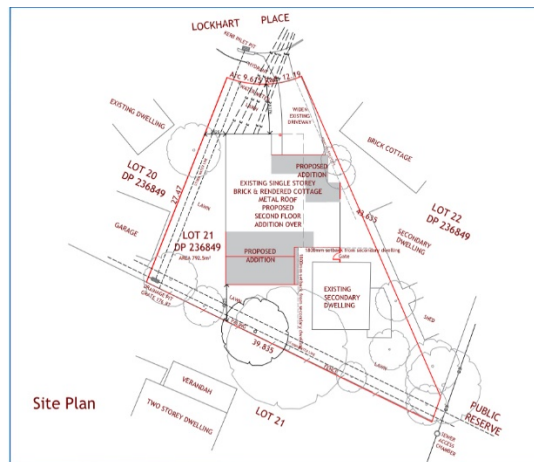


### Upper Floor Plan

CHARACTER  
STATEMENT:



Site plan



Site photo – Façade of existing dwelling.

The site area is 792.5m<sup>2</sup>

The site is of a triangular shape;

Northern Boundary Arc. 9.615m

Southern Boundary 39.835m

Eastern Boundary 43.635m

Western Boundary 27.47

The property is known as 6 Lockhart Place, Belrose

The site is located at the Southern end of the Cul-de-sac known as Lockhart Place with established dwellings on all sides and a public reserve to the South / East corner of the site.

The site falls from the North / West Corner to the South / East corner, falling approximately 1700mm over the length of the site.

The R2 Low density residential Zoning which applies to the land permits the construction of a residential development subject to any conditions that may be imposed by Northern Beaches Council.

The Site is NOT effected by Bushfire

The Site is NOT effected by Flooding

## **Applicable Planning Controls**

The following planning policies and control documents are relevant to the development and have been considered as part of the application.

The Warringah Development Control Plan 2011 (DCP) has been prepared in accordance with Division 3.6 of the Environmental Planning and Assessment Act 1979 (the Act) and with Part 3 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

State Environmental Planning Policy (Building Sustainability Index: BASIX)

## **Relationship of this DCP to the LEP**

The provisions of the DCP are in addition and complementary to the provisions of Warringah Local Environmental Plan 2011. If there is an inconsistency between the two documents, Warringah Local Environmental Plan 2011 shall prevail.

## **Objectives**

The overriding objective of the DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability. The other objectives of this plan are:

- To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood
- To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome
- To inspire design innovation for residential, commercial and industrial development
- To provide a high level of access to and within development.
- To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained
- To achieve environmentally, economically and socially sustainable development for the community of Warringah

## **Wall Heights**

R2 Low Density Residential

and to which an 8.5m maximum height of building control applies under LEP 2011.

## **Objectives**

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

## Requirements

1. Walls are not to exceed 7.2m 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)

Proposed development complies with max wall height at 6.02m

## Number of Storeys

### Objectives

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

## Requirements

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.

The proposed development complies with maximum 2 storeys.

## 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.

## Requirements

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:

- 4 metres,

The proposed development complies by sitting within the required building envelope as shown on plan 240217-05.

## Site Coverage

### Objectives

- To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation.

- To minimise the bulk and scale of development.
- To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.
- To limit impervious areas and encourage natural drainage into the sub-surface.

### **Requirements**

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:

33.3% - the total building footprint(s) must not cover more than 33.3% of the site area

We ask for a variation to the DCP in regard to site coverage as the proposed development brings the site coverage up to 34.5%. There is an existing secondary dwelling at the rear of the site which adds to this coverage.

The other area which is contributing to the additional area is the proposed alfresco area. This area is needed due to the requirement for private usable outdoor space. The slope of the site does not allow for usable outdoor space without the alfresco area.

### **Side Boundary Setbacks**

#### **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.

#### **Requirements**

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. **900mm**

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.

The proposed development complies with side boundary setbacks at 900mm and above.

### **Front Boundary Setbacks**

#### **Objectives**

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

#### **Requirements**

Development is to maintain a minimum setback to road frontages.

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.

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.

The proposed development complies with a 6.176m front boundary set back. The proposed development will not sit forward of the existing dwelling.

### **Rear Boundary Setbacks**

#### **Objectives**

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

#### **Requirements**

Development is to maintain a minimum setback to rear boundaries.

The rear setback area is to be landscaped and free of any above or below ground structures.

The proposed development complies with a rear boundary setback of 4.525m at its closest point.

### **Traffic, Access and Safety**

#### **Objectives**

To minimise:

- a) traffic hazards;
- b) vehicles queuing on public roads
- c) the number of vehicle crossings in a street;
- d) traffic, pedestrian and cyclist conflict;
- e) interference with public transport facilities; and
- f) the loss of "on street" kerbside parking.

#### **Requirements**

##### **Vehicular Access**

1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.- **Compliant**

4. Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315. – **Compliant**

### **Parking Facilities**

#### **Objectives**

- To provide adequate off street carparking. - **Proposed 2 car garage**
- To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place. - **Compliant**
- To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces. - **Complaint. Garage sits back from the front rooms and entry to dwelling.**

### **Stormwater**

#### **Objectives**

Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland;

To minimise the risk to public health and safety;

To reduce the risk to life and property from any flooding and groundwater damage;

Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change.

Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle

Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources

To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.

#### **Requirements**

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.

The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.

**Stormwater is to connect to existing services.**

### **Excavation and Landfill – N/A**

### **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.

#### **Requirements**

1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.

**Please see attached Waste Management Plan**

#### **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

##### **Requirements**

1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.

**Please see attached Waste Management Plan**

#### **Landscaped Open Space and Bushland Setting**

##### **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

### **Requirements**

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:

- 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 2m are excluded from the calculation;
- c) Landscaped open space must be at ground level (finished); and
- d) The minimum soil depth of land that can be included as landscaped open space is 1m.

**Proposed development complies with over 50% of the site used for landscaping.**

### **Private Open Space.**

#### **Objectives**

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

### **Requirements**

1. Residential development is to include private open space for each dwelling.
2. The minimum area and dimensions of private open space are as follows:

Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms

A total of 60m<sup>2</sup> with minimum dimensions of 5m - **Compliant including 31m<sup>2</sup> of proposed Alfresco area.**

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. – **Accessible directly from Living / dining area.**
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. – **Compliant.**

5. Private open space shall not be located in the primary front building setback. - **Set in rear of site.**

6. Private open space is to be located to maximise solar access – **Compliant.**

**Access to sunlight, views & privacy aspects are all compliant.**

### **Building Bulk**

#### **Objectives**

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

#### **Requirements**

1. Side and rear setbacks are to be progressively increased as wall height increases.
2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.
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 building footprint and allow the building mass to step down the slope. In particular:
  - The amount of fill is not to exceed one metre in depth.
  - Fill is not to spread beyond the footprint of the building.
  - Excavation of the landform is to be minimised.
4. Building height and scale needs to relate to topography and site conditions.
5. Orientate development to address the street.
6. Use colour, materials and surface treatment to reduce building bulk.
7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.
8. Articulate walls to reduce building mass

**Proposed development is compliant.**

### **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.

#### **Requirements**

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.
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.

3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.

The proposed development preserves the overall streetscape and the material finishes relate to other developments in the area. The development satisfies the requirements for the Belrose area, as well as being in harmony with the local surrounding neighborhood.

## **Roofs**

### **Objectives**

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

### **Requirements**

2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.
3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.
4. Roofs shall incorporate eaves for shading.
5. Roofing materials should not cause excessive glare and reflection.

The roof design is in harmony with the local environment & street scape. Colour and materials will relate to the character of the local environment.

## **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.

### **Requirements**

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;
  - Minimising the lit area of signage;
  - Locating the light source away from adjoining properties or boundaries; and
  - Directing light spill within the site.
2. Any glare from artificial illumination is to be minimised by utilising one or more of the following:
  - Indirect lighting;
  - Controlling the level of illumination; and
  - Directing the light source away from view lines.

3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:

- Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones;
- Orienting reflective materials away from properties that may be impacted;
- Recessing glass into the façade;
- Utilising shading devices;
- Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and
- Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.

**The proposed development will be compliant.**

**Site Facilities as per existing.**

### **Conservation of Energy and Water**

#### **Objectives**

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

#### **Requirements**

The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.

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.

Buildings are to be designed to minimize energy and water consumption.

Landscape design is to assist in the conservation of energy and water.

Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.

All development must comply with Council's Water Management Policy.

**Development will be compliant. All construction is to abide by the conditions set in the BASIX Commitment and Council's Water Management Policy**

### **Development on land adjoining public open space**

#### **Objectives**

- To protect and preserve bushland adjoining parks, bushland reserves and other public open spaces.
- To ensure that development responds to its adjacent surroundings to preserve and enhance the natural qualities of the environment.

- Development on land adjoining open space is to complement the landscape character and public use and enjoyment of the adjoining parks, bushland reserves and other public open spaces.

### **Requirements**

1. Development on land adjoining public open space is to complement the landscape character and public use and enjoyment of the adjoining parks, bushland reserves and other public open spaces.
2. Public access to public open space is to be maximised.
3. Buildings are to be located to provide an outlook to public open space, without appearing to privatise that space.
4. Development is to provide a visual transition between open space, bushland reserves or other public spaces and buildings, including avoiding abutting public open space with back fences.
5. Development is to protect views to and from public open space.
6. Development is to provide buffers for bushfire protection on private land, not on public land.
7. If the adjoining parks, bushland reserves or public open space contain bushland, development is not to threaten the protection or preservation of the bushland.
8. Development should be designed to maximise opportunities for casual surveillance of the public open space.
9. Development is to utilise landscaping or existing landscape elements to screen development.

Development is to comply. Proposed additions are not located near the boundary adjoining the Public open space. The existing secondary dwelling sits between the proposed development and that boundary.

### **Landslip Risk Area A - Slope less than 5 degrees**

#### **Objectives**

- To ensure development is geotechnically stable.
- To ensure good engineering practice.
- To ensure there is no adverse impact on existing subsurface flow conditions.
- To ensure there is no adverse impact resulting from stormwater discharge.

#### **Requirements**

1. The applicant must demonstrate that:
  - The proposed development is justified in terms of geotechnical stability; and
  - The proposed development will be carried out in accordance with good engineering practice.
2. Development must not cause detrimental impacts because of stormwater discharge from the land.
3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.
4. To address Requirements 1 to 3:

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 by a suitably qualified geotechnical engineer/engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.

If the preliminary assessment determines that a geotechnical report is required, the same provisions apply in Area A as those that apply in Area B and Area D.

**Geotech report will be supplied if required.**

#### **Energy Efficiency**

The building design. Orientation and product selection will target reductions in energy use for both the construction and operation of the building. Low energy use products for lighting, heating and cooling will be selected for inclusion in the building. AAA water saving taps will be installed. Preference will be given with product selection from renewable resources for the construction of the building.

It is our opinion that the Proposed Development will have no adverse effect on the Local Environment and will certainly harmonise with the adjacent Residential Landscape.

I trust you will offer your favorable consideration to our proposal.

Angela Howes

AJH Design