

STATEMENT OF ENVIRONMENTAL EFFECTS

ANCILLARY DEVELOPMENT TO EXISTING DWELLING HOUSE AND ADJUSTMENT OF COMMON BOUNDARY

UNDER THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
(AS AMENDED) AND *REGULATIONS 2000*



PROPERTY: 8 COASTVIEW PLACE, FRESHWATER
(LOT 202, DP1 126065)

APPLICANT: BEN HUMEL C/O HUMEL ARCHITECTS

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JANUARY 2019

TABLE OF CONTENTS

1. INTRODUCTION	3
2. BACKGROUND INFORMATION	4
3. SITE PROFILE	7
4. THE PROPOSAL	9
5. STATUTORY PLANNING CONTROLS	16
5.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011	16
5.2 PRINCIPLE DEVELOPMENT STANDARDS WLEP2011	18
5.3 HEIGHT OF BUILDING	19
5.4 DEVELOPMENT ON SLOPING LAND	20
5.5 WARRINGAH DEVELOPMENT CONTROL PLAN 2011	21
6. OTHER MATTERS UNDER SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT NSW 1979	31
6.1 MATTERS FOR CONSIDERATION – GENERAL	31
6.2 STATUTORY AND POLICY CONSIDERATIONS	31
6.3 LIKELY IMPACTS OF THE DEVELOPMENT (SECTION 4.15(1)(B)) AND SUITABILITY OF THE SITE (SECTION 4.15(1)(C))	31
6.4 SUBMISSIONS (SECTION 4.15(1)(D))	32
6.5 THE PUBLIC INTEREST (SECTION 4.15(1)(E))	32
7. CONCLUSIONS	33

1. INTRODUCTION

This report has been prepared as part of the supporting documentation for a Development Application proposing landscaping, pool and parking to an existing dwelling at 8 Coastview Place, Freshwater. The application also seeks approval to adjust the common boundary between the subject property and 6 Dick Street. Vegetation clearance is proposed for the parking and pool along with the balcony extensions and renovation of the existing garage to a home office.

This report has been prepared following instructions from the owner of the subject site and instructions from the project architect, Humel Architects.

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

- *The Environmental Planning and Assessment Act, 1979, as Amended (EP&A Act);*
- *The Environmental Planning and Assessment Regulation;*
- *Warringah Local Environmental Plan 2011 (WLEP 2011);*
- *Warringah Development Control Plan (WDCP);*
- Stormwater Plans prepared by Stellan Consulting;
- Geotechnical Report prepared by GCA Geotechnical Consultants dated November 2018;
- Acoustic Pool Plant report prepared by Acoustic Logic;
- Survey plan prepared by N.K Bennett and O'Donnell dated 22 October 2018;
- Plan of Subdivision prepared by N.K. Benett & O'Donnell dated 3 September 2018;
- Traffic and Parking report prepared by Varga Traffic Planning dated 16 November 2018;
- Traffic Management Plan prepared by Humel Architects;
- BASIX prepared by Efficient Living;
- Letter from the owner of 6 Dick Street, Freshwater (proposed realignment of Common boundary);
- Landscape plans prepared by Black Beetle;
- Waste Management plan prepared by Humel Architects
- Pre-DA Notes from meeting held on 11 December 2018 issued by Northern Beaches Council;
- Architectural Drawings prepared by Humel Architects: Rev A
 - DA01: Site Plan and Site Analysis Plan
 - DA02: Lower Ground Floor
 - DA03: Mid Floor Plan
 - DA04: Ground Floor Plan and Landscape Area
 - DA05: First Floor Plan
 - DA06: Roof Plan
 - DA07: Shadow Diagrams
 - DA08: Sections AA and BB
 - DA09: Sections CC and DD

- DA10: Elevations East and North
- DA11: Elevation - West
- DA12: Landscape Area Calculations
- DA13: Schedule of Finishes
- DA14: Photomontage.

2. BACKGROUND INFORMATION

The subject site has been used for low density residential purposes (dwelling house) since 2015 as a follow on from its original use as a residential flat building. The site owners now wish to undertake ancillary development works and provide significant landscaping, car parking and pool additions.

The site is located at 8 Coastview Place, a small, dead-end road located above South Curl Curl headland. The site is located in a section of land between the end of Coastview Place and Dick Street. The site is surrounded by a mix of residential uses (including large dwelling houses and multi dwelling houses buildings), most of which have a northern or eastern orientation towards the ocean. The site itself has a direct north-eastern orientation towards South Curl Curl Beach.

The site was previously defined as a residential flat building; however, it was converted to a dwelling house with attached granny flat in 2015. A Construction Certificate was submitted on 9 June 2015.

The proposed ancillary development works are in character with the immediate precinct, noting view corridors and the surrounding beach character. The proposal represents a permissible land use and demonstrates consistency with the relevant objectives of both WLEP2011 and WDCP2011.

8 Coastview Place and 6 Dick Street, Freshwater: Boundary Adjustment:

Council consent was issued 1 September 2014 for the subdivision of land for a boundary adjustment to 6 Dick Street and 8 Coastview Place, under DA2014/0677. The portion of land to which is boundary adjustments relate is proposed to be adjusted to complement the architectural layout.

Although approved by Council, this lot extension has not been formally registered with LPI and as such a letter of consent to proceed with this DA based on the lot boundary adjustment from the owner of 6 Dick Street has been submitted with this application.

Pre-lodgement Advice - 11/12/2018:

The development was the subject of a pre-DA meeting held on 11 December 2018. Council's attendees were: Nick England, Planner, and Julie Edwards, Planner. The pre-lodgement advice comprised the following concluding comments:

"The proposal is generally acceptable, subject to the following amendments being made:

- Setback the proposed home office to be at no closer than 2m from the front boundary; and
- Achieve full compliance with the minimum landscaped open space requirement."

3. SITE PROFILE

The subject site is known as 8 Coastview Place, Freshwater, legally described as Lot 202, DP1126065 (see excerpt below). The site is located within a low density residential corridor characterised by 1-3 storey dwellings on steep sites with northern or eastern orientation and aspects towards the coast. A large-scale residential flat building is located directly west of the site.

The subject site is located on the southern side of Coastview Place at the end of street where a cul-de-sac with access to several sites is located. The site is irregular in shape with the primary dwelling located at the eastern edge and an access point from the street at the northern edge of the lot. Land to the north of the site is a public access path linking Coastview Place down a public path and stair to Dick Street and further to the coastal walk around South Curl Curl headland.

The site has an area of 1152sqm with a small handle access to Coastview Place. Details of the site location and surrounding context are provided on the following pages.

Overview:



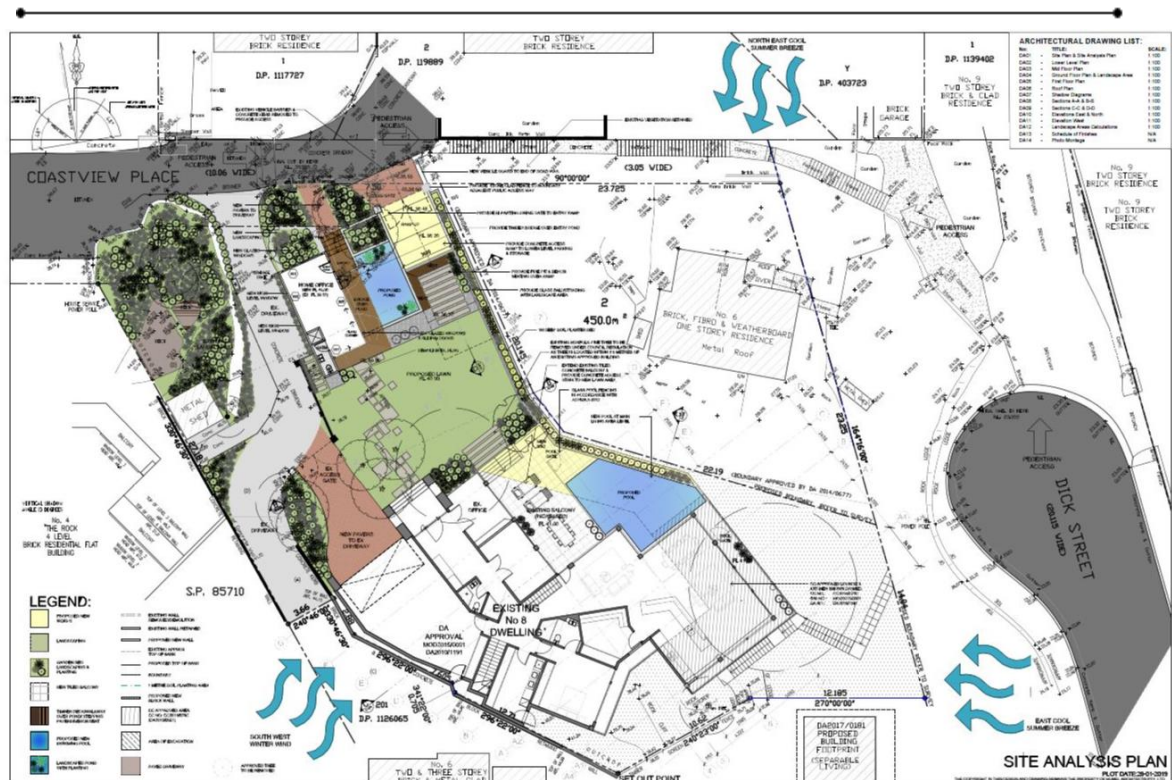
Source: NSW Land and Property Information 2017

Existing site as viewed from Dick Street looking up the hill to the west:



Site Analysis Plan:

Ancillary Development to an existing dwelling house and adjustment of common boundary
8 Coastview Place, Freshwater



4. THE PROPOSAL

The proposed development involves ancillary development works to the existing “dwelling house” which improve the useable private outdoor space, functionality, amenity and open space through improved design additions. Significant landscape upgrades are proposed including a lawn and pool facility towards the site’s north-eastern edge.

The proposed development is designed to provide outdoor space which connects the proposed terrace and existing living space to the existing dwelling house, providing usable and functional outdoor space. The proposal provides an opportunity to increase the green space on the site via a suitably scaled lawn along the sites eastern side.

Additional parking and storage are proposed to be provided under part of the landscaped area.

The development does not substantially change the scale of the primary dwelling including the maximum height. The proposed design additions provide a modernistic tweak for a uniquely located contemporary dwelling house via improved private open space (terrace) and at-grade open space in the form of a lawn and pool facility. The proposal is considered to be an improvement to the compatibility of the site to the surrounding context, particularly the minor scale of the additions when viewed from the public place (looking west from the coast), without prejudice to existing view corridors including water views.

The proposed development includes the following works as described in the architectural statement prepared by Humel Architects:

“2.1 Lower Ground Floor Level:

- Provision of parking accessed from the new concrete entry driveway from Coastview Place;
- Provision of store room and storage at the lower parking level;
- Provision of new gym and glazing to the eastern elevation;
- Pool equipment to serve new pool over;
- New landscaped along eastern boundary between 8 Coastview Place and 6 Dick Street at the lower level;

2.2 Mid Floor Level:

- Internal stair connecting the new parking to the existing dwelling.

2.3 Ground Floor Level - Landscaping & Pool

- Alterations and additions to the existing garage structure to provide a home office. This includes raising the floor level, new windows, provision of a new roof and entrance awning, stone cladding and relocate existing bathroom facilities;
- Provision of new entry path, stairs, fence, gate, entry columns, planter box and fish pond;
- Provision of new vehicular entry gates and concrete entry ramp to lower level parking with access from Coastview Place;
- Adjustment to the existing concrete kerb and metal barrier at the end of Coastview Place to facilitate connection of the driveway ramp;
- New landscaping and renovated building façade to the Coastview Place streetscape;
- Provision of new lawn for recreational use and to allow accessibility from the main living space;
- Provision of glass balustrading to landscape areas and lawn;
- Provision of perimeter planter box adjacent the new lawn and balcony extension;
- Provision of new tiled concrete stair to provide connection between the existing living space and external private outdoor space;
- Enlargement of the existing balcony to accommodate pool furniture;
- Provision of a new pool accessed from the principal living space.

2.4 First Floor Level:

- Increase louvered awning over the balcony extension to provide shade.”

Ancillary Development to an existing dwelling house and adjustment of common boundary
8 Coastview Place, Freshwater



Colours and finishes

EXTERIOR FINISHES:



Architectural Design Statement:

An Architectural Design Statement has been prepared by Humel Architects and is submitted with this application. The statement details the proposed development and a compliance overview of the design vs the legislative requirements of the Warringah Development Control Plan.

The statement concludes the following:

The proposed landscaping, pool and parking is generally not visible from Coastview Place and has minimal impact on Dick Street and has no significant environmental impact on any neighbouring properties. The proposal will provide significant improved amenity to the dwelling house while also enhancing the streetscape at the end of Coastview Place. The construction will allow vehicles to be accommodated on site and reduce the parking congestion currently experienced in the Coastview cul-de-sac. The built form will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issuance of Development Consent under the delegation of Council is requested.

[illegible]

Page 13 of 34

Waste Management:

A Construction Waste Management Plan has been prepared by Humel Architects detailing how waste will be moved from the site during construction including matters from such site actions, waste removal, materials handling, traffic management and occupational health and safety. Refer to the submitted waste management plan for further detail. The proposed waste management plan is suitable for the site.

Stormwater:

A set of stormwater management plans has been prepared by Stellan Consulting. The design shows the runoff collected from the roof, paved and landscaped areas of the site draining to Dick Street. This approach allows for a gravity feed flow from the house along the lawn and adjacent the pool and side boundary towards the street. Such a design approach is suitable for the site. The design shows the runoff collected from the roof, paved and landscaped areas of the site and subsequent draining to the kerb and gutter in Dick Street.

Acoustics:

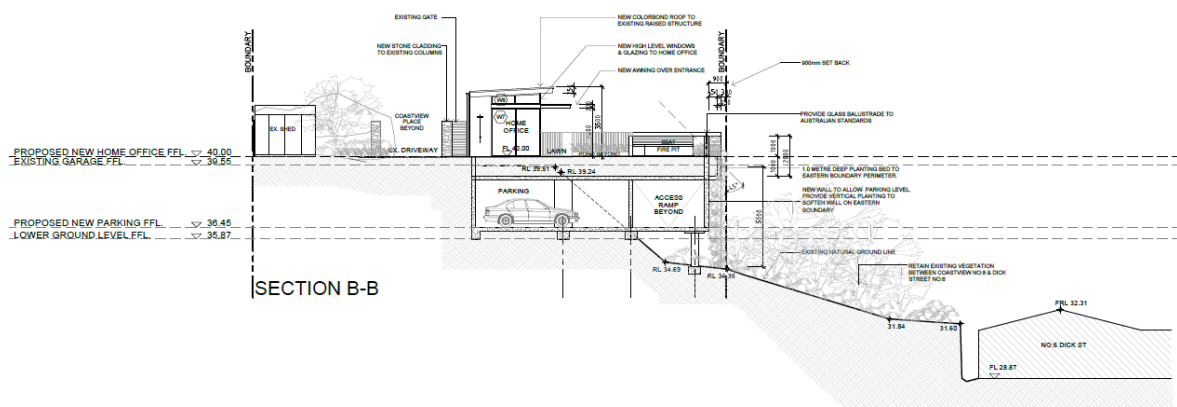
The proposed pool plant area has been designed such that it is acoustically sensitive and compliant. The location of this equipment has been reviewed by Acoustic Logic, who have submitted a letter, as lodged with this application. The report by Acoustic Logic concludes that the placement of the proposed pool equipment will be capable of compliance with the relevant acoustic standards given its undercroft location.

Refer to the submission prepared by Acoustic Logic as submitted with this application for further detail.

Built Form/Site Landscape:

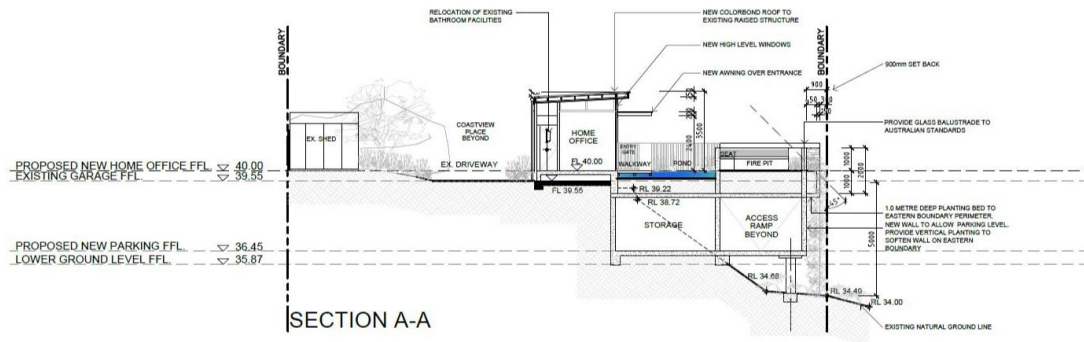
Two section plan excerpts from the architectural package as shown below.

Section BB:



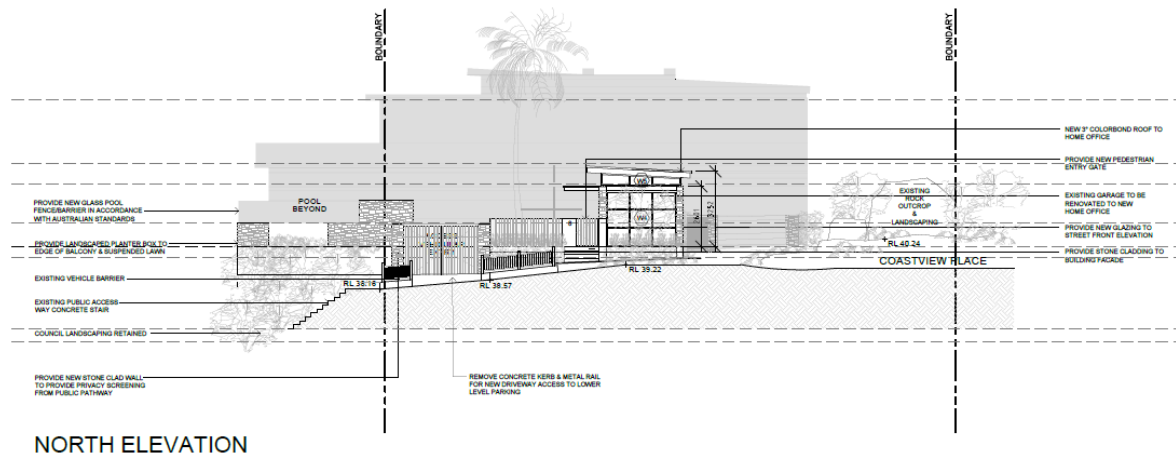
Ancillary Development to an existing dwelling house and adjustment of common boundary
8 Coastview Place, Freshwater

Section 2: AA



Ancillary Development to an existing dwelling house and adjustment of common boundary
8 Coastview Place, Freshwater

A northern streetscape elevation plan showing the view of the site facing south from Coastview Place is depicted below. This clearly shows the non-visible pool elevation which is submerged below natural ground level at the street, which dismisses any perceived privacy or locational impacts.



5. STATUTORY PLANNING CONTROLS

5.1 Warringah Local Environment Plan 2011

The proposed development is permissible under the WLEP2011 with the consent of Council. An assessment against the relevant provisions of the WLEP2011 has been undertaken below:

Zoning - R2 Low Density Residential

The subject site is zoned R2 Low Density Residential (see zoning map excerpt below).



Zone R2 Low Density Residential

1 Objectives of zone

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

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

*Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; **Dwelling houses**; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Places of public worship; Recreation areas; Respite day care centres; Roads; Veterinary hospitals*

4 Prohibited

Any development not specified in item 2 or 3

Source: Warringah Local Environment Plan 2011

Dwelling house means a building containing only one dwelling.

Note. Dwelling houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

Residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following:

- (a) Attached dwellings,
- (b) Boarding houses,
- (c) Dual occupancies,
- (d) Dwelling houses,
- (e) Group homes,
- (f) Hostels,
- (g) Multi dwelling housing,
- (h) Residential flat buildings,
- (i) Rural workers' dwellings,
- (j) Secondary dwellings,
- (k) Semi-detached dwellings,
- (l) Seniors housing,
- (m) Shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

Comment:

The proposed use is defined as a 'dwelling house', a permissible use with Council consent within the R2 Low Density Residential zone. The proposal involves ancillary development works surrounding an existing dwelling and is consistent with the objectives of the R2 Low Density Residential zone, warranting the support of Council. The provision of a swimming pool as an ancillary use to the primary function of a dwelling house is also permissible as a secondary use to the dwelling house on the site.

5.2 Principal Development Standards WLEP 2011

Part 4: Principal Development Standards			
Standard	Permitted	Proposed	Comment
4.1 Minimum subdivision lot size	N/A	N/A	N/A
4.2 Rural subdivision	N/A	N/A	N/A
4.2A Strata - Community Title Subdivision	N/A	N/A	N/A
4.3 Height of Buildings	8.5m	NA	No changes to existing building height approved.

Part 5: Miscellaneous Provisions	
Provision	Comment
5.1 Relevant acquisition authority	Not applicable
5.2 Classification and reclassification of public land	Not applicable
5.3 Development near zone boundaries	Not applicable
5.4 Controls relating to miscellaneous permissible uses	Not applicable
5.5 Development within the coastal zone	Not applicable
5.7 Development below mean high water mark	Not applicable
5.8 Conversion of fire alarms	Not applicable
5.9 Preservation of trees or vegetation	Not applicable
5.9AA Trees of vegetation not prescribed by a development control plan	Not applicable
5.10 Heritage conservation	Not applicable
5.11 Bush fire hazard reduction	Not applicable
5.12 Infrastructure development and use of existing buildings of the Crown	Not applicable
5.13 Eco-tourist facilities	Not applicable

Part 6: Relevant Additional Local Provisions	
Provision	Comment
6.1 Acid Sulfate Soils	Not applicable
6.2 Earthworks	Not applicable
6.3 Flood planning	Not applicable
6.4 Development on sloping land	The subject premises are located within Area B and C on the landslip risk map.
6.5 Coastal hazards	Not applicable
6.6 Erection of dwelling houses in zone E3	Not applicable
6.7 Residential Flat Buildings in Zone B4 Mixed Use	Not applicable
6.8 Subdivision of Certain Land	Not applicable
6.9 Location of Sex Service Premises	Not applicable

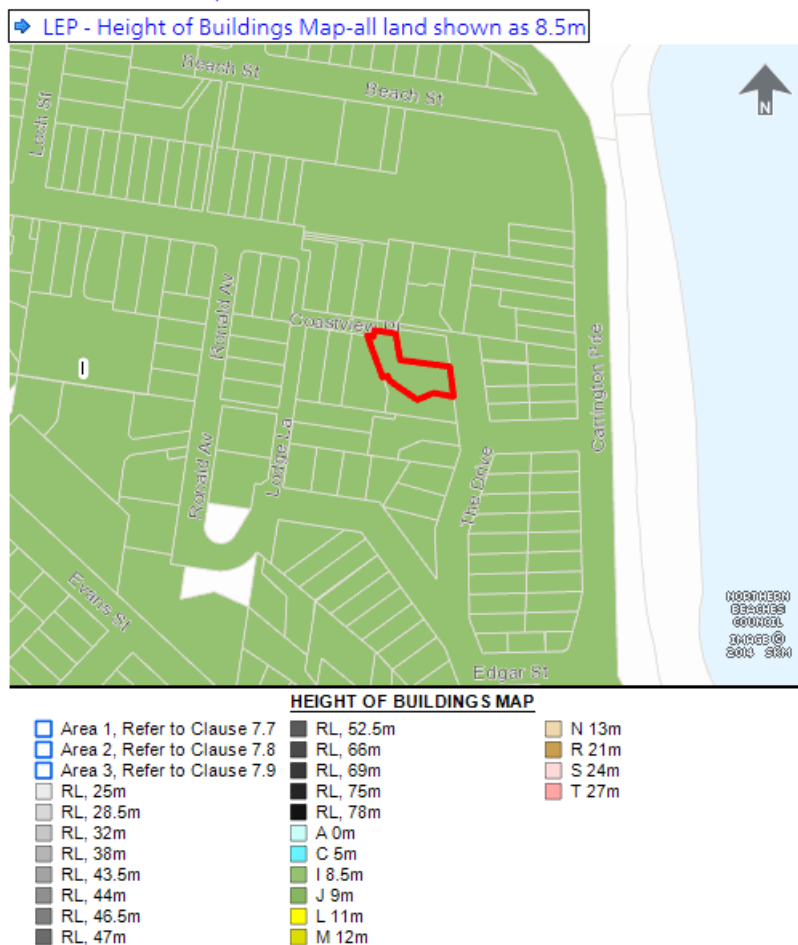
Relevant Schedules	
Schedule	Comment
Schedule 1 Additional Permitted Uses	Not applicable
Schedule 2 Exempt Development	Not applicable
Schedule 3 Complying Development	Not applicable
Schedule 4 Classification and reclassification of public land	Not applicable
Schedule 5 Environmental Heritage	Not applicable
Other Relevant WLEP 2011 Clauses	
N/A	

5.3 Height of Buildings

The Clause 4.3 Height of Building is set out below:

4.3 Height of buildings

- (1) The objectives of this clause are as follows:
 - (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
 - (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,
 - (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,
 - (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the [Height of Buildings Map](#).
- (2A) If the [Height of Buildings Map](#) specifies, in relation to any land shown on that map, a Reduced Level for any building on that land, any such building is not to exceed the specified Reduced Level.



Comment:

No additions or alterations above the 8.5m height control are proposed via this application.

5.4 Development on Sloping Land

The site is identified as land within Land Slip Risk Area A and B (see WLEP excerpt below).

➔ LEP - Land Slip Risk Map-Area B



The objectives of clause 6.4 seek to:

- *Avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land;*
- *Ensure the impacts of storm water runoff from development or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land;*
- *To ensure subsurface flows are not adversely affected by development so as to not impact on the stability or existing or adjoining land.*

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.

A preliminary landslip assessment has been prepared by GCA Geotechnical Consultants as submitted with this application. The proposal is suitable for the site and will not impose any significant landslip risks.

5.5 Warringah Development Control Plan

In preparing this application, consideration to Warringah Development Control Plan 2011 (WDCP2011) has been given. Accordingly, an assessment against the relevant controls has been undertaken below.

Part B - Built Form Controls

It is proposed to provide alteration and additions to an existing dwelling house and site in Freshwater. An assessment against the relevant built form controls identified in Part B of the WDCP2011 (Built Form Controls) has been undertaken as follows:

Control	Required	Proposed	Complies
B1 Wall Height	Maximum 7.2m	NA	Yes. No changes to any building façade above 7.2m, is proposed. No changes above existing approved height.
B2 Number of Storeys	Not applicable	N/A	N/A
B3 Side Boundary Envelope	5m	Complies. No changes to building envelope proposed via this DA	Complies.
B4 Site Coverage	Not applicable	Not applicable	Not applicable
B5 Side Boundary Setbacks	Minimum 0.9m	Eastern side- 0.9m Eastern Side - No change	Complies Complies
B7 Front Boundary Setbacks	6.5m	Refer to justification below. Irregular lot size makes compliance with this control difficult having regard to the existing garage structure to be retained and	Non-compliant. Justification provided below.

Control	Required	Proposed	Complies
		renovated to a home office	
B9 Rear Boundary Setbacks	Minimum 6m	Refer to justification below	There is no rear boundary as the site has two street frontages with side boundaries only.
B11 Foreshore Building Setback	Not applicable	Not applicable	Not applicable
B12 National Parks Setback	Not applicable	Not applicable	Not applicable
B13 Coastal Cliffs Setback	Not applicable	Not applicable	Not applicable
B14 Main Roads Setback	Not applicable	Not applicable	Not applicable

Site Setbacks:

The WDCP stipulates a front setback control of 6.5m. Given the irregular allotment size of the site and the existing site context which includes existing non-compliances to the front setback, it is unreasonable for strict compliance with this standard to be expected by Council. As such, a degree of flexibility should be applied viewing the site contextually at the eastern dead-end of Coastview Place. It is important to also note that the majority of works proposed by this application are landscape works. Building additions are proposed to the front of the site; however, this involves the use/reconfiguration of an existing structure and, hence, no further breaches into the front setback of the site. The proposal does not increase breaches with Council's DCP above what currently exists and has existing development approval.

The works proposed by this application are minor and, when reviewed collectively, significantly improve the amenity of the site through increased landscaping. This presents a better outcome than what currently exists on the site. Council is encouraged to view this proposal from a holistic approach when assessing the merits of this DA, which proposes a design which significantly improves the site and amenity for the dwelling on the site and neighbouring properties.

Based on the above, the variations to the setback standards are considered suitable given the existing site context, the improved outcome for the entire site from this proposal and the unique characteristics of the lot and existing structures which have no significant impact on the adjoining neighbours' properties.

Part C - Siting Factors

C1 Subdivision

Adjust the common boundaries to suit the architectural layout.

C2 and C3 - Parking Facilities and Traffic Access and Safety

The existing garage on the site adjoining the house has capacity for two cars. There is also a freestanding garage for one car adjacent the northern boundary of the site.

The subject proposal has been reviewed by Varga Traffic Planning Pty Ltd and relevant comments from this review are set out below:

"I can confirm that the proposed vehicular access and car parking arrangements comply with the relevant aspects of *AS2890.1:2004* in terms of parking space dimensions, aisle width, driveway width and gradients and overhead clearances.

"Furthermore, we have prepared a series of swept turning path diagrams of a B99 design vehicle entering and exiting the new driveway at street level as well as a B85 design vehicle accessing the proposed basement car parking spaces. The swept turning path diagrams were prepared using the *Autodesk Vehicle Tracking 2018* software program which is based on the requirements specified in *AS2890.1:2004*. The swept turning path diagrams are reproduced on the following pages and confirm that cars are able to enter and exit the site in a forward direction at all times.

"In the circumstances, the proposed development is not expected to result in any unacceptable access or parking implications and is recommended for approval."

C4 Stormwater

Refer to the stormwater plans submitted with this application. A suitable and simple stormwater strategy has been proposed for the site.

C5 Erosion and Sedimentation

Refer to geotechnical and stormwater plans submitted with this application. These both detail that the proposal has no sedimentation or erosion impacts, given no excavation is proposed.

C6 Building over or adjacent to Constructed Council Drainage Easements

It is proposed to use the existing drainage provisions to utilise existing infrastructure. The site itself however is not located over an easement. Stormwater arrangements are detailed in the stormwater plans submitted with this application.

C7 Excavation and Landfill

The proposed development does involve a minor amount of excavation to enable the works to be carried out. All works will be in accordance with advice provided by the geotechnical engineers.

C8 Demolition and Construction

A Waste Management Plan has been prepared by Humel Architects as submitted with this application. Waste associated with demolition and construction will be appropriately disposed of and recycled where applicable. Refer to waste management plan as submitted for specific details.

C9 Waste Management

Please refer to waste management plan and construction management plan prepared by Humel Architects.

Part D - Design

D1 Landscaped Open Space and Bushland Setting:

SITE AREA = 1152m²

REQUIRED DCP LANDSCAPED OPEN SPACE & BUSHLAND SETTING = 460.8m² (40% OF SITE)

LANDSCAPED AREAS PROVIDED:

- DRIVEWAY ROCK OUTCROP = 115m²
- GARDEN BED B/W DRIVEWAYS = 14m²
- GARDEN BED IN FRONT OF HOME OFFICE = 9.7m²
- LAWN + POND INCLUDING 1.M SOIL DEPTH = 180m²
(1m SOIL DEPTH = 156m²)
- LOWER LEVEL LANDSCAPING = 222m²

TOTAL AREA = 540.7m² (46.93% OF SITE)

TOTAL AREA OF 1m SOIL DEPTH = 156m² (13.54% OF SITE)

TOTAL AREA EXCLUDING 1m SOIL DEPTH = 384.7m² (33.39% OF SITE)

Control	Required	Proposed	Compliance
Landscaped Open Space and Bushland Setting	40% landscaped open space 460.8sqm required	540.7 sqm of landscaping proposed which makes up 46.93% of the site area.	Proposal complies

D2 Private Open Space

Control	Required	Provided	Compliance
Private open Space	- For a 3 bedroom + dwelling house - 60sqm with min. dimensions of 5m is required	In excess of 60sqm of private open space is provided. Refer to architectural design statement for further details	Yes

D3 Noise

Refer to Acoustic Report in conjunction with the Architectural Design Statement submitted with this report. Acoustic treatment to be appropriately detailed to comply with the NCC/BCA and relevant Australian Standards.

D4 Electromagnetic Radiation

Not applicable - no phone towers, transmitters or antennas proposed.

D5 Orientation and Energy Efficiency

Not applicable.

D6 Access to Sunlight

The proposed landscaping, pool, parking and minor building extensions will have minimal shadowing and solar impacts on 6 Dick Street. Refer to the shadow diagrams submitted in the architectural package.

Solar access is maintained to 6 Dick Street's residential dwelling and private open space between the hours of 9am and 3pm mid-winter (June 21).

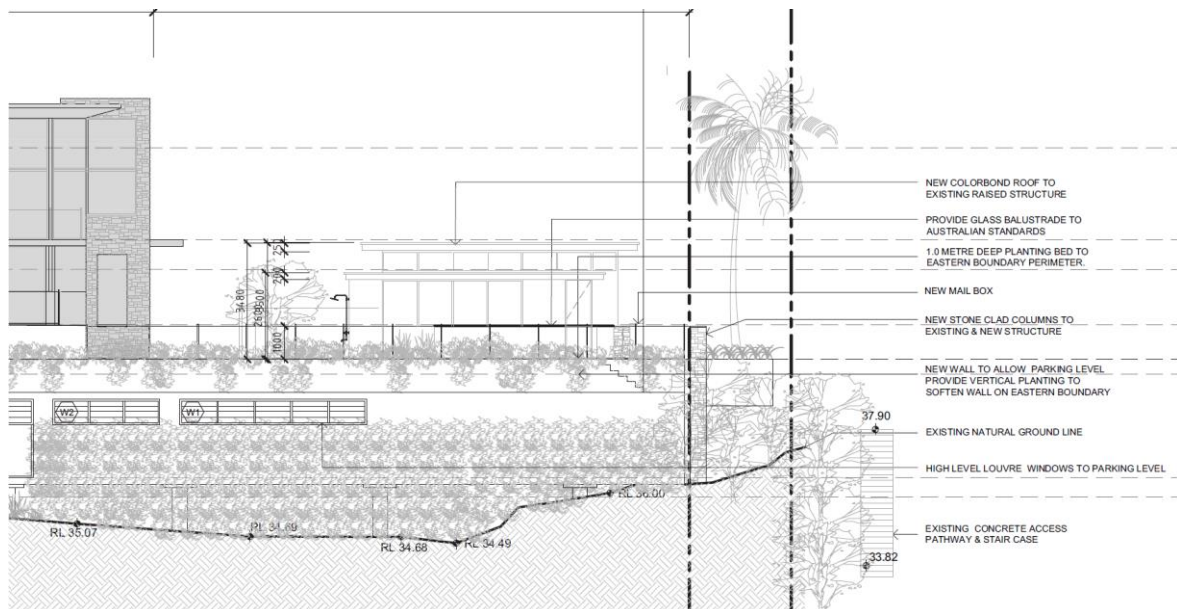
D7 Views

The minor raising of the home office single storey roof line will not result in any significant loss of views from adjacent properties. Landscaping, parking and pool at existing ground level are sunken and visually will not impede any significant view corridors.

D8 Privacy

A number of site-specific privacy design measures have been put in place to protect adjoining privacy. The provision of landscaping to the northern boundary is proposed to protect immediate interface with the street.

The proposal also includes a planter box and landscaping to the northern and eastern boundaries to soften the development when viewed from both Dick Street and Coastview Place, improving amenity for both private residents and the public. See below excerpt to show separation screening at the site's north-eastern frontage to Coastview Place. In summary, the proposal has been professionally designed and takes into consideration the characteristics of the site and the immediate locality in respect of the size and shape of the parcel of land, access to views, and amenity.



D9 Building Bulk

The proposal has been designed to provide a building height, mass, and scale that is consistent with other developments existing or planned in this immediate locality. The works proposed are, for most part, obstructed from views from the public domain.

Ancillary Development to an existing dwelling house and adjustment of common boundary
8 Coastview Place, Freshwater

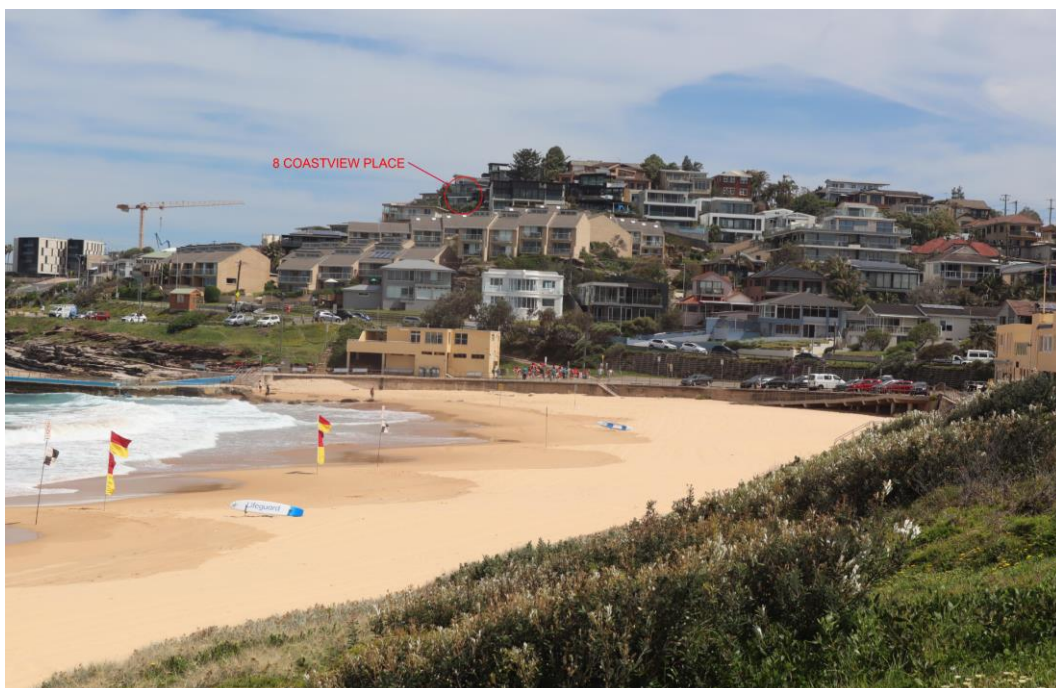
A comparison photomontage of the existing vs proposed development is shown below to further amplify the indiscernible impacts. The images have been taken from Dick Street.

Furthermore, a context view has been included from South Curl Curl Beach, demonstrating the proposed works are indiscernible from the public realm in the context of the hillside.

Existing:



Proposed:



D10 Building Colours and Materials

Refer to Materials Schedule prepared by Humel Architects submitted with this application. Suitable soft materials have been proposed including clear glass balustrades for edge protection, stone walls, colorbond roofs and suitable glazing.

D11 Roofs

The proposed new roof structure over the house office will comprise a timber framed roof with a flat trajectory (3 degree fall from east to west). The roof structure is raised to provide eaves to the eastern elevation for shading purposes. Roof colours and finishes will match the existing building fabric of the principal dwelling as detailed in the schedule of finishing drawing issued within the architectural plans.

D12 Glare and Reflection

Refer to the architectural drawings prepared by Humel Architects regarding building materials and design, which are further reinforced by the materials schedule. No glare or reflection impacts on the surrounding locality are envisaged.

D16 Swimming Pools

The proposed swimming pool is sited adjacent the existing dwelling house and hence will have no privacy implications. The pool will be designed and constructed in accordance with relevant Australian standards and will not impact upon any existing street trees.

The volume of the pool is 40,000L and as such the proposal includes a BASIX certificate. The proposed pool represents a suitable use for a dwelling house. Given the existing site footprint and building envelopes, the proposed design has presented a scheme to incorporate the pool in this preferred area while still maintaining privacy and no visual implications to the surroundings through the use of landscaping and screening walls to the north-eastern edge.

The pool edge is suitably set back 900mm from the closest lot boundary. However, given the variable alignment of this lot boundary, flexibility should be provided. The proposed pool will be screened from the primary street frontage and obscured by the home office and further softened with landscaping. Essentially, this equates to the pool not be visible from the streetscape.

The proposed pool represents a suitable use for a dwelling house of this scale and, given the existing dwelling location at the rear of the site, the location is considered suitable for the provision of a pool particularly given the proposed lawn extension between the dwelling entrance and street.

D21 Provision and Location of Utility Services

All relevant services are available to the site such as water, sewer, electricity, and communications.

D22 Conservation of Energy and Water

The proposal has been orientated and designed to make the best use of natural ventilation daylight and solar energy. The development also includes the provision of solar panels on the home office roof which will heat the pool.

Part E - The Natural Environment

E1 Private Property Tree Management

Note that the Norfolk pine tree will be removed as it is located within 2m of the existing dwelling and Council has advised that the removal of this tree does not require consent as per the confirmation received from Northern Beaches Council, Tree Assessment Officer, Daniel Spiric in an email dated Friday, 23 November 2018. A copy of this email forms part of the supporting documentation for the Development Application.

E2 Prescribed Vegetation

Not applicable.

E3 Threatened Species, Populations, Ecological Communities Listed Under State or Commonwealth Legislation, or High Conservation Habitat

Not applicable.

E4 Wildlife Corridors

NA

E5 Native Vegetation

Not applicable.

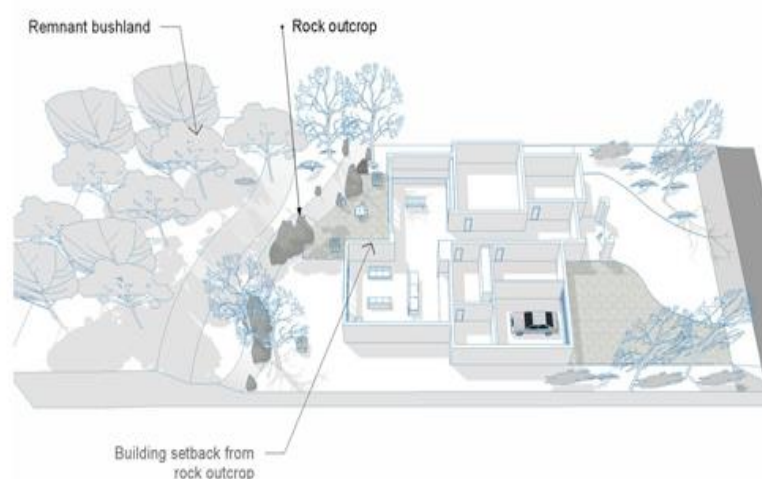
E6 Retention of Unique Environmental Features:

Controls:

Requirements

1. Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land.
2. Development should respond to these features through location of structures, outlook, design and materials.

Retaining unique environmental features on site



Comment:

The proposal has been designed with respect to the unique environmental features on the site, existing vegetation to the east, and the rocky outcrop/vegetation to the west. The design has used these key feature elements as natural screening to enable a site-specific design which assimilates with and complements the natural environment and, accordingly, provides a responsive design.

E7 Development on Land Adjoining Public Open Space

Controls:

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.

Comment:

The proposed works have been designed to be compatible with and complement the adjoining public space (stairs/railing which go down towards South Curl Curl beach). As previously mentioned in this report the proposal does not inhibit views to and from public spaces and provides suitable landscaping integrated with the adjoining site at 6 Dick Street which also adjoins the public footpath.

The proposal is compliant with the above controls and presents a suitable and improved design than that which currently exists on the site.

E8 Waterways and Riparian Lands

Not applicable.

E9 Coastline Hazard

Not applicable.

E10 Landslip Risk

The proposal does not represent a landslip risk and is consistent with the requirements of the WDCP2011. Refer to the submitted geotechnical report for further detail.

E11 Flood Prone Land

Not applicable.

Part F - Zones and Sensitive Areas

Not applicable.

Part G - Special Area Controls

Not applicable.

5.6 State Environmental Planning Policies

Not applicable.

6. OTHER MATTERS UNDER PART 4, DIVISION 4.3 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

6.1 Evaluation 4.15 (1) Matters for Consideration - General

In determining a Development Application, a Consent Authority should take into consideration such of the following matters as are relevant to the development, the subject of the Development Application:

- (a) the provisions of:
 - (i) any draft environmental planning instrument;
 - (ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority;
 - (iii) any development control plan;
 - (iv) any matters prescribed by the regulations that apply to the land to which the development application relates.
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality;
- (c) the suitability of the site for the development;
- (d) any submission made in accordance with the Act or the regulations;
- (e) the public interest.

The relevant issues are addressed in broad terms below:

6.2 Statutory and Policy Considerations

The proposal is considered to be consistent with the fundamental objectives and provisions of the governing instruments and, accordingly, the proposal represents a development type and use facilitated by such instruments.

The proposal is predominantly consistent with the relevant guidelines identified in the WDCP2011 in regards to built form and the natural environment. In addition to the above, the proposal also represents a permissible land use under the WLEP2011.

6.3 Likely Impacts of the Development (Section 4.15 (1) (b) and Suitability of the Site (Section 4.15 (1) (c))

The Character, Siting, Design and External Appearance of the Development; Relationship to Adjoining Land; Suitability of the Site

The proposal seeks approval for ancillary development works surrounding the primary dwelling. The works include landscape upgrades and the provision of a pool, parking and renovation of a home office. The proposal represents a development with minimal environmental impacts on both the natural and built environments. The proposal will have no adverse social impacts on the surrounding area and has been skilfully designed to

positively relate to the surrounding locality including landscape and pool setting accessible from the principal living space. The proposal will not alter the character of the area and is considered compatible with other developments within the proximity.

The proposed home office renovations are of a single storey height, scale, architectural form, and design that will improve the character of the streetscape and locality generally. The proposal provides for a development that is in harmony with the existing and adjoining developments, and other developments within this immediate locality. The proposal is an appropriate response to the opportunities and constraints of the site.

The proposed landscape additions significantly improve the amenity of the site and usable private open space with direct access from the living area and a suitable provision for residential uses.

The proposal is consistent with the statutory planning controls as they currently exist and, taken individually, will have a negligible impact on the surrounding developments within the local area. Where minor non-compliances occur, sufficient justification has been provided, including a suitable design response.

The proposal will have no impact on surrounding neighbours particularly regarding views, privacy and noise. Negligible negative impacts on the future amenity of neighbourhood are envisaged and as such the proposal is suitable for the subject site and should be supported by Council.

6.4 Submissions (Section 4.15(1) (d))

No submissions are available at this time.

6.5 The Public Interest (Section 4.15(1) (e))

The proposed development will not have any adverse impact on the environment and the existing amenity of both Coastview Place and Dick Street will be maintained. The development has been skilfully planned, having due regard to the amenity of adjoining neighbours, and to the existing streetscape and configuration of surrounding residential dwellings and adjoining public spaces.

The built form additions are minor and generally unnoticeable in the context of the locality. The proposal provides a modern design with enhanced landscaping design which complements the site itself and the broader streetscape presence: a significant improvement from that which currently exists.

7. CONCLUSIONS

- The merits of the proposal have been assessed in accordance with the provisions of the relevant clauses of WLEP2011 and the provisions of Part 4, Section 4.15 of the *Environmental Planning and Assessment Act, 1979 (as amended)*
- The proposed ancillary development works at 8 Coastview Place, Freshwater are permissible with consent under the WLEP2011 and considered to be consistent with relevant objectives of both the WLEP and WDCP. The scale of the development is appropriate, positively responsive to the site context and represents an improvement to that which currently exists on the site.
- The proposed use will have no environmental impact, and there will be no adverse impact on the surrounding area in terms of amenity.
- The proposal represents an exceptionally high standard of residential amenity for future occupants in terms of solar access, usable private open space, privacy, natural ventilation, noise and outdoor setting.
- Accordingly, the application for significant landscape upgrades and ancillary development works on the site is considered acceptable from environmental, social and planning perspectives. Approval should therefore be granted by Council.