

### **7 DCP clause 11.11 Landscaped area variation request.**

Request variation to DCP control landscaped area very minor non-compliance as it is considered the proposals landscaped will meet the DCP objectives and outcomes.

#### **Landscaped area minor non-compliance.**

Site area = 702.1 m<sup>2</sup>

DCP required landscaped area = 60% = 421.26 m<sup>2</sup> - Zone E4 Environmental Living.  
DCP Landscaped area includes soft landscaped area min. 2m x 2m and up to 6% of landscaped area can be balconies, roofed pergolas, paths max. 1m wide, and hard surface outdoor recreation all floor or walking surface maximum 1m above ground.

#### **Existing Landscaped area = 404 m<sup>2</sup> = 57.5% includes:**

Soft landscaping 362 m<sup>2</sup> + paved terrace and deck area max. 1m above ground  
42m<sup>2</sup> being 6% site area.

**Council DCP required LOS E4 = 60% = 421.26 m<sup>2</sup>**

#### **Proposed Landscaped area = 401 m<sup>2</sup> = 57.1% Includes:**

Soft landscaping 359 m<sup>2</sup> + paved terrace and deck area max. 1m above ground  
42m<sup>2</sup> being 6% site area, refer clause 7 request variation.

**The development proposal** will only reduce the existing landscaped area by 5m<sup>2</sup> or 0.4%% of site area. Over a total site area of 702.1 m<sup>2</sup> is a very insignificant area.

Reasoning as DCP controls stating balcony, deck, paved outdoor recreation areas being up to 1m above ground may be included as 6% of landscaped area.

#### **Proposal landscaped area meeting DCP objectives and outcomes as follows:**

##### **DCP11.11 Zone E4 Environmental Living**

##### **1 Objectives of zone**

- DCP. To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.

Response: The new development will minimally increase the building footprint on site with an extra 5 m<sup>2</sup> outdoor deck seating area. The reduction in landscaped area will be only 2m<sup>2</sup> or 0.4% site area is very minimal over a total area of 720.1m<sup>2</sup>. This having no adverse visual impact from the street, local area, and foreshore, and adjoining properties.

- DCP. To ensure that residential development does not have an adverse effect on those values.

Response: Strong planning consideration is given to the effect of this development related to streetscape and site when viewed from nearby and distant places. The rear 2.4 m deep house extension is minimal, providing essential family amenity. This will have no adverse effects on the site or local environment.

The additions have been designed to be an integral form of the residence maintaining the original design and materials. The framed weatherboard construction

with large window areas is very much in style with modern northern beaches design, being very suitable and attractive for the area.

- DCP. To provide for residential development of a low density and scale integrated with the landform and landscape.

Response: As stated above the additions are minimal in area, height, bulk and scale presenting a low-profile attractive structure. The completed residence will sit into the steep sloping hillside very well.

- DCP. To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

Response: The landscaped area will be minimally reduced by 5 m<sup>2</sup> at the rear of the house, not making any change to the existing attractive landscaping of the property. The reduced area will be lawn area only. The site has large open and beautifully landscaped areas to the front, rear, and east sides of the site, remaining after the development is complete.

#### **DCP Desired outcomes-landscaped area**

- DCP. Achieve the desired future character of the Locality. (S)  
Response: Development and planning follows modern acceptable design and planning principles with strong consideration for the local built and natural environment.

- DCP: The bulk and scale of the built form is minimised. (En, S)  
Response: As stated above the addition is of minimal area, height, bulk and scale, designed to fit well into the natural landform and residence, presenting a low profile attractive structure.

- DCP. A reasonable level of amenity and solar access is provided and maintained. (En, S)  
Response: Excellent planning is incorporated in the development to preserve the existing site aspect regarding sunlight and light access to outdoor and indoor areas. Natural ventilation around the exterior of the site and buildings and penetrating within the residence will result in an abundance of these factors in sunlight and ventilation.

- DCP. Vegetation is retained and enhanced to visually reduce the built form. (En)  
Response: No trees or significant shrubs will be removed. The development will result in only 5 m<sup>2</sup> of lawn area being lost, abundant lawn and garden areas will remain.

- DCP. Conservation of natural vegetation and biodiversity. (En)  
Response: No trees or significant shrubs will be removed.

- DCP: Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)  
Response: Existing site landscaped forms will be maintained where no soil erosion exists due to well landscaped and built forms covering ground. The extended roof will have guttering and downpipes connected to the storm water system discharging into the street gutter at Manooka Place.

- DCP. To preserve and enhance the rural and bushland character of the area.  
Response: As stated above no trees or significant shrubs will be removed, existing landscaping maintained.
- DCP. Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S)
- Response: Existing landscaping maintained with only 5 m<sup>2</sup> lawn removed, this area covered with soil retaining outdoor timber seating.

**8.0 Side boundary 3.5m envelope** West side of house slightly non-compliant refer west elevation Architectural plans and request for variation below.

**9.0 Clause 4.6 side boundary 3.5 m envelope non-compliance**  
**Proposed non- complying development.**

Variation is requested for the rear addition west side of house, in part and minimal non-compliance with this control. It is considered the development will not compromise the DCP control objectives, maintaining its desired effects. It will not adversely affect streetscape at all due to its location. Minimal effect on adjoining properties, beyond that reasonably expected for this building environment. Additions required to address shortfalls in the residence to improve the occupational amenity and facilities to provide more suitable accommodation and amenity and meet modern day living requirements.

**9.0 continued.** The addition is modest in area, located at the rear NW of the house, not visually prominent from the street, adjoining properties, or locality view-points. Furthermore, it has been designed of minimal area to suit the family requirements, minimal bulk and scale with low pitched minimal skillion roof, blending well with the existing residence.

***Pittwater DCP D9.9 Building envelope continued over page***

***DCP Outcomes building envelope***

***Variations*** Council may consider a variation for the addition of a second storey where the existing dwelling is retained.

***DCP - To achieve the desired future character of the Locality. (S)***

**Response:** The additions will achieve this being of minimal bulk and scale, blending well with the very attractive existing residence in design and materials. The residence is of typical light weight northern beaches style contributing well to the direct locality and district.

***DCP - To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.***

**Response:** The additions will achieve this being of minimal bulk and scale in character with the residence, adjoining residences, street, and locality residences. Its height will be at similar to, and generally lower than the level to the large trees at the rear property back yard.

The addition is required to extend outside the roof line and side wall in the same profile and line as existing.

**The new ridge line will be only 600 mm approx. above its existing ridge being minimal. Furthermore, it will be approx. 400 mm below the lowest roof point of adjacent house no. 9 and 3.3m approx. below no. 9 roof ridge. Thus the proposed addition not having an overpowering affect on no. 9.**

**The addition to no. 7 will be located 6.3 m on average from no. 9 being a considerable distance greatly reducing any adverse affect bulk and scale, closeness etc.**

*DCP - To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.*

Response: The addition achieves this in maintaining the existing natural environment, whilst providing new structures not visually or physically obscuring the local trees, views, topography, natural air movements.

*DCP - The bulk and scale of the built form is minimised. (En, S)*

Response: The additions will achieve this being of minimal bulk and scale in character with the residence, adjoining properties, street, and locality residences. The addition will extend the house in the same profile and line as existing in the most minimal form whilst maintaining the character and design of the house. **It is considered a low-pitched steel roof would adversely detract from the design and character of the house.**

*DCP - Equitable preservation of views and vistas to and/or from public/private places. (S)*

Response: The addition will not adversely remove views from local properties or public places as it does not lie in a significant view path. As the addition is of small area it will have minimal visual impact on viewing between properties from the street or from adjacent properties. The additions will not be seen nor reduce views from rear properties higher up the hill.

*DCP - To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)*

Response: Privacy of adjoining properties and overshadowing of them will not be compromised. Adequate privacy between properties will be maintained as windows to the side walls are minimal in size and considered appropriate and not excessive for their room use not a problem for privacy reasons. They have been designed to receive adequate sunlight, light, and ventilation to the rooms. Sunlight into the rooms from the south side windows will be limited due to the orientation. The adjoining properties are located a considerable distance away from no. 7.

*DCP - Vegetation is retained and enhanced to visually reduce the built form. (En)*

Response: Only 5m<sup>2</sup> of lawn area will be removed to allow for the seating steps considered an important facility for the outdoor recreation and entertaining area. Abundant vegetation applies and will remain to the front and rear yards in lawn and large garden areas containing medium height shrubs and trees.