

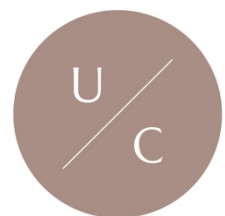
# URBAN & CO.

## Statement of Environmental Effects

77 Ballyshannon Road

Killarnet Heights 2087, NSW

Alterations and Additions to a Single Dwelling



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## 1.0 Development Application Overview

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This Statement of Environmental Effects (SEE) forms part of a Development Application submitted to Northern Beaches Council for the alterations and additions to a single dwelling located at 77 Ballyshannon Road, Killarney Heights, NSW 2087 (the subject site).

This application is made pursuant of the *Environment Planning & Assessment Act (1979) (the Act)* under the *Warringah Local Environmental Plan (2011) (WLEP2011)* and the *Warringah Development Control Plan 2011 (WDGP2011)*. More specifically, this report has been prepared to be included in a Development Application (DA) to be submitted to Northern Beaches Council seeking development consent.

SUMMARY OF PROPOSAL	
Proposal	Alterations and Additions to a single dwelling
Property Details	77 Ballyshannon Road, Killarney Heights NSW, 2087
	Lot/Section/Plan no: 11/ 82 /DP758566
Local Government Area	Northern Beaches Council
Client	Simon and Louise Baker
Date	07/05/2020
Drawing Record	DR20-01

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## 1.1 Context Analysis

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The location of the subject site is legally known as Lot 11, DP 758566, but is more commonly known as 77 Ballyshannon Road, Killarney Heights 2087 and is located within suburban Killarney Heights. It is well serviced by public, social and economic infrastructure such as schools, shops, tennis courts and transport facilities. Its contextual setting places it 1km north-west of the Killarney High school and 400m south from Melwood Oval. .

The site is approximate 240m from bus routes B273 to the city QVB via Forestville and B278 to Chatswood as well as being within approximately 5.9km of Roseville Train Station. The site is situated within an established residential area and is bounded by low density residential dwellings of mixed ages, sizes and architectural styles along with the home rear facing into the National Park. The streetscape of Ballyshannon Road and the immediate area retains a mix of architectural styles, dominated by detached single-family dwellings. The location of these elements therefore creates an ideal setting for the development of land and its continued integration into the surrounding environment.

Ballyshannon Road is predominantly defined by single and double residential dwellings on rectangular lots. The majority of lots are rectangular in configuration to the subject property at approximately 696.840m<sup>2</sup>. The transitional nature of the area sees a number of different building material choices and building styles applied, with a mix of brick, rendered and clad dwellings. The topography is predominantly sloped in nature, falling from the east to the west side at approximately 6.5m.

## 1.2 Site Analysis

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The subject site at 77 Ballyshannon Road is located to the south western side of the Northern Beaches Local Government Area. The subject site is located on the western side of Ballyshannon road and is rectangular in form. The eastern boundary of 18.29m retains street frontage to Ballyshannon road, with the western boundary of 38.10m facing towards National Park. The northern and southern boundaries of 38.1m face adjacent residential dwellings, with the total site area being 696.84m<sup>2</sup>.

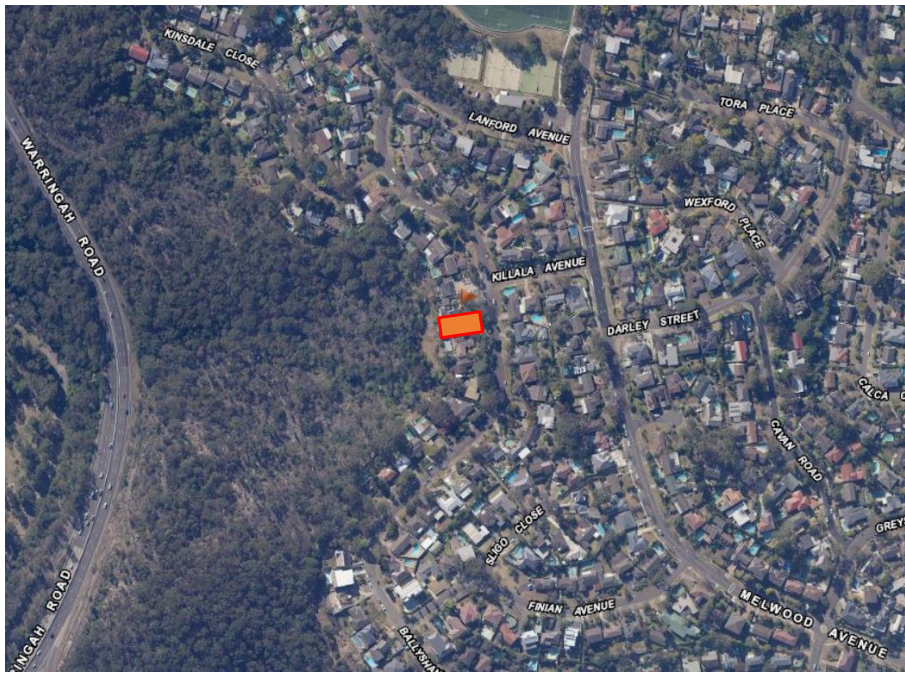
The subject site is located within an R2 Low Density Residential zone with the primary land use for neighbouring lots being detached single family homes. This is consistent with the existing and proposed use of the site, with the proposal's intention to retain the character of the streetscape while providing a home with the amenities required for modern family living.

The site presently contains one and two storey rendered cottage that includes concrete block garage facing the street with tile roof along with a semi-enclosed carport with metal roof. The site also has a concrete swimming pool at the rear.

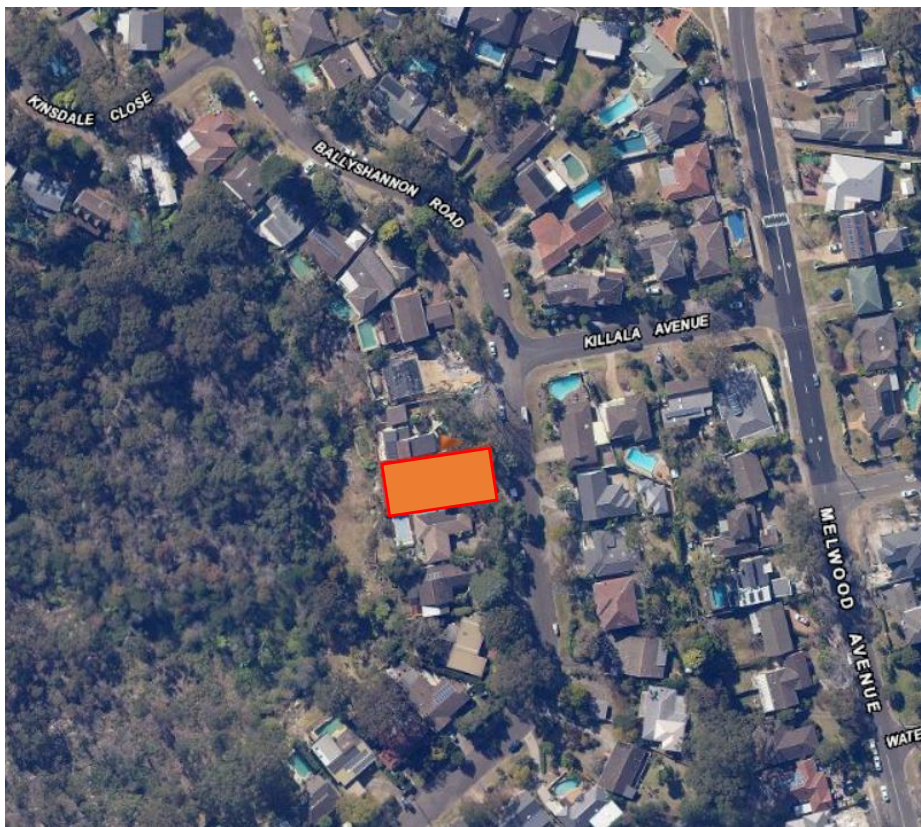
The proposed development seeks to utilize the land in accordance with the R2 zoning and to take advantage of its proximity to existing community infrastructure including public transportation and major arterial roads. The development proposal has been designed to predominantly comply with key planning standards and controls outlined within the Warringah LEP 2011 and Warringah DCP 2011.

Photographs are provided below that give context to the locality and also the relationship of the development site with adjoining developments.

### 1.3 Site Images



**Figure 1:** Aerial Photograph of Subject Site (shaded in orange) indicating broader location (Source: SIX Maps)



**Figure 2:** Aerial Photograph of Subject Site (shaded in orange) indicating neighbouring lots (Source: SIX Maps)





**Figure 3:** Aerial Image of Subject Site (in orange) indicating lot boundaries and street access (Source: SIX Maps)



**Figure 4:** 75 (left) Ballyshannon Road



**Figure 5:** 79 (right) Ballyshannon Road



**Figure 6:** Ballyshannon Road looking north



**Figure 7:** Ballyshannon Road looking south



**Figure 8:** 7 Ballyshannon Road



**Figure 9:** 66 Ballyshannon Road



## 2.0 Development Proposal

This Development Application (DA) is made for the alterations and additions to an existing one and two storey rendered cottage with tile roof located at 77 Ballyshannon Road, Killarney Heights 2087. The design is primarily based on matching the existing streetscape character, with a contemporary external material palette supported by the surrounding streetscape character and vegetation profile identified throughout this report. The design aims to retain the character of the suburb.

The purpose of the works is to create more amenable living and recreation space that is better suited for family living as well as replacing built elements that are damaged or non-functioning. The design will create a more sensible arrangement of rooms more suited to modern living while making use of the sites development potential. The plans submitted alongside with this Statement of Environmental Effects further indicate the extent of the built works and should be referred to as a part of this application.

The following list details the extent of the proposed works under this Development Application. Further clarification of the below details is made clear in the attached plans and drawings submitted with this application.



**Figure 10:** Architectural render of Development Proposal for 77 Ballyshannon Road, Killarney Heights 2087

## 2.1 Scope of Proposed Works

Existing Dwelling
<p><b>Demolition (Ground Floor)</b></p> <ul style="list-style-type: none"> <li>• Internal walls in games room, WC, utility and bedroom 3</li> <li>• External wall for spa</li> <li>• Front external façade of master bedroom</li> <li>• Outdoor cabana area</li> </ul> <p><b>First floor</b></p> <ul style="list-style-type: none"> <li>• Timber bridge</li> <li>• Carport</li> </ul>
PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
Ground Floor
<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>• New clothes drying area</li> <li>• New ensuite</li> <li>• Bath</li> <li>• New lobby, sitting and hobby</li> <li>• New rumpus</li> <li>• Aluminium deck</li> <li>• Rumpus</li> <li>• Spa</li> <li>• Enlarge existing swimming pool to the rear boundary line</li> <li>• New spiral staircase</li> </ul>
First Floor
<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>• Converting garage to studio with a new ensuite and kitchen.</li> <li>• Modifications to Carport</li> <li>• Extended deck area and new roof above</li> <li>• Balcony contained within front façade</li> <li>• Modifications to carport</li> <li>• Driveway</li> <li>• Internal staircase to loft</li> </ul>
Second Floor
<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>• New loft contained within attic</li> </ul>

### 3.0 Planning Assessment Overview

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The application is to be assessed against the relevant NSW State Government Environmental Planning Instrument's below;

RELEVANT PLANNING INSTRUMENTS
<ol style="list-style-type: none"><li>1. <i>Environmental Planning &amp; Assessment Act (1979)</i></li><li>2. <i>Environmental Planning &amp; Assessment Regulations (2000)</i></li><li>3. <i>Warringah Local Environmental Plan (2011)</i></li></ol>



and the following Local Provisions:

RELEVANT LOCAL PLANNING INSTRUMENTS
<ol style="list-style-type: none"><li>1. <i>Warringah Development Control Plan (2011)</i></li></ol>

## 4.0 Planning Assessment: Warringah Local Environmental Plan (2011)

The following section details the applicable elements of the WLEP2011. The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Warringah Local Environmental Plan 2011.

The proposed development is defined as a “dwelling house” meaning “a building containing only one dwelling”.

The construction of a ‘dwelling house’ is permissible in the identified zone, subject to development consent.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011			
CLAUSE		REQUIREMENTS	COMPLIANCE
	Zone	R2 – Low Density Residential	Compliant
2.7	Demolition Consent	Demolition requires consent	Compliant
4.3	Height of Buildings	Maximum Building Height of 8.5m	Compliant
4.4	Floor Space Ratio	N/A	Compliant
6.2	Earthworks	to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	Compliant
6.4	Development on sloping land	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.	Compliant



**Part 2: Permitted or Prohibited Development**

<b>WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011</b>	
<b>Zone R2 – Low Density Residential</b>	
<b>1 Objectives of Zone</b>	<ul style="list-style-type: none"> <li>• To provide for the housing needs of the community within a low density residential environment.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.</li> </ul>
<b>2 Permitted Without Consent</b>	Home-based child care; Home occupations
<b>3 Permitted with consent</b>	Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals
<b>4 Prohibited</b>	Any development not specified in item 2 or 3

**Response:**

According to the *LZN\_008 Land Zoning Map* within the *WLEP2011*, the site is zoned R2 – Low Density Residential and is considered suitable to accommodate the proposed development as demonstrated in this application.

#### 4.3 Height of Buildings

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011		
4.3	HEIGHT OF BUILDINGS	
	(1)	<p>The objectives of this clause are as follows—</p> <p>(a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,</p> <p>(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,</p> <p>(c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,</p> <p>(d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.</p>
	(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.

#### Response:

The Height of Buildings Map as directed by the *WLEP2011 Height of Buildings Map* indicates a maximum building height of 8.5m for the site defined within *Sheet HOB\_008*.

The proposed development is for additions and alterations of the existing dwelling with an additional loft on the attic only, and the total height of the dwelling is less than the required height of 8.5m as per the WLEP 2011. The development complies with the objective of the zone and is compatible with the neighbouring and nearby residential dwellings and therefore should be supported.

#### 4.4 Floor Space Ratio (FSR)

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011		
4.4	FLOOR SPACE RATIO	
	(1)	<p>The objectives of this clause are as follows:</p> <p>(a) to limit the intensity of development and associated traffic generation so that they are commensurate with the capacity of existing and planned infrastructure, including transport infrastructure,</p> <p>(b) to provide sufficient floor space to meet anticipated development needs for the foreseeable future,</p> <p>(c) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,</p> <p>(d) to manage the visual impact of development when viewed from public spaces,</p> <p>(e) to maximise solar access and amenity for public areas.</p>
	(2)	<p>The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</p>

**Response:**

There is no requirement of FSR as per the FSR maps of WLEP 2011. The area of the subject property is 696.84m<sup>2</sup> and the proposed additions are the studio, laundry, and ensuite which should therefore be compliant with Clause 4.4 of *WLEP2011* to satisfy Council requirements.

## 6.2 Earthworks

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011		
6.2	EARTHWORKS	
	(1)	<p>The objectives of this clause are as follows:</p> <p>(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,</p> <p>(b) to allow earthworks of a minor nature without requiring separate development consent.</p>
	(2)	<p>Development consent is required for earthworks unless—</p> <p>(a) the work is exempt development under this Plan or another applicable environmental planning instrument, or</p> <p>(b) the work is ancillary to other development for which development consent has been given.</p>

### Response:

The proposal will not require any significant excavation or site disturbance. The works will be carried out in accordance with the recommendations of a qualified Structural Engineer, and therefore satisfy the provisions of this clause.



#### 6.4 Development on sloping land

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011		
6.4	<b>DEVELOPMENT ON SLOPING LAND</b>	
	(1)	<p>The objectives of this clause are as follows:</p> <p>(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,</p> <p>(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,</p> <p>(c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.</p>
	(2)	<p>This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map.</p>
	(3)	<p>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that —</p> <p>(a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and</p> <p>(b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and</p> <p>(c) the development will not impact on or affect the existing subsurface flow conditions.</p>

#### Response:

The land is noted as being Landslip Area B and it is assumed that no further investigation is required. There are no other clauses of the WLEP 2011 that are considered to be relevant to the proposed development. It is considered that the proposal achieves the requirements of the WLEP 2011.

## 5.0 Planning Assessment: Warringah Development Control Plan (2011)

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The following component of this report details a compliance analysis of the objectives and controls of the applicable sections and subsections of the *Warringah DCP2011*.

The below tables list the parts and controls of the Warringah Development Control Plan (2011) *WDCP2011* that relate to the proposed alterations and additions. Final compliance is required to be assessed and authorised by council, but this report seeks to identify elements of the design that comply, do not comply, or those that should comply based on merit through use of justifications.

It should be noted that controls that are not affected by the proposed alterations and additions of the existing dwelling on the subject property, as well as controls that do not apply to or are not required of the development may not be indicated in the body of the report to follow and may not be summarised in the tables.

### 5.1 Compliance Summary Table

PART B: BUILT FORM CONTROLS			
Sub-section		Summary of Objectives and Controls	Compliance
<b>B1</b>	Wall heights	< 7.2m max. wall height	Complies
<b>B2</b>	Number of Storeys	Two storey	Complies
<b>B3</b>	Side Boundary Envelope	Building envelope 45 degrees from 5m. Setback 0.9m	Complies
<b>B4</b>	Site Coverage	N/A	N/A
<b>B5</b>	Side Boundary Setbacks	R2 zoned land: 0.9m	Complies
<b>B6</b>	Merit Assessment of Side Boundary	N/A	N/A
<b>B7</b>	Front Boundary Setbacks	Min. 6.5m	Complies
<b>B8</b>	Merit assessment of front boundary setbacks	N/A	N/A
<b>B9</b>	Rear Boundary Setbacks	Min. 6m	Complies
<b>B10</b>	Merit assessment of rear boundary setbacks	N/A	N/A
<b>B11</b>	Foreshore Building Setback	N/A	N/A
<b>B12</b>	National Parks Setback	N/A	N/A
<b>B13</b>	Coastal Cliffs setback	N/A	N/A
<b>B14</b>	Main Roads Setback	N/A	N/A

PART C: SITING FACTORS			
Sub-section		Summary of Objectives and Controls	Compliance
<b>C1</b>	Subdivision	N/A	N/A
<b>C2</b>	Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Complies
<b>C3</b>	Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Complies

<b>C4</b>	Stormwater	provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments and Minor Works Specification	Complies
<b>C5</b>	Erosion and Sedimentation	Soil and Water Management required	Complies
<b>C6</b>	Building over or adjacent to Constructed Council Drainage Easements	N/A	N/A
<b>C7</b>	Excavation and landfill	Site stability to be maintained	Complies
<b>C8</b>	Demolition and Construction	Waste management plan required	Complies
<b>C9</b>	Waste Management	Waste storage area to be provided	Complies

<b>PART D: DESIGN</b>			
<b>Sub-section</b>		<b>Summary of Objectives and Controls</b>	<b>Compliance</b>
<b>D1</b>	Landscaped Open Space and Bushland Setting	Minimum 40% Landscaped Area to be maintained	As per existing
<b>D2</b>	Private Open Space	Dwelling houses with three or more bedrooms Min 60m <sup>2</sup> with min dimension 5m	Complies
<b>D6</b>	Access to sunlight	Consider solar access & ventilation in siting of dwelling.  3hrs sunlight to 50%POS and glazed areas to living rooms between 9am & 3pm.	Complies
<b>D7</b>	Views	View sharing to be considered.	Complies
<b>D8</b>	Privacy	Maintain privacy to adjoining properties.	Complies
<b>D9</b>	Building Bulk	Avoid large areas of continuous wall planes. Max. fill 1m and to remain within building footprint.  Minimise excavation.  Orientate dwelling to street.  Use articulation and materials to reduce building mass.	Complies
<b>D10</b>	Building Colours and Materials	Colours finishes to blend with natural setting.	Complies
<b>D11</b>	Roofs	Pitch to compliment streetscape. Varied roof forms to be provided. Eaves required.	Complies
<b>D12</b>	Glare and Reflection	Materials to minimise glare.	Complies



<b>D1 3</b>	Front Fence and Front walls	Solid fences to be articulated and setback for landscaping. Provide casual surveillance (unless excessive noise requires blocking). Gates to remain in boundary when open	Complies
<b>D1 4</b>	Site Facilities	Site Facilities – bin storage, clothes drying etc to be Provided	Complies
<b>D1 5</b>	Side and Rear Fences	Side & Rear boundary fencing max. 1.8m measure from low side (can be averaged for sloping sites to allow regular steps).	Complies
<b>D1 6</b>	Swimming Pools and Spa Pools	Not within primary setback (2ndry setback OK for corner sites). Appropriate setback from trees.	Complies
<b>D1 9</b>	Site Consolidation in the R3 and IN1 Zone	N/A	N/A
<b>D2 0</b>	Safety and Security	Casual surveillance of street & suitable lighting.	Complies
<b>D2 2</b>	Conservation of Energy and Water	Compliance with SEPP BASIX	Complies

<b>PART E: THE NATURAL ENVIRONMENT</b>			
<b>Sub-section</b>		<b>Summary of Objectives and Controls</b>	<b>Compliance</b>
<b>E1</b>	Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented	Complies
<b>E2</b>	Prescribed Vegetation	N/A	N/A
<b>E3</b>	Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat	N/A	N/A
<b>E4</b>	Wildlife Corridors	N/A	N/A
<b>E5</b>	Native Vegetation	N/A	N/A
<b>E6</b>	Retaining unique environmental features	N/A	N/A
<b>E7</b>	Development on land adjoining public open space	N/A	N/A
<b>E8</b>	Waterways and Riparian Lands	N/A	N/A
<b>E9</b>	Coastline Hazard	N/A	N/A
<b>E10</b>	Landslip Risk	As per Map	Complies

E11	Flood Prone Land	N/A	N/A
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**PART B: BUILT FORM CONTROLS**

Objectives	Requirements	Proposal/ Response
<b>B1 WALL HEIGHTS</b>		
<ul style="list-style-type: none"> <li>• To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</li> <li>• To ensure development is generally beneath the existing tree canopy level.</li> <li>• To provide a reasonable sharing of views to and from public and private properties.</li> <li>• To minimise the impact of development on adjoining or nearby properties.</li> <li>• To ensure that development responds to site topography and to discourage excavation of the natural landform.</li> <li>• To provide sufficient scope for innovative roof pitch and variation in roof design. .</li> </ul>	<p>1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).</p>	<p>The works will comfortably comply with the maximum wall height control of 7.2m.</p> <p>Please refer to the Architectural Plans for further information.</p>
<b>B2 NUMBER OF STOREYS</b>		
<ul style="list-style-type: none"> <li>• To ensure development does not visually dominate its surrounds.</li> </ul>	<p>1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.</p>	<p>N/A- subject site is not mapped.</p> <p>Also no new storey is proposed with only additions and alterations on ground and first floor.</p>

<ul style="list-style-type: none"> <li>• To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</li> <li>• To provide equitable sharing of views to and from public and private properties.</li> <li>• To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.</li> <li>• To provide sufficient scope for innovative roof pitch and variation in roof design.</li> <li>• To complement the height of buildings control in the LEP with a number of storeys control.</li> </ul>		
B3 SIDE BOUNDARY ENVELOPE		
<ul style="list-style-type: none"> <li>• To ensure that development does not become visually dominant by virtue of its height and bulk.</li> <li>• To ensure adequate light, solar access and privacy by providing spatial separation between buildings.</li> <li>• To ensure that development responds to the topography of the site.</li> </ul>	<p>1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:</p> <ul style="list-style-type: none"> <li>• 4 metres, or</li> <li>• 5 metres</li> </ul> <p>as identified on the map.</p>	<p>The submitted North &amp; South elevations proposal will comply with the side boundary envelope control.</p> <p>Please refer to the Architectural Plans for further information.</p>
B4 SITE COVERAGE		



<ul style="list-style-type: none"> <li>• To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation.</li> <li>• To minimise the bulk and scale of development.</li> <li>• To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.</li> <li>• To limit impervious areas and encourage natural drainage into the subsurface.</li> </ul>	<p>1. Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as:</p> <ul style="list-style-type: none"> <li>• 33.3% the total building footprint(s) must not cover more than 33.3% of the site area, and</li> <li>• 20% = 3,500m<sup>2</sup> or 30% &lt;3,500m<sup>2</sup> the total building footprint(s) must not cover more than 20% of the site area except on allotments having an area of less than 3,500m<sup>2</sup> where the total building footprint/s must not cover more than 30% of the site area.</li> </ul>	<p>No requirement identified on map.</p> <p>N/A</p>
<p><b>B5 SIDE BOUNDARY SETBACKS</b></p>		
<ul style="list-style-type: none"> <li>• To provide opportunities for deep soil landscape areas.</li> <li>• To ensure that development does not become visually dominant.</li> <li>• To ensure that the scale and bulk of buildings is minimised.</li> <li>• To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.</li> <li>• To provide reasonable sharing of views to and from public and private properties.</li> </ul>	<p>1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.</p> <p>2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.</p>	<p>No change in the existing side setbacks and therefore complies this control.</p>
<p><b>B6 MERIT ASSESSMENT OF SIDE BOUNDARY</b></p>		

<ul style="list-style-type: none"> <li>• To provide ample opportunities for deep soil landscape areas.</li> <li>• To ensure that development does not become visually dominant.</li> <li>• To ensure that the scale and bulk of buildings is minimised.</li> <li>• To provide adequate separation between buildings to ensure a reasonable level of amenity and solar access is maintained.</li> <li>• To provide reasonable sharing of views to and from public and private properties.</li> </ul>	<p>1. Side boundary setbacks will be determined on a merit basis and will have regard to:</p> <ul style="list-style-type: none"> <li>• streetscape;</li> <li>• amenity of surrounding properties; and</li> <li>• setbacks of neighbouring development</li> </ul> <p>2. Generally, side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.</p>	<p>No requirement identified on map.</p> <p>N/A</p>
B7 FRONT BOUNDARY SETBACKS		
<ul style="list-style-type: none"> <li>• To create a sense of openness.</li> <li>• To maintain the visual continuity and pattern of buildings and landscape elements.</li> <li>• To protect and enhance the visual quality of streetscapes and public spaces.</li> <li>• To achieve reasonable view sharing.</li> </ul>	<p>1. Development is to maintain a minimum setback to road frontages.</p> <p>2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.</p> <p>3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.</p>	<p>No change in the existing front boundary setback of the garage. The garage is to be converted into a studio</p>
B8 MERIT ASSESSMENT OF FRONT BOUNDARY SETBACKS		

<ul style="list-style-type: none"> <li>• To create a sense of openness.</li> <li>• To provide opportunities for casual surveillance of the street.</li> <li>• To provide opportunities for deep soil landscape areas and aesthetic improvements.</li> <li>• To protect and enhance the visual quality of streetscapes and public spaces.</li> <li>• To achieve reasonable view sharing.</li> </ul>	<p>1. The appropriate alignment of buildings to road frontages will be determined on a merit basis and will have regard to the:</p> <ul style="list-style-type: none"> <li>• streetscape;</li> <li>• amenity of surrounding properties; and</li> <li>• setbacks of neighbouring development.</li> </ul>	<p>No requirement identified on map.</p> <p>N/A</p>
B9 REAR BOUNDARY SETBACKS		
<ul style="list-style-type: none"> <li>• To ensure opportunities for deep soil landscape areas are maintained.</li> <li>• To create a sense of openness in rear yards.</li> <li>• To preserve the amenity of adjacent land, particularly relating to privacy between buildings.</li> <li>• To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.</li> <li>• To provide opportunities to maintain privacy between dwellings.</li> </ul>	<p>1. Development is to maintain a minimum setback to rear boundaries.</p> <p>2. The rear setback area is to be landscaped and free of any above or below ground structures.</p>	<p>No changes to the rear setback and minimum setback of 6m is maintained.</p>

## PART C: SITING FACTORS

Objectives	Requirements	Proposal/ Response
<b>C2 TRAFFIC, ACCESS AND SAFETY</b>		
<p>To minimise:</p> <ul style="list-style-type: none"> <li>a) traffic hazards;</li> <li>b) vehicles queuing on public roads</li> <li>c) the number of vehicle crossings in a street;</li> <li>d) traffic, pedestrian and cyclist conflict;</li> <li>e) interference with public transport facilities; and</li> <li>f) the loss of “on street” kerbside parking.</li> </ul>	<p><b>Vehicular Access</b></p> <ol style="list-style-type: none"> <li>1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</li> <li>2. Vehicle access is to be obtained from minor streets and lanes where available and practical.</li> <li>3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.</li> <li>4. Vehicle crossing approvals on public roads are to be in accordance with Council’s Vehicle Crossing Policy (Special Crossings) LAPPL413 and</li> <li>Vehicle Access to Roadside Development LAPPL 315.</li> <li>5. Vehicle crossing construction and design is to be in accordance with Council’s Minor works specification.</li> </ol> <p><b>Onsite loading and unloading</b></p> <ol style="list-style-type: none"> <li>6. Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: <ul style="list-style-type: none"> <li>appropriate to the size and nature of the development;</li> <li>screened from public view; and</li> <li>designed so that vehicles may enter and leave in a forward direction.</li> </ul> </li> </ol>	<p>The proposal will utilise the existing vehicle crossing and driveway.</p>
<b>C3 PARKING FACILITIES</b>		
<ul style="list-style-type: none"> <li>• To provide adequate off street carparking.</li> <li>• To site and design parking facilities (including garages) to have minimal visual impact on</li> </ul>	<ul style="list-style-type: none"> <li>• Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.;</li> <li>• Laneways are to be used to provide rear access to carparking areas where possible;</li> </ul>	<p>The proposal will see the construction of a new carport along the existing one, which is effectively integrated into the design of the new dwelling.</p> <p>The existing garage is to be transformed to a studio on the first floor.</p>

<p>the street frontage or other public place.</p> <ul style="list-style-type: none"> <li>• To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.</li> </ul>	<ul style="list-style-type: none"> <li>• Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments;</li> <li>• Parking is to be located so that views of the street from front windows are not obscured; and</li> <li>• Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.</li> </ul> <p>2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</p> <ul style="list-style-type: none"> <li>• the land use;</li> <li>• the hours of operation;</li> <li>• the availability of public transport;</li> <li>• the availability of alternative car parking; and</li> <li>• the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.</li> </ul>	
C4 STORMWATER		
<ul style="list-style-type: none"> <li>• To ensure the appropriate management of stormwater.</li> <li>• To minimise the quantity of stormwater runoff.</li> <li>• To incorporate Water Sensitive Urban Design techniques and OnSite</li> <li>• Stormwater Detention (OSD) Technical Specification into all new developments.</li> <li>• To ensure the peak discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD).</li> </ul>	<ol style="list-style-type: none"> <li>1. Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</li> <li>2. Stormwater runoff is to discharge to a drainage system approved by Council.</li> <li>3. Water quality control measures are to be provided in accordance with the adopted Northern Beaches Stormwater Management Plan and Councils Water Sensitive Urban Design Policy.</li> <li>4. Generally, stormwater runoff quantity is not to exceed predeveloped flow rates and is to be controlled using onsite stormwater detention in accordance with the Council's On Site Stormwater Detention Technical Specification.</li> <li>5. Temporarily storing stormwater on site and releasing it at a rate that can be accommodated by Council's existing stormwater drainage system can ensure that the peak</li> </ol>	<p>Stormwater as per Hydraulics.</p>

	discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD).	
<b>C5 EROSION AND SEDIMENTATION</b>		
<ul style="list-style-type: none"> <li>• To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.</li> <li>• To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.</li> <li>• To prevent any reduction in water quality downstream of the development site.</li> </ul>	<ol style="list-style-type: none"> <li>1. Erosion and sedimentation prevention measures must be installed on all sites where some degree of soil erosion and sedimentation is likely to occur.</li> <li>2. Any erosion and sedimentation is to be managed at the source.</li> </ol> <p>Development that is likely to result in erosion and sedimentation is to be accompanied by a Soil and Water Management Plan which ensures minimum soil erosion and maintenance of the downstream water quality. The Plan is to be prepared in accordance with the Managing Urban Stormwater : Soils and Construction Handbook and is to provide details of the proposed method of onsite erosion and sediment control.</p>	<p>Sediment and erosion control measures will be carried out as required.</p> <p>Erosion and sediment control plan provided with the subject DA</p>
<b>C7 EXCAVATION AND LANDFILL</b>		
<ul style="list-style-type: none"> <li>• 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.</li> <li>• To require that excavation and landfill does not create airborne pollution.</li> <li>• To preserve the integrity of the physical environment.</li> <li>• To maintain and enhance visual and scenic quality.</li> </ul>	<ol style="list-style-type: none"> <li>1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</li> <li>2. Excavation and landfill works must not result in any adverse impact on adjoining land.</li> <li>3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</li> <li>4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</li> <li>5. Rehabilitation and revegetation techniques shall be applied to the fill.</li> <li>6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.</li> </ol>	<p>The proposal seeks alterations and additions only and no major excavation will be required. All works will be carried out in accordance with the recommendations of the consulting Structural Engineer, and will therefore satisfy the provisions of this clause.</p> <p>.</p>
<b>C8 DEMOLITION AND CONSTRUCTION</b>		

<ul style="list-style-type: none"> <li>• 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.</li> <li>• To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.</li> <li>• 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</li> <li>• To discourage illegal dumping.</li> </ul>	<ol style="list-style-type: none"> <li>1. Section 1 of the Waste Management Plan must be satisfactorily completed and submitted.</li> <li>2. An area must be allocated for the sorting and storage of materials for use, recycling and disposal. This area should be located in a disturbed area of the site, giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation, pedestrian and traffic movement and access and handling requirements.</li> <li>3. The timing and frequency, and routes of vehicle movements are to be safe and minimise impact on roads, pedestrian and traffic movement and surrounding residents.</li> <li>4. Demolition and construction waste must be legally handled, transported and disposed of.</li> </ol>	<p>Waste management measures to be employed</p>
<p>C9 WASTE MANAGEMENT</p>		
<ul style="list-style-type: none"> <li>• To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).</li> <li>• To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.</li> <li>• To design and locate waste storage and collection facilities which are convenient and</li> </ul>	<ol style="list-style-type: none"> <li>1. Each dwelling must include a designated area to accommodate Council's allocated number of waste/recycling containers for residential premises (as indicated in Appendix 13)</li> </ol>	<p>Adequate bin storage is available on the site within the eastern side of carport.</p> <p>A Waste Management Plan has been provided.</p>



<p>easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.</p> <ul style="list-style-type: none"> <li>• To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support ongoing control for such standards and services.</li> <li>• To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.</li> <li>• To minimise any adverse environmental impacts associated with the storage and collection of waste.</li> <li>• To discourage illegal dumping.</li> </ul>		
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## PART D: DESIGN

Objectives	Requirements	Proposal/ Response
<b>D1 LANDSCAPED OPEN SPACE AND BUSHLAND SETTING</b>		
<ul style="list-style-type: none"> <li>• To enable planting to maintain and enhance the streetscape.</li> <li>• To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.</li> <li>• 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.</li> <li>• To enhance privacy between buildings.</li> <li>• To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.</li> <li>• To provide space for service functions, including clothes drying.</li> <li>• To facilitate water management, including onsite detention and infiltration of stormwater.</li> </ul>	<p>1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:</p> <p>a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;</p> <p>b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;</p> <p>c) Landscaped open space must be at ground level (finished); and</p> <p>d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.</p> <p>2. Where land is shown on DCP Map Landscaped Open Space and Bushland Setting as “Bushland Setting”, a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural bushland or landscaped with locally indigenous species.</p> <p>3. In Cottage Point the relationship of the locality with the surrounding National Park and Cowan Creek waterway will be given top priority by enhancing the spread of indigenous tree canopy and protecting the natural landscape including rock outcrops and remnant bushland.</p>	<p>The minimum required Landscaped area as per the WDCP 2011 is 40% of the site area (278.36m<sup>2</sup>). The existing landscaped area is 91.59m<sup>2</sup> and the proposed landscaped area with width greater than 2m is 98.35 m<sup>2</sup>. This is an increment of 6.76 m<sup>2</sup>.</p> <p>The development within the site will continue to achieve the Objectives of the controls.</p>

<b>D2 PRIVATE OPEN SPACE</b>		
<ul style="list-style-type: none"> <li>• To ensure that all residential development is provided with functional, well located areas of private open space.</li> <li>• To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.</li> <li>• To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.</li> <li>• To ensure that private open space receives sufficient solar access and privacy.</li> </ul>	<ol style="list-style-type: none"> <li>1. Residential development is to include private open space for each dwelling.</li> <li>2. The minimum area and dimensions of private open space are as follows:</li> <li>3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.</li> <li>4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.</li> <li>5. Private open space shall not be located in the primary front building setback.</li> <li>6. Private open space is to be located to maximise solar access.</li> </ol>	<p>The private open space of &gt; 60m<sup>2</sup> is directly accessible from the dwelling. The private open space is located within the rear yard which consists of the swimming pool, spa, rumpus, aluminium deck, lawn and timber deck with good access to the sun.</p>
<b>D6 ACCESS TO SUNLIGHT</b>		
<ul style="list-style-type: none"> <li>• To ensure that reasonable access to sunlight is maintained.</li> <li>• To encourage innovative design solutions to improve the urban environment and public open space.</li> <li>• To promote passive solar design and the use of solar energy.</li> </ul>	<ol style="list-style-type: none"> <li>1. Development should avoid unreasonable overshadowing any public open space.</li> <li>2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</li> </ol>	<p>Proposed and adjoining POS and living areas to receive appropriate level of solar access due to orientation, setbacks, height and articulation.</p>
<b>D7 VIEWS</b>		

<ul style="list-style-type: none"> <li>• To allow for the reasonable sharing of views.</li> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• To ensure existing canopy trees have priority over views.</li> </ul>	<p>1. Development shall provide for the reasonable sharing of views.</p>	<p>No loss of views is anticipated.</p>
D8 PRIVACY		
<ul style="list-style-type: none"> <li>• To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.</li> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• To provide personal and property security for occupants and visitors.</li> </ul>	<p>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p> <p>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p> <p>3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.</p> <p>5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment.</p>	<p>Selected “Lilly” Pillow Hedge along with 1.8m high aluminium privacy screens are provided on the southern side of the proposed lawn area and spa to assist in maintaining privacy for the neighbours.</p>
D9 BUILDING BULK		
<ul style="list-style-type: none"> <li>• To encourage good design and innovative architecture to improve the urban environment.</li> <li>• To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation</li> </ul>	<p>1. Side and rear setbacks are to be progressively increased as wall height increases.</p> <p>2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p> <p>3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the</p>	<p>The existing surrounding development comprises a mix of dwellings between one and two storeys in height. There is not much change in form of the proposed development in height and scale except for a new dormer window on the loft facing the street.</p> <p>The overall height readily complies with Council's statutory height limit, and will therefore not visually dominate Ballyshannon Road.</p>

	<p>building footprint and allow the building mass to step down the slope. In particular:</p> <p>The amount of fill is not to exceed one metre in depth.</p> <p>Fill is not to spread beyond the footprint of the building.</p> <p>Excavation of the landform is to be minimised.</p> <p>4. Building height and scale needs to relate to topography and site conditions.</p> <p>5. Orientate development to address the street.</p> <p>6. Use colour, materials and surface treatment to reduce building bulk.</p> <p>7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.</p> <p>8. Articulate walls to reduce building mass.</p>	
<b>D10 BUILDING COLOURS AND MATERIALS</b>		
<ul style="list-style-type: none"> <li>• To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.</li> </ul>	<p>1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.</p> <p>2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.</p> <p>3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</p> <p>4. The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged.</p>	<p>The proposed new works will be finished in colours which complement the existing development on site and the locality.</p> <p>The proposed schedule of finishes are detailed in the cover sheet (No. 1) prepared by Urban &amp; CO for Council's consideration.</p> <p>Please refer to the Architectural Plans for further information.</p>
<b>D11 ROOFS</b>		
<ul style="list-style-type: none"> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• Roofs are to be designed to complement the local skyline.</li> </ul>	<p>1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</p> <p>2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</p>	<p>The proposed new dwelling provides for a complementary roof form to the locality that does not dominate the skyline.</p>

<ul style="list-style-type: none"> <li>• Roofs are to be designed to conceal plant and equipment.</li> </ul>	<ol style="list-style-type: none"> <li>3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</li> <li>4. Roofs shall incorporate eaves for shading.</li> <li>5. Roofing materials should not cause excessive glare and reflection.</li> <li>6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.</li> </ol>	
<b>D12 GLARE AND REFLECTION</b>		
<ul style="list-style-type: none"> <li>• To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.</li> <li>• To maintain and improve the amenity of public and private land.</li> <li>• To encourage innovative design solutions to improve the urban environment.</li> </ul>	<ol style="list-style-type: none"> <li>1. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours; <ul style="list-style-type: none"> <li>• Minimising the lit area of signage;</li> <li>• Locating the light source away from adjoining properties or boundaries; and</li> <li>• Directing light spill within the site.</li> </ul> </li> <li>2. Any glare from artificial illumination is to be minimised by utilising one or more of the following: <ul style="list-style-type: none"> <li>• Indirect lighting;</li> <li>• Controlling the level of illumination; and</li> <li>• Directing the light source away from view lines.</li> </ul> </li> <li>3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following: <ul style="list-style-type: none"> <li>• Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones;</li> <li>• Orienting reflective materials away from properties that may be impacted;</li> <li>• Recessing glass into the façade;</li> </ul> </li> </ol>	<p>The existing external finishes and colours will be retained and the proposed new finishes will complement the existing dwelling.</p> <p>The proposed external finishes have been detailed in plans prepared by Urban &amp; Co.</p> <p>No significant glare impacts will result from proposed new works.</p>
<b>D13 FRONT FENCE AND FRONT WALL</b>		
<ul style="list-style-type: none"> <li>• To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.</li> </ul>	<ol style="list-style-type: none"> <li>1. Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.</li> <li>2. Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence.</li> <li>3. Fences located within the front building setback area are to complement the existing streetscape character.</li> </ol>	<p>Retained as per existing i.e. no front fence and front wall provided.</p>

<ul style="list-style-type: none"> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• To avoid a 'walled in' streetscape.</li> </ul>	<p>4. Fences are to be constructed to allow casual surveillance, except where there is excessive noise.</p> <p>5. Gates are not to encroach over the property boundary when opening or closing.</p> <p>6. Fences should complement the architectural period of the building.</p>	
<b>D14 SITE FACILITIES</b>		
<ul style="list-style-type: none"> <li>• To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.</li> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• To make servicing the site as efficient and easy as possible.</li> <li>• To allow for discreet and easily serviceable placement of site facilities in new development.</li> </ul>	<p>1. 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. In particular:</p> <ul style="list-style-type: none"> <li>• Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection;</li> <li>• All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets;</li> <li>• Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers;</li> <li>• Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and</li> <li>• Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.</li> </ul>	<p>Bin storage area is available along the eastern side elevation of the carport facing the street. There are no changes to the location of the clothes drying area.</p>
<b>D15 SIDE AND REAR FENCES</b>		
<ul style="list-style-type: none"> <li>• To encourage innovative design solutions to improve the urban environment.</li> </ul>	<p>1. Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites, or 1.8 metres measured from the low side where there is a difference in either side of the boundary.</p>	<p>As per existing and provision of 1.8m high aluminium privacy screen on the southern side of the site.</p>



	<p>2. For sloping sites, the height of fences may be averaged and fences and walls may be regularly stepped.</p> <p>3. All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or broken glass is not permitted.</p>	
<b>D16 SWIMMING POOL AND SPA POOLS</b>		
<ul style="list-style-type: none"> <li>• To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.</li> <li>• To encourage innovative design solutions to improve the urban environment.</li> </ul>	<p>1. Pools are not to be located in the front building setback.</p> <p>2. Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.</p> <p>3. Swimming pools and spas are to be setback from any trees. Australian Standard AS49702009</p> <p>Protection of trees on development sites is to be used to determine an appropriate setback.</p>	<p>The existing swimming pool located on the rear is to be enlarged to the rear boundary line with “swim out” in accordance with the pool contractor’s detailed drawings and specifications.</p> <p>A new spa is proposed on the existing location of the cabana.</p> <p>The siting of the proposed spa will not affect any existing vegetation.</p>
<b>D20 SAFETY AND SECURITY</b>		
<ul style="list-style-type: none"> <li>• To ensure that development maintains and enhances the security and safety of the community.</li> </ul>	<p>1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</p> <p>2. Service areas and access ways are to be either secured or designed to allow casual surveillance.</p> <p>3. There is to be adequate lighting of entrances and pedestrian areas.</p> <p>4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety.</p> <p>5. Entrances to buildings are to be from public streets wherever possible.</p> <p>6. For larger developments, a site management plan and formal risk assessment, including the consideration of the ‘Crime Prevention through Environmental Design’ principles may be required. This is relevant where, in Council’s opinion, the proposed development would present a crime, safety or security risk. See Crime Prevention and Assessment of Development Applications – Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979 prepared by the Department of Urban Affairs and Planning (now Department of Planning).</p>	<p>The proposed works will not reduce the security of the street area or the subject property. Casual surveillance of the street is available from the dwelling to the street over and through the front landscaped area and proposed driveway.</p>

D22 CONSERVATION OF ENERGY AND WATER		
<ul style="list-style-type: none"> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• To ensure energy and water use is minimised.</li> </ul>	<ol style="list-style-type: none"> <li>1. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.</li> <li>2. Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties.</li> <li>3. Buildings are to be designed to minimize energy and water consumption.</li> <li>4. Landscape design is to assist in the conservation of energy and water.</li> <li>5. Reuse of stormwater for onsite irrigation and domestic use is to be encouraged, subject to consideration of public health risks.</li> </ol>	

## PART E: THE NATURAL ENVIRONMENT

Objectives	Requirements	Proposal/ Response
<b>E10 LANDSLIP RISK</b>		
<ul style="list-style-type: none"> <li>• To ensure development is geotechnically stable.</li> <li>• To ensure good engineering practice.</li> <li>• To ensure there is no adverse impact on existing subsurface flow conditions.</li> <li>• To ensure there is no adverse impact resulting from stormwater discharge.</li> </ul>	<ol style="list-style-type: none"> <li>1. The applicant must demonstrate that: <ul style="list-style-type: none"> <li>• The proposed development is justified in terms of geotechnical stability; and</li> <li>• The proposed development will be carried out in accordance with good engineering practice.</li> </ul> </li> <li>2. Development must not cause detrimental impacts because of stormwater discharge from the land.</li> <li>3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</li> <li>4. To address Requirements 1 to 3: <ol style="list-style-type: none"> <li>i) For land identified as being in Area A: Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/ engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.</li> </ol> </li> </ol>	<p>The land is noted as being Landslip Area B and it is assumed that no further investigation is required. There are no other clauses of the WLEP 2011 that are considered to be relevant to the proposed development. It is considered that the proposal achieves the requirements of the WLEP 2011.</p> <p>Geotech Report to be provided if deemed necessary by Council.</p>

## 6.0 Conclusion

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Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents with the exception of those discussed in detail previously in this statement. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent.