

DCP Assessment Table

Alterations and Additions to Existing Dwelling

19A Lantana Avenue, Wheeler Heights (Lot 191, DP 88269)

Warringah Development Control Plan 2011 (WDCP2011) Assessment		
Development Control	Compliance	Planning Assessment Comment
Part B – Built Form Controls		
B1 Wall Height		
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).	YES	All external walls are below 7.2m from the existing ground level and hence are compliant with the maximum wall height requirement.
B3 Side Boundary Envelopes		
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: <ul style="list-style-type: none">• 4 metres, or• 5 metres as identified on the map.	YES	The Site is subject to a building envelope determined by projecting planes at 45 degrees from 4m above ground level from the side boundaries. Notwithstanding, the proposal will be located entirely within the required building envelope.
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	The Site is not located within the R3 Medium Density Residential Zone pursuant to the WLEP2011.
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.	YES	In accordance with the Side Setback Map of the WDCP2011, the Site is subject to a minimum side setback of 0.9m. As shown on the Architectural Plans, a minimum setback of 0.9m would be provided along the side boundaries. The eastern side boundary setback area is landscaped, and the western side boundary setback area contains a battle axe driveway. Notwithstanding, the Site is compliant with Part B5 of the WDCP2011 and no alterations to the side boundary setbacks are proposed as part of the development.
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.		
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.		
B7 Front Boundary Setbacks		
1. Development is to maintain a minimum setback to road frontages.	YES	The Site is subject to a minimum front setback of 6.5m from the primary frontage and provides a setback of 6.54m. The front boundary setback area is primarily landscaped,
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.		

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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.		contains a driveway and buildings and structures do not occupy more than 50% of the area between primary and secondary setbacks.
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.		Notwithstanding, the Site is compliant with Part B7 of the WDCP2011 and no alterations are proposed as part of the development to the front boundary setbacks.
B9 Rear Boundary Setbacks		
1. Development is to maintain a minimum setback to rear boundaries.	YES, ON MERIT	Due to the irregular rear boundary, part of the existing building does not provide a 6m rear setback. Notwithstanding, the proposed development does not involve any changes to the rear boundary setback. The existing setback will be maintained as part of this proposal.
2. The rear setback area is to be landscaped and free of any above or below ground structures.		
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.		
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.		
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.		
Part C Siting Factors		
C2 Traffic, Access and Safety		
Vehicular Access	YES	Vehicular and pedestrian access to the Site will remain unchanged as a part of this proposal and are facilitated via Lantana Avenue.
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.		
3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way		

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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.		
5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.		
C3 Parking Facilities		
1. The following design principles shall be met: <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; andWhere 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.	YES	The proposal does not include any alterations to the location or access to parking facilities. Notwithstanding, the garage door is integrated into the house design and does not dominate the facade nor does the opening exceed 50% of the building line.
2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account: <ul style="list-style-type: none">the land use;the hours of operation;the availability of public transport;the availability of alternative car parking; andthe need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.	YES	The proposal will not result in the intensification of use and off street parking provisions will remain unchanged, therefore no further consideration is required.
3. Carparking, other than for individual dwellings, shall: <ul style="list-style-type: none">Avoid the use of mechanical car stacking spaces;Not be readily apparent from public spaces;Provide safe and convenient pedestrian and traffic movement;Include adequate provision for manoeuvring and convenient access to individual spaces;Enable vehicles to enter and leave the site in a forward direction;Incorporate unobstructed access to visitor parking spaces;	N/A	The proposal is for an individual dwelling.

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<p>Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places;</p> <ul style="list-style-type: none">• Provide on site detention of stormwater, where appropriate; and• Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1.		
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.	YES	Appendix 1 of the WDCP2011 stipulates a requirement of; 2 spaces per dwelling. As identified in the Architectural Plans (Appendix 1), the Site provides two (2) car parking spaces.
5. Adequate provision for staff, customer and courier parking, and parking and turning of vehicles with trailers must be provided if appropriate to the land use.	N/A	The proposal is for the alterations and additions to a residential dwelling house.
6. For bulky goods premises adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking must be provided.		
7. Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.		
8. For Forest Way Village car parking at ground level is to be provided for individual units.		
C4 Stormwater		
<p>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.</p> <p>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</p>	YES	No further impermeable area is proposed under this application, as such current stormwater provisions are considered sufficient.
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	YES	A Waste Management Plan (WMP) can be found in Appendix 3 .

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and all relevant Development Applications must be accompanied by a Waste Management Plan.		
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.	YES	A WMP can be found in Appendix 3 .
Part D Design		
D1 Landscaped Open Space and Bushland Setting		
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 2 metres are excluded from the calculation; b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in 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 1 metre.	YES	The proposal does not include any alterations to the existing landscaping.
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.	N/A	The Site is not located on land identified as "Bushland Setting" pursuant to the WDCP2011.
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.	N/A	The Site is not located in Cottage Point.
D2 Private Open Space		
1. Residential development is to include private open space for each dwelling.	YES	

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<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 Dimensions 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 Dimensions 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		The proposal does not include any alterations to the existing private open space, only built form work to the upper first floor is proposed.
DWELLING Type	Area and Minimum Dimensions 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									
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.										
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.										
5. Private open space shall not be located in the primary front building setback.										
6. Private open space is to be located to maximise solar access.										
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.	YES	The dwelling is not located within the proximity of any adverse noise sources and further to this, all bedrooms are appropriately setback from Lantana Avenue.								
2. Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.										
3. Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.										
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.										
5. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.										
D6 Access to Sunlight										
1. Development should avoid unreasonable overshadowing any public open space.	YES	The proposal will not have any overshadowing impacts on public open space.								

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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.	YES, ON MERIT	<p>The proposal will result in a minor loss of solar access to the south eastern corner of the private open space. This area is occupied by the existing pool and its setback to the boundaries. Given this loss of sunlight access is associated with a pool in winter, that will not gain as much use and that majority of this loss is experienced by the landscaped setback that also does not received much use and is only for access and privacy from surrounding dwellings.</p> <p>Furthermore, the development meets the objectives of this Part by ensuring that reasonable access to sunlight is maintained.</p>
D7 Views		
1. Development shall provide for the reasonable sharing of views.	YES	The development will have minimal impact on surrounding dwellings view and allows for the reasonable sharing of views.
D8 Privacy		
1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	YES	The proposed dwelling has been designed to optimise privacy and avoid overlooking issues.
2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.	YES	The windows, habitable rooms and living areas have been orientated to limit overlooking.
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.	YES	The doors, windows and new balcony have been effectively located to avoid overlooking.
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.	YES	The proposed windows of the upper first floor is located so they do not provide direct or close views into windows of surrounding dwellings, are located over 9m away and provide screening where appropriate.
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.	N/A	The proposal does not involve an apartment.
D9 Building Bulk		

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1. Side and rear setbacks are to be progressively increased as wall height increases.	YES	Appropriate side and rear setbacks have been provided for the proposal, the alterations, and additions to the upper first floor provide a progressively increased setbacks 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.	YES	As displayed on the Architectural Plans (Appendix 1), the proposed dwelling has been designed to avoid large areas of continuous wall planes. Appropriate setback, screens, doors, windows and balconies have been used 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: <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. 	YES	No cut and fill work is proposed and the building footprint will remain unchanged.
4. Building height and scale needs to relate to topography and site conditions.	YES	The proposed height and scale have been designed to respond to the Site topography and conditions.
5. Orientate development to address the street.	YES	The proposal has been orientated to address Lantana Avenue.
6. Use colour, materials and surface treatment to reduce building bulk.	YES	Appropriate colours, materials and surface treatment have been adopted to reduce building bulk. The schedule of materials and finishes are provided within the Architectural Plans (Appendix 1).
7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.	YES	Existing landscaping and plantings on the Site and neighbouring sites aid to reduce the visual bulk of the development.
8. Articulate walls to reduce building mass.	YES	The proposed building walls have been articulated where appropriate to reduce building mass.
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.	YES	As shown on the Architectural Plans, the proposal would be of appropriate materials and finishes and has been designed to integrate with the surrounding natural landscape.

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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.	N/A	The Site is not adjoining or located in close proximity to bushland area, waterways or the beach.
3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.	YES	As shown on the Architectural Plans, the proposal would be of appropriate materials and finishes and has been designed to integrate with the existing building and surrounding natural landscape.
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	The Site is not located in the vicinity of Cottage Point.
D11 Roofs		
1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.	N/A	The proposal does not include a lift.
2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.	YES	The replaced roof of the lower first floor will match the existing pitch and the new roof of the upper first floor will complement the existing roof pitch. Additionally, the proposed roof of the dwelling is considered to complement the forms of the existing buildings on the streetscape.
3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.	YES	The proposal includes balconies, producing articulation in the roof
4. Roofs shall incorporate eaves for shading.	YES	The new roof incorporates appropriate eaves for shading.
5. Roofing materials should not cause excessive glare and reflection.	YES	As shown in the Architectural Plans (Appendix 1), the proposed new roof would be of dark grey Colourbond roof (or similar) and will not cause any excessive glare or reflection.
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	The dwelling will not include any service equipment, lift overruns, plant or other mechanical equipment.
D12 Glare and Reflection		
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;	YES	Appropriate materials and finishes have been selected for the proposed dwelling (Appendix 1) to minimise reflectivity and glare from the building. This includes the appropriate

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<ul style="list-style-type: none">Minimising the lit area of signageLocating the light source away from adjoining properties or boundaries; andDirecting light spill within the site.		selection of materials and colours of the roof, garage doors, balcony balustrades and exterior paint.
2. Any glare from artificial illumination is to be minimised by utilising one or more of the following: <ul style="list-style-type: none">Indirect lighting;Controlling the level of illumination; andDirecting 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: <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; andSelecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.		
D14 Site Facilities		
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: <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;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,	YES	No changes to site facilities outlined in this control are proposed as part of this development. Notwithstanding, relevant Site facilities are located conveniently for the residence of the dwelling and have minimal impact on public spaces.

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bedrooms or living areas that may detract form the amenity of occupants; and <ul style="list-style-type: none">• Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable		