

Statement of Environmental Effects

Proposed New Dwelling at 5 Graylind Close, Collaroy

April 2025



This report has been prepared and reviewed in accordance with our quality control system.

Version	Date of Issue	Prepared by	Reviewed By
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Introduction

This Statement of Environmental Effects has been prepared by Navon Planning on behalf of our clients for the proposed new dwelling at 5 Graylind Close, Collaroy. The key aspects of this proposal relate to constructing a new four storey dwelling on the existing vacant site, comprising five bedrooms, five bathrooms, a three car garage, landscaping and a swimming pool. The design of the new dwelling has been integrated with the challenging site topography. The skilful design can be achieved without compromising the character of the surrounding area and the amenity of the nearby properties. The proposal has been assessed against relevant State and Council planning controls and is worthy of Council approval.

This application is supported by the following documents:

- Survey prepared by C&A Surveyors
- Plans prepared by Perfect Square Design
- Statement of Environmental Effects prepared by Navon Planning
- Clause 4.6 Variation Request for Building Height prepared by Navon Planning
- Landscape plans prepared by Greenland Design
- Stormwater plan prepared by Vanguard
- BASIX Certificate prepared by Perez Architectural Services
- Quantity Surveyors Report prepared by BDSA Quantity Surveyors
- Geotechnical Report prepared by AW Geotechnics
- Waste Management Plan prepared by Dickens Solutions

The Site and Surrounding Area

The subject site at 5 Graylind Close, Collaroy is irregular in shape. The site has an arc frontage of 15.535m, a southern (side) boundary of 51.635m, a rear boundary of 20.425m and a northern (side) boundary of 50.09m to form a total site area of 918.3sqm. The legal description of the site is Lot 5 DP 236524 and the land has steep slope of approximately 20m from the front to the rear. The site is currently vacant and the adjoining dwelling to the north is three storeys, and to the south is a two storey dwelling. The surrounding residential area includes multi-level detached dwellings and residential flat buildings of various architectural styles.



Figure 1: The site and surrounding area



Figure 2: Aerial view of the site from the rear



Figure 3: Aerial view of the dwellings across the road from the site



Figure 4: The site viewed from the street



Figure 5: Front of existing site



Figure 6: Adjoining dwelling to the north



Figure 7: Adjoining dwelling to the south



Figure 8: Dwellings across the road from the site



Figure 9: Residential flat building further to the north

The Proposal

This proposal seeks approval for the construction of new dwelling at 5 Graylind Close, Collaroy. In detail, the proposal incorporates the following:

Rumpus Level

- Rumpus room
- Library
- Gym
- Storage
- Bathroom
- Rear alfresco
- Lift and stairs

Lower Level

- Bed 3 with ensuite, WIR and shared balcony
- Bed 5 with ensuite, WIR and shared balcony
- Bed 4 with WIR
- Living room
- Study
- Bathroom
- Lift and stairs

Ground Level

- Home theatre
- Kitchen with scullery and WIP
- Dining/Family room
- Mudroom
- Rear balcony
- Laundry and powder room
- Three car garage
- Lift and stairs

First Level

- Bed 1 with ensuite and WIR
- Bed 2 with ensuite and WIR
- Living room with front balcony

- Rear balcony
- Lift and stairs

Other Works

- New driveway
- Landscaping
- Swimming pool

Refer to the submitted plans prepared by Perfect Square Design for further details.



Figure 13: 3D perspective from the front of the dwelling



Figure 14: Perspectives of the proposed dwelling from the rear

Assessment of Planning Controls

Below is an assessment of the proposal in relation to the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

Draft Environmental Planning Instruments

There are no relevant draft environmental planning instruments that impact the proposal.

State Environmental Planning Policy (Resilience and Hazards) 2021

The existing site has been zoned and vacant for many years. The site is unlikely to have been used for any purpose that would cause the site to be contaminated. The proposal is therefore consistent with Chapter 4 in relation to remediation of land.

State Environmental Planning Policy (Sustainable Buildings) 2022

A BASIX Certificate has been prepared to accompany this proposal and ensures the proposal achieves the required environmental outcomes.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The proposal does not require the removal of any trees. The proposal also incorporates the required landscaping and therefore meets the provisions of this SEPP.

Warringah Local Environmental Plan 2011

The site is zoned R2 Low Density Residential under the Warringah LEP 2011, and the proposed new dwelling is permitted in the zone. The table below outlines how the proposal complies with the relevant LEP provisions.

Control	Proposal	Complies
4.3 Height of Buildings The height of a building is not to exceed 8.5m.	Maximum: 8.5m Proposed: 10.74m Due to the challenging site topography, the design of the dwelling is required to be integrated with the site, thereby requiring a variation. The proposed variation is 2.24m which equates to 26.3%. The proposed variation is considered to be acceptable for the reasons contained in the accompanying Clause 4.6 Variation Request.	Justified
4.4 Floor space ratio	FSR does not apply to the site.	Yes
4.6 Exceptions to development standards	The development proposes a variation to the maximum building height and a Clause 4.6 Variation Request is submitted as a separate attachment.	Yes
5.10 Heritage Conservation	The site is not identified as a heritage item, adjacent a heritage item or within a heritage conservation area.	Yes

Control	Proposal	Complies
6.1 Acid Sulfate Soils	The site is not identified as being affected by Acid Sulfate Soils.	Yes
6.2 Earthworks	The proposed earthworks can be undertaken using standard engineering practices. The extent of excavation is unlikely to create any impacts to adjoining properties, generally being contained within the building footprint.	Yes
6.4 Development on sloping land (2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map. (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that— (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and (c) the development will not impact on or affect the existing subsurface flow conditions.	The site is located in Area E - Collaroy Plateau Area Slopes >15. A geotechnical report accompanies the Development Application.	Yes

Warringah Development Control Plan 2013

The proposal has been assessed against the relevant DCP provisions as addressed in the table below.

Control	Proposal	Complies
Part B General Controls		
B1 Wall Heights		
<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>This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building:</p> <ul style="list-style-type: none"> • does not exceed the 8.5 metre height development standard; • is designed and located to minimise bulk and scale; and • has a minimal visual impact when viewed from the downslope sides of the land. 	<p>Due to the significant site slope, the dwelling proposes a wall height of more than 7.2m, considering to be acceptable.</p> <p>The site has a slope of greater than 20% (39%), and the 8.5m height of building is exceeded for a portion of the dwelling. The wall height is not unique for the area given other buildings are also higher to ensure they are integrated with the challenging topography.</p>	Justified
B2 Number of Storeys		
<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>	DCP Map requirement: Not identified	Yes
B3 Side Boundary Envelope		
<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>	<p>DCP Map requirement: 4m</p> <p>Due to the significant site slope, the new dwelling seeks variations to both side boundary envelopes. This is considered to be accep</p>	Justified

Control	Proposal	Complies
<ul style="list-style-type: none"> • 4 metres, or • 5 metres as identified on the map.		
2. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side boundary envelope.	N/A	N/A
B4 Site Coverage		
<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> <p>33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and</p> <p>20% = 3,500m² or 30% <3,500m² - the total building footprint(s) must not cover more than 20% of the site area except on allotments having an area of less than 3,500m² where the total building footprint/s must not cover more than 30% of the site area.</p>	DCP Map requirement: Not identified	N/A
B5 Side Boundary Setbacks		
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.	DCP Map requirement: 0.9m Proposed: >0.9m	Yes
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.	The proposed setbacks are free from structures.	Yes

Control	Proposal	Complies
3. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.	N/A	N/A
B6 Merit Assessment of Side Boundary Setbacks		
1. Side boundary setbacks will be determined on a merit basis and will have regard to: <ul style="list-style-type: none"> • streetscape; • amenity of surrounding properties; and • setbacks of neighbouring development. 	Noted	
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.	The proposed development setbacks are free from structures.	Yes
B7 Front Boundary Setbacks		
1. Development is to maintain a minimum setback to road frontages.	DCP Map requirement: 6.5m Proposed: >9m	Yes
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.	The proposed front setback is free from structures.	Yes
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.	The area between the primary setback and the road boundary is used for landscaping and driveways.	Yes

Control	Proposal	Complies
4. For land zoned E3 and not having frontage to Kamber Road or Kimbriki Road the minimum front building setback area is to be densely landscaped using locally occurring species of canopy trees and shrubs and free of any structures, carparking or site facilities other than driveways, letterboxes and fences.	N/A	N/A
B8 Merit assessment of front boundary setbacks		
1. The appropriate alignment of buildings to road frontages will be determined on a merit basis and will have regard to the: <ul style="list-style-type: none"> • streetscape; • amenity of surrounding properties; and • setbacks of neighbouring development. 	Noted	
B9 Rear Boundary Setbacks		
1. Development is to maintain a minimum setback to rear boundaries.	DCP Map requirement: 6.0m Proposed: >6m	Yes
2. The rear setback area is to be landscaped and free of any above or below ground structures.	The rear setback area is landscaped and due to the slope of the land, the alfresco area is required to provide direct access from the rumps level to the pool, as part of private open space.	Yes
3. On land zoned R3 Medium Density where there is a 6m rear boundary setback, above and below ground structures and private open space, including basement carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear building setback.	N/A	N/A
4. The rear building setback for land zoned IN2 Light Industrial at Tepko Road that adjoins land zoned R2 Low Density Residential is not to be used for industrial purposes or vehicle access.	N/A	N/A

Control	Proposal	Complies
5. The rear building setback for land zoned IN2 Light Industrial in the vicinity of Campbell Parade, Manly Vale is not to be used for industrial purposes or vehicle access.	N/A	N/A
B10 Merit assessment of rear boundary setbacks		
1. Rear boundary setbacks will be determined on a merit basis and will have regard to: <ul style="list-style-type: none"> streetscape; amenity of surrounding properties; and setbacks of neighbouring development 	Noted	
2. Development adjacent to Narrabeen Lagoon in the B2 Local Centre zone is to address the water and parkland. Buildings are not to dominate the parkland setting and will incorporate generous setbacks where necessary to achieve this.	N/A	N/A
B11 Foreshore Building Setbacks	N/A	N/A
B12 National Parks Setback	N/A	N/A
B13 Coastal Cliffs setback	N/A	N/A
B14 Main Roads Setback	N/A	N/A
B14 Main Roads Setback	N/A	N/A
Part C Siting Factors		
C1 Subdivision	N/A	N/A
C2 Traffic, Access, and Safety		
<u>Vehicular Access</u> 1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives. 2. Vehicle access is to be obtained from minor streets and lanes where available and practical.	Access is proposed from Graylind Close to an attached garage integrated into the dwelling form.	Yes

Control	Proposal	Complies
<p>3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.</p> <p>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.</p> <p>5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.</p>		
C3 Parking Facilities		
<p>1. The following design principles shall be met:</p> <ul style="list-style-type: none"> • 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.; • Laneways are to be used to provide rear access to carparking areas where possible; • Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments; • Parking is to be located so that views of the street from front windows are not obscured; and • 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. <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"> • the land use; • the hours of operation; • the availability of public transport; • the availability of alternative car parking; and 	<p>The development proposes an attached garage integrated into the dwelling form. The three car garage is required due to the limited on-street parking available. It is also recognised there is another dwelling across the road with three car garages, and therefore the subject proposal is compatible with the existing streetscape.</p>	<p>Justified</p>

Control	Proposal	Complies
<ul style="list-style-type: none"> the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles. <p>4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</p> <p>Dwelling house and dual occupancy 2 spaces per dwelling, except for land known as Belrose Corridor (see Part G4) which has a maximum of 2 car spaces.</p>		
C4 Stormwater		
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.	A compliant stormwater plan is submitted.	Yes
C6 Building over or adjacent to Constructed Council Drainage Easements	N/A	N/A
C7 Excavation and Landfill		
1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.	Noted.	Yes

Control	Proposal	Complies
2. Excavation and landfill works must not result in any adverse impact on adjoining land.	The cut and fill are limited to the building envelope, contained wholly within the site.	Yes
3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.	The work will be overseen by a structural engineer due to the slope of the site.	Yes
4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.	Noted.	Yes
5. Rehabilitation and revegetation techniques shall be applied to the fill.	Noted.	Yes
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.	The cut and fill are not expected to have an adverse effect on the visual and natural environment or adjoining and surrounding properties	Yes
C8 Demolition and Construction		
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.	A waste management plan is included as part of this Development Application.	Yes
C9 Waste Management		
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.	Provided.	Yes
Part D Design		
D1 Landscaped Open Space and Bushland Setting		

Control	Proposal	Complies
<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>Minimum: 40% (367.32sqm)</p> <p>Proposed: 40% (367.54sqm)</p>	Yes
<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>	The site is not identified as "Bushland Setting".	N/A
<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>	N/A	N/A
D2 Private Open Space		
<p>1. Residential development is to include private open space for each dwelling.</p>	POS is provided for the dwelling	Yes

Control	Proposal	Complies								
<p>2. The minimum area and dimensions of private open space are as follows:</p> <table><tr><th>Dwelling Type</th><th>Area and Minimum Dimension per dwelling</th></tr><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms</td><td>A total of 35m2 with minimum dimensions of 3 metres</td></tr><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms</td><td>A total of 60m2 with minimum dimensions of 5 metres</td></tr><tr><td>Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing</td><td>A total of 10m2 with minimum dimensions of 2.5 metres</td></tr></table>	Dwelling Type	Area and Minimum Dimension per dwelling	Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres	Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres	Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres	<p>Minimum: 60sqm with minimum dimensions of 5m</p> <p>Proposed: more than 60sqm</p> <p>Due to the site slope, a traditional rear garden/private open space is not possible. However, the new dwelling incorporates various balconies and alfresco areas to maximise private open space. Direct access to the rear garden is available via stairs from the rumpus. This is considered the most suitable outcome for the site and surrounding properties.</p>	Yes
Dwelling Type	Area and Minimum Dimension per dwelling									
Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres									
Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres									
Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres									
<p>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.</p>	<p>POS is directly accessible from living areas and specifically from the rumpus level with external stairs used to access the rear garden.</p>	Yes								
<p>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.</p>	<p>POS is located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed dwelling.</p>	Yes								
<p>5. Private open space shall not be located in the primary front building setback.</p>	<p>POS is not located in the primary setback.</p>	Yes								

Control	Proposal	Complies
6. Private open space is to be located to maximise solar access.	POS has a northern aspect.	Yes
D3 Noise		
1. Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.	Can comply.	Yes
2. Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.	N/A	N/A
3. Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.	N/A	N/A
4. Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources. For example, locate kitchens or service areas closer to busy road frontages and bedrooms away from road frontages.	The dwelling is appropriately arranged.	Yes
5. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.	The dwelling is appropriately arranged.	Yes
D4 Electromagnetic Radiation	N/A	N/A
D6 Access to Sunlight		
1. Development should avoid unreasonable overshadowing any public open space.	The new dwelling does not overshadow public open space.	N/A

Control	Proposal	Complies
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.	At least 50% of the required area of POS of the dwelling and at least 50% of the required area of POS of adjoining dwellings receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21. Refer to the shadow diagrams for further details.	Yes
D7 Views		
1. Development shall provide for the reasonable sharing of views.	The design of the new dwelling has carefully considered the planning principles of Tenacity Consulting v Warringah Council and is subsequently a high quality planning and design outcome for the site and surrounding properties. There are no iconic views to or from the site and due to the site's topography it is lower than the opposite dwellings. Appropriate view sharing is therefore proposed.	Yes
2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.	Living areas, habitable rooms and windows to private open space areas are appropriately placed within the dwelling.	Yes
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.	Screening devices, high sills or obscured glass are proposed.	Yes
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.	The windows of the dwelling are appropriately located so they do not provide direct or close views into the windows of other dwellings.	Yes
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. When screening devices are necessary,	Screening devices, high sills or obscured glass are proposed.	Yes

Control	Proposal	Complies
<p>consideration should be given to longevity, maintenance requirements and treatment of screens and windows so they are integrated components of the design. Screening solutions may include:</p> <ul style="list-style-type: none"> • Timber screens • External blinds • Window hoods or shutters • Landscaping to adequately screen windows and outdoor areas and may also visually reduce building bulk • Balconies provide privacy when viewed from the street or public space • Screen balconies to avoid overlooking into the private open spaces of lower terraces using planter boxes, louvre screens and pergola structures • High window sills of at least 1.7m above floor level • Obscure or translucent glazing. 		
D9 Building Bulk		
<p>1. Side and rear setbacks are to be progressively increased as wall height increases.</p>	<p>The side and rear setbacks are not varied as the height is increased. The dwelling is proposed as split level down the slope of the site, to minimise bulk and scale.</p>	<p>Justified</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>The side elevations are varied by material finished and window fenestrations.</p>	<p>Yes</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 building</p>	<p>The site is steeply sloping. The development is proposed as split level down the slope of the site, to minimise bulk and scale and to not protrude into the 8.5m maximum building height as much as possible. It will appear as a</p>	<p>Justified</p>

Control	Proposal	Complies
<p>footprint and allow the building mass to step down the slope. In particular:</p> <ul style="list-style-type: none"> 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. 	double storey dwelling from the streetscape and therefore consistent with the adjoining dwellings.	
4. Building height and scale needs to relate to topography and site conditions.	As above.	Justified
5. Orientate development to address the street.	The development is orientated to address the street.	Yes
6. Use colour, materials and surface treatment to reduce building bulk.	Colours and materials are varied.	Yes
7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.	A detailed landscape plan is provided with the application.	Yes
8. Articulate walls to reduce building mass.	The side elevations are varied by material finished and window fenestrations.	Yes
D10 Building Colours and Materials		
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.	The site is not located in a highly visible area.	N/A
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.	The site is not adjoining, or in close proximity to, bushland areas, waterways or the beach.	N/A
3. The colours and materials used for alterations and additions to an existing structure shall	N/A	N/A

Control	Proposal	Complies
complement the existing external building façade.		
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.	N/A	N/A
D1 Roofs		
1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.	N/A	N/A
2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.	The dwelling proposes a combination of roof forms, consistent with modern dwellings in the locality.	Yes
3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.	As above.	Yes
4. Roofs shall incorporate eaves for shading.	The development proposes suitable shading devices to regulate the thermal envelope as required by BASIX.	Yes
5. Roofing materials should not cause excessive glare and reflection.	Roofing materials will not cause excessive glare and reflection.	Yes
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.	N/A	N/A
D12 Glare and Reflection		

Control	Proposal	Complies
<p>1. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> • 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. 	The dwelling proposes standard residential lighting.	Yes
<p>2. Any glare from artificial illumination is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> • Indirect lighting; • Controlling the level of illumination; and • Directing the light source away from view lines. 	N/A	N/A
<p>3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> • 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 materials are suitable for the residential streetscape.	Yes
D13 Front Fences and Front Walls		

Control	Proposal	Complies
1. Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.	A front fence is not proposed.	N/A
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.	As above.	N/A
3. Fences located within the front building setback area are to complement the existing streetscape character.	As above.	N/A
4. Fences are to be constructed to allow casual surveillance, except where there is excessive noise.	As above.	N/A
5. Gates are not to encroach over the property boundary when opening or closing.	As above.	N/A
6. Fences should complement the architectural period of the building.	As above.	N/A
D14 Site Facilities		
<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"> • 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; • 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; 	Site facilities including garbage and recycling enclosures, mailboxes and clothes drying facilities are adequate and convenient for the future residents and services and have minimal visual impact from public places.	Yes

Control	Proposal	Complies
<ul style="list-style-type: none"> Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers; 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 Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable. 		
D15 Side and Rear Fences		
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.	Side fences are existing.	N/A
2. For sloping sites, the height of fences may be averaged and fences and walls may be regularly stepped.	N/A	N/A
3. All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or broken glass is not permitted.	N/A	N/A
D16 Swimming Pools and Spa Pools		
1. Pools are not to be located in the front building setback.	A swimming pool is proposed in the rear yard.	Yes
2. Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.	N/A	N/A

Control	Proposal	Complies
<p>3. Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.</p> <p>The advice of an arborist may be required for location of structures near significant trees to ensure protection of the tree(s).</p>	N/A	N/A
D17 Tennis Courts	N/A	N/A
D18 Accessibility and Adaptability	N/A	N/A
D19 Site Consolidation in the R3 and IN1 Zone	N/A	N/A
D20 Safety and Security		
1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.	Habitable rooms overlook Graylind Close.	Yes
2. Service areas and access ways are to be either secured or designed to allow casual surveillance.	The entrance to the site is overlooked by habitable rooms.	Yes
3. There is to be adequate lighting of entrances and pedestrian areas.	The dwelling proposes standard residential lighting.	Yes
4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety.	N/A	N/A
5. Entrances to buildings are to be from public streets wherever possible.	The site has direct access from Graylind Close.	Yes
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	N/A	N/A

Control	Proposal	Complies
<p>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>7. Buildings are to be designed to allow casual surveillance of the street, for example by:</p> <ul style="list-style-type: none"> a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved; b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance; c) Locating high use rooms to maximise casual surveillance; d) Clearly displaying the street number on the front of the building in pedestrian view; and e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters. 	<p>The entrance to the site is overlooked by habitable rooms.</p>	<p>Yes</p>
<p>8. Casual surveillance of loading areas is to be improved by:</p> <ul style="list-style-type: none"> a) Providing side and rear openings from adjacent buildings that overlook service areas and clear sight lines; and b) Providing adequate day and night lighting which will reduce the risk of undesirable activity. 	<p>N/A</p>	<p>N/A</p>
<p>9. Design entrances to buildings from public streets so that:</p> <ul style="list-style-type: none"> a) Building entrances are clearly identifiable, defined, lit and visible; b) The residential component of a shop top housing development has a separate secure 	<p>The entrance to the site is overlooked by habitable rooms.</p>	<p>Yes</p>

Control	Proposal	Complies
<p>pedestrian entrance from the commercial component of the development;</p> <p>c) Main entrances are clearly identifiable;</p> <p>d) Pavement surfaces and signage direct pedestrian movements; and</p> <p>e) Potential conflict between pedestrians and vehicles is avoided.</p>		
D21 Provision and Location of Utility Services		
<p>1. If a proposed development will involve a need for them, utility services must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.</p>	Incorporated in the design.	Yes
<p>2. Service structures, plant and equipment are to be located below ground or be designed to be an integral part of the development and suitably screened from public places or streets.</p>	N/A	N/A
<p>3. Where possible, underground utility services such as water, gas, telecommunications, electricity and gas are to be provided in a common trench. The main advantages for this are:</p> <p>a) A reduction in the number of trenches required;</p> <p>b) An accurate location of services for maintenance;</p> <p>c) Minimising the conflict between services;</p> <p>d) Minimising land required and cost;</p>	Can comply.	Yes
<p>4. The location of utility services should take account of and minimise any impact on natural features such as bushland and natural watercourses.</p>	Can comply.	Yes

Control	Proposal	Complies
5. Where natural features are disturbed the soil profile should be restored and landscaping and tree planting should be sited and selected to minimise impact on services, including existing overhead cables.	As above.	Yes
6. Where utilities are located above ground, screening devices should include materials that complement the streetscape, for example fencing and landscaping. The location of service structures such as electricity substations should be within the site area.	As above.	Yes
7. Habitable buildings must be connected to Sydney Water's sewerage system where the density is one dwelling per 1050 square metres or greater.	Can comply.	Yes
8. On land where the density is less than one dwelling per 1050 square metres, and where connection to Sydney Water is not possible, Council may consider the on-site disposal of effluent where the applicant can demonstrate that the proposed sewerage systems or works are able to operate over the long term without causing unreasonable adverse effects.	N/A	N/A
D22 Conservation of Energy and Water		
1. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.	The orientation, layout and landscaping of the development on the site makes the best use of natural ventilation, daylight and solar energy.	Yes
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.	Site layout and structures allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties.	Yes

Control	Proposal	Complies
3. Buildings are to be designed to minimize energy and water consumption.	A BASIX Certificate is provided with the application.	Yes
4. Landscape design is to assist in the conservation of energy and water.	A BASIX Certificate is provided with the application.	Yes
5. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.	A BASIX Certificate is provided with the application.	Yes
6. All development must comply with Council's Water Management Policy.	Can comply.	Yes
D23 Signs	N/A	N/A
Part E The Natural Environment		
E1 Preservation of Trees or Bushland Vegetation	N/A	N/A
E2 Prescribed Vegetation	N/A	N/A
E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat	N/A	N/A
E4 Wildlife Corridors	N/A	N/A
E5 Native Vegetation	N/A	N/A
E6 Retaining unique environmental features	N/A	N/A
E7 Development on land adjoining public open space	N/A	N/A
E8 Waterways and Riparian Lands	N/A	N/A
E9 Coastline Hazard	N/A	N/A

Control	Proposal	Complies
E10 Landslip Risk	The site is located in Area E – Collaroy Plateau Area Slope >15 A Geotechnical Report is provided with the application. The work will be overseen by a structural engineer.	Yes
E11 Flood Prone Land	N/A	N/A

Section 4.15 Considerations

Natural Environment

The proposal alleviates potential amenity impacts through the skilful design. The design complies with the required landscaping and does not require the removal of any trees. The proposal preserves environmental amenity including views, acoustic and privacy, and in relation to shadowing. The design of the stormwater system complies with Council's requirements. The proposal is therefore unlikely to cause any adverse impacts to the natural environment.

Built Environment

The scale of the proposal is consistent with the topography and built form of the surrounding area. The proposed new dwelling is considered appropriate and will not generate any unreasonable bulk or amenity impacts. Any variations are supported as discussed previously in this report. Potential impacts of the proposal have been considered in accordance with the relevant planning controls and therefore it is unlikely to cause any adverse impacts to the site and surrounding area.

Social and Economic Impacts

It is unlikely that the proposal will result in any significant adverse social or economic impacts.

Suitability of the Site

The proposal maintains suitable amenity of the site and surrounding area. The site is therefore suitable for the proposal.

Public Interest

The proposal is considered to be in the public interest.

Conclusion

In conclusion, the proposed new dwelling at 5 Graylind Close, Collaroy, has been carefully designed to integrate with the challenging site topography while maintaining the character of the surrounding area. The proposal includes a four storey dwelling with five bedrooms, five bathrooms, a three car garage, landscaping, and a swimming pool. The design ensures minimal visual impact and respects the amenity of nearby properties.

The proposal has been thoroughly assessed against relevant State and Council planning controls and is deemed worthy of Council approval. The supporting documents, including the Clause 4.6 Variation Request, demonstrate compliance with the necessary planning provisions and justify the proposed variations. Therefore, we respectfully request the Council's favourable consideration of this application.