed development will not unreasonably impact on public or private views, it is considered that the general principles of the control have been achieved.

D8 Privacy

Objectives

- *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.*

It is considered that appropriate design elements have been incorporated into the proposed development to ensure that the general principle of privacy has been achieved. Along the sides of the house, windows are offset from those of the neighbours and are generally high level. Please refer to plans and sections DA-04, 05, 07, 08 and 09.

D10 Building Colours and Materials

Objectives

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

Component	Material	Finish	Colour
Proposed walls 1	render	paint	Light grey
Proposed walls 2	brickwork	recessed joints	Mid-grey
Roof covering	profiled metal sheet	Colorbond	Mid-grey
Roof flashings	pressed metal	Colorbond	Dark grey
Gutters & downpipes		Colorbond	Dark grey
Windows	aluminium	powdercoated	Dark grey

Please also refer to the colours and finishes board (DA-11)

D12 Glare and Reflection

Objectives

- *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.*

The proposed development incorporates materials and finishes which will minimise reflection. Where possible large areas of glazing have been recessed into the facade of the building. The roof colour has been chosen to mitigate the potential for sun reflection.

It is considered that appropriate measures have been incorporated into the design of the development to ensure that the general principle with regards to glare and reflection has been achieved.

D13 Front Fences and Front Walls

Objectives

- *To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To avoid a 'walled in' streetscape.*

The timber fence to the street will be semi-transparent with gaps between the vertical elements to allow a visual connection between the house and the street. Please see LL07 for examples of the proposed fence.

D15 Side and Rear Fences

Objectives

- *To encourage innovative design solutions to improve the urban environment.*

The side fences within the front setback area will be 1.5m above the new ground level. Around the back of the property, 1.8m fences will be installed.

D20 Safety and Security

Objectives

- *To ensure that development maintains and enhances the security and safety of the community.*

The existing building on the site is set-back a long way from the street frontage whereas the proposal addresses the street frontage and provides accommodation looking onto the street. This proximity to Kooloora Avenue enables casual surveillance of adjoining public spaces and peripheral surveillance over frontages to neighbouring properties.

D22 Provision and Location of Utility Services

Objectives

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure that adequate utility services are provided to land being developed.*

The site is serviced by standard services such water, gas, electricity, sewer and telephone. The proposed use will not exceed the services currently provided. Service locations have been shown on the plans.

D22 Conservation of Energy and Water

Objectives

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

BASIX and Nathers certificates have been completed and included in the DA documentation. The BASIX certificate addresses the conservation of energy and water. A PV system with a minimum output of 1kW and a watertank with a minimum capacity of 1500L will be installed.

5. COMPLIANCE WITH SITE CONTROLS

Site information and building controls:	Control	Proposed	Compliance with controls Y/N
Site Area (m2) existing	-	(Existing) 573.5m2	Y
Housing Density (dwelling/m2)	1/450m2	(Existing) 1/573.5m2	Y
Maximum building height (m)	8.5m	Max 7.54m	Y
Maximum wall height (m)	7.2m	6.77m	Y
Front building set-back (m)	6.5m	16.37m	Y
Rear building set-back (m)	6m	6.45m	Y
Minimum side boundary set-back (m)	0.9m	Min 0.9m	Y
Side Boundary Envelope	5m/45 degrees	6m/45 degrees	N
% landscape open space	40%	40%	Y
Number of car spaces	2	2	Y

The proposal is non-compliant against the following building control:

- Side Boundary Envelope

In Part 4, detailed reasons were put forward to explain why compliance with the Side Boundary Envelope development standard would be unreasonable and unnecessary.

A Request to Vary a Development Standard has been submitted pursuant to Clause 4.6 of the Local Environment Plan (refer to Report – Request to Vary a Development Standard)

6. CONCLUSION

The proposal is permissible and in conformity with the general principles of the Development Control contained within the Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011.

It has been demonstrated that the proposed new dwelling will be of low impact to its environmental surroundings and its immediate neighbours.

The house of predominantly one-storey construction responds to the site's topography, orientation and proximity to Freshwater Beach. The house addresses the street and provides a new infill to the streetscape

To this extent Cradle Design have responded to the clients' brief to design a contemporary dwelling orientated to take advantage of the prestigious site. The built form outcome will provide for an integrated and sensitive design outcome that responds to the site's context, its relationship to the public domain and the maintenance of appropriate residential amenity.

The site can adequately accommodate the proposed development which fits well into the streetscape and locality.

Although the proposal does not wholly comply with the Council's present planning objectives and controls due to inherent site factors, it has been demonstrated that there would be no significant adverse impact on any adjoining or nearby property.

As a result of this assessment it is concluded that the development of the site in the manner proposed succeeds on merit and is appropriate for the granting of consent.

APPENDIX A - Site Photographs

1. View looking from north corner of rear garden back towards 42 Kooloora Ave



2. View looking from the rear garden towards 25 & 27 Charles Street



3. View looking from front garden towards 42 Kooloora Ave



4. View looking from front garden towards 42 Kooloora Ave



5. View looking from front garden towards 38 Koolooro Ave



6. View from the street to the existing house at 40 Koolooro Ave



APPENDIX B – Minutes Stormwater Pre-Lodgement Meeting 22nd May 2019



northern
beaches
council

Application No: SPLM2019/0001

Meeting Date: 22/05/2019

Property Address: 40 Kooloora Avenue FRESHWATER NSW 2096

Proposal: New residence

Attendees for Council: Joseph Di Cristo, Engineer - Senior Development
Sean Khoo, Engineer - Specialist Development/Drainage

Attendees for applicant: Lance James Horlyck (property owner), Karen Jennene Horlyck (property owner), Stuart Steinle-Davies (Engineer), Sarah Bickford (Architect), Paul Lucas (Architect)

General Comments:

You are advised to carefully read these notes. If there is an area of concern or non-compliance, you are strongly advised to review and reconsider the appropriateness of the design of your development for your site prior to the lodgement of any development application.

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Manly Office:
1 Belgrave Street
Manly NSW 2095

Avalon Office:
59A Old Barrenjoey Road
Avalon Beach NSW 2107



Stormwater Pre-Lodgement Meeting Notes

I refer to the following documents:

- 1) Preliminary overland flow analysis in support of the proposed new dwelling at 40 Kooloora Avenue, Freshwater by Stellen, dated 10 May 2019
- 2) Architectural plans by Cradle Architects drawing numbers DA 04 to 09, revision E, dated 14 May 2019
- 3) Council's letter requesting the withdrawal of the Development Application dated 17 December 2018

I wish to confirm the following advice at the pre-lodgement meeting which relates strictly to overland flow mitigation:

Clause C4 - Stormwater

1. Based on a preliminary review of the overland flow study, Council supports the recommendations of the study. Acceptable key matters in this study include the design parameters adopted, predicted 1% AEP water level, provision of voids underneath the dwelling for compensatory flood storage and proposed finished floor levels of the proposed dwelling for overland flow protection.

Please note a proper assessment of the overland flow study and supporting DRAINS computer model will only be undertaken upon lodgement of the above with the Development Application.

2. Information on the proposed overland flow compensatory flood storage such as net amount of reduction/increase of flood storage, etc is to be submitted with the Development Application.

Clause 6 – Building over or adjacent to Constructed Council Drainage Easements

3. Please ensure that sufficient information is submitted to demonstrate compliance with Clause 6 – Building over or adjacent to Constructed Council Drainage Easements as this matter was raised in the above Council letter. Council apologises for not raising the above at the pre-lodgement meeting.

For additional information in relation to the stormwater pre-lodgement notes please contact Sean Khoo, Development Engineer at Northern Beaches Council on 1300 434 434 during business hours Monday to Friday.