

# untapped **PLANNING**

## **Statement of Environmental Effects**

“Alterations and Additions to a Dwelling”

71 Haigh Avenue, Belrose

Lot 15 DP 708369

Prepared for: Tom and Kylie Davidson

Date: October 2021

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# **1. Executive Summary**

## **1.1 Introduction**

Untapped Planning has been commissioned by Tom & Kylie Davidson to prepare a Statement of Environmental Effects for the alteration and addition on and existing Dwelling on Lot 15 DP 708369 at 71 Haigh Avenue, Belrose.

## **1.2 Site Details**

The subject site comprises Lot 15 DP 708369 with a street address of 71 Haigh Avenue, Belrose.

The site has a total combined area of 702m<sup>2</sup>, with a street frontage of 18m to Haigh Avenue.

The site is zoned R2 – Low Density Residential under the Warringah Local Environmental Plan (LEP) 2011.

Development for the purposes of a Dwellings and subsequent alterations and additions are permissible within the zone, with the consent of Council.

The following plan shows the site location in the context of the local area.

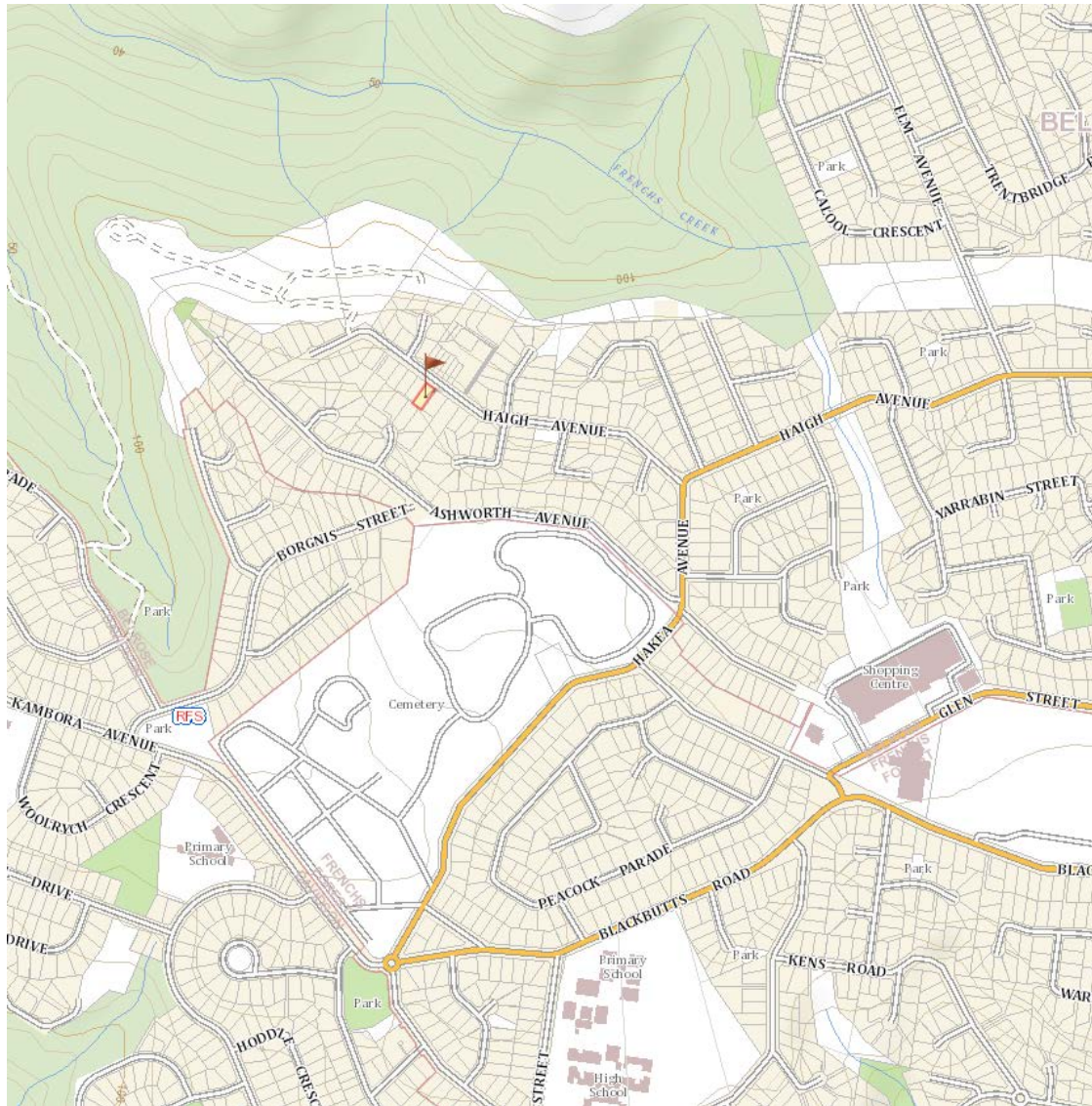


Figure 1: Locality of the subject site.

### 1.3 Purpose of the Report

This Statement of Environmental Effects (SoEE) has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act and accompanying Regulation.

Its purpose is to:

- describe the proposed development;
- identify and summarise the relevant controls which guide assessment of the proposal;
- provide information on the site and its context; and
- review the key issues associated with the proposal to aid in assessment by the Consent Authority and other relevant authorities.

Consideration has been given to the Council's guidelines in preparing this Statement of Environmental Effects as well as the full range of other relevant legislation and development guidelines.

## **2. Proposed Development**

The objective of the proposed development is to seek approval for the alteration and addition to the existing dwelling on the subject allotment.

The proposed alterations and additions consist of,

### Lower Ground Floor Alterations and Additions

- Modification of Workshop to facilitate;
  - Living/Dining Room
  - Bedroom
  - Bathroom
- New deck
- Front Entry modification

### Ground Floor Alterations

- Balcony refurbishment
- Alterations to kitchen/dining/living/games area

### Upper Ground Floor

- New windows to;
  - Walk in Robe
  - Study 1
  - Mezzanine
  - Study 2



### **3. Characteristics of the Site and Locality**

#### **3.1 The Site**

The subject site comprises Lot 15 DP 708369, and is known as 71 Haigh Avenue, Belrose.

The site has a combined total area of 702m<sup>2</sup>, with a street frontage of 18m to Haigh Avenue.

Existing on the site is a two and three storey brick dwelling house.

The site is a regular allotment and rises to the south-west away from the street. Vegetation on site is limited trees in the front and rear building line setbacks.



Figure 3: Haigh Avenue Frontage

#### **3.2 The Locality**

The subject site is located on the south-western side of Haigh Avenue.

The locality is characterised as a low-density residential setting with a mix of new and older single dwellings. The scale of the proposed additions is consistent with recent development in the locality and will not have an adverse impact on the predominant streetscape.

The following figure shows the location of the subject site within its immediate local context.



Figure 4: Aerial View of Subject Site.

### 3.3 Land Uses

The subject site currently contains a two and three storey brick residence with a tile roof.

Site vehicular access is from an existing concrete driveway that accesses a double garage on the buildings ground floor.

Vegetation on site is largely confined to its front street setback and along the rear boundary. It is considered that the existing vegetation will not be impacted by the development.

### **3.4 Topography**

The site has a moderate slope to the rear away rising away from Haigh Avenue. The topography is not considered to be a constraint to the development as proposed.

### **3.5 Contamination and Geotechnical Considerations**

#### **3.5.1 Contamination**

The site is not known to have any past contaminating uses.

#### **3.5.2 Acid Sulfate Soils**

The subject site is not identified as containing potential Acid Sulfate Soils.

#### **3.5.3 Land Slip**

The development site is identified as being within Area B – Flanking Slopes 5 to 25.

Given that the alterations are internal and the additions are in the form of a first floor addition, no works or excavations are proposed that warrant a geotechnical assessment of the site. No soil will be disturbed or excavated to facilitate the proposal.

### **3.6 Vegetation**

The site contains minimal vegetation.

The alterations and additions to the dwelling will not require the removal of any vegetation on site and as such no further assessment of vegetation is required.

### **3.7 Bushfire**

The development site is not noted as being bushfire prone.

No further Bushfire Assessment is required.

### **3.8 European and Aboriginal Archaeological Heritage**

The site is not known to contain any items of European heritage significance, nor is it located within a heritage conservation area.

The site is not known to contain any items of Aboriginal archaeological significance. Though again, given that the proposal is for the purpose of a boundary adjustment it is considered that any possible Aboriginal relics located on the site will not be affected.



### **3.9 Traffic, Access and Road Network**

The site is located with a frontage to Haigh Avenue.

The existing site vehicular access will remain unchanged by this proposal. Vehicular parking will be retained within the existing double garage.

Given the minor scale of the development and the fact that no modification to the existing site access is required, it is not anticipated that there will be any adverse impacts to traffic levels in the locality as a result of the proposal.

### **3.10 Coastal Zone**

The development site is not identified in as being in the coastal zone and is not subject to the provisions of the NSW Coastal Policy.

### **3.11 Services and Utilities**

The site is currently serviced with both reticulated water and sewer.

## **4. Planning Controls**

### **4.1 State Planning Controls**

#### **Environmental Planning and Assessment Act 1979**

Division 4.8 Integrated Development

The development is not considered to constitute integrated development under the provisions of Section 4.46 of the Environmental Planning and Assessment Act 1979.

#### **State Environmental Planning Policies**

No state policies are considered to be relevant to the proposed alterations and additions.

## 4.2 Local Planning Controls

The development site is currently controlled by the provisions of the Warringah Local Environmental Plan 2011.

### Warringah Local Environmental Plan 2011

Under the Warringah Local Environmental pan 2011, the site is zoned R2 – Low Density Residential. An excerpt of the Warringah Local Environmental Plan 2011 zoning map is shown in Figure 5.

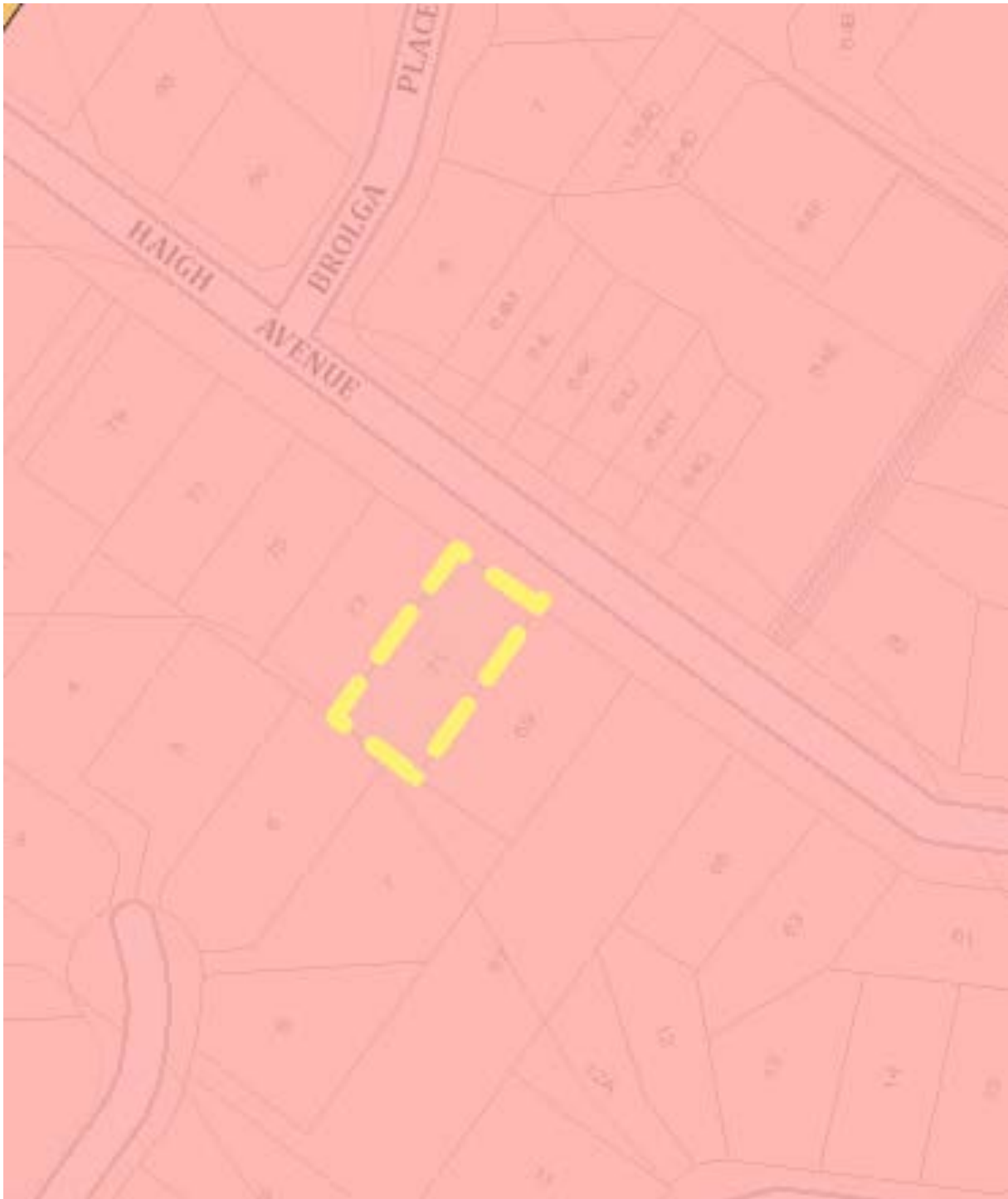


Figure 5: Site Zoning under Warringah Local Environmental Plan 2011

The provisions for the R2 – Low Density zone state;

**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.*

**Comment:** The proposed alterations and additions are considered to be consistent with the objectives of the R2 – Low Density Residential Zone.

The proposal alterations and additions are consistent with the zone objectives

The scale of the development and its siting is integrated with the landform which enables the existing character and landscape to be maintained.

**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; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals*

**4 Prohibited**

*Any development not specified in item 2 or 3*

**Comment:** Under subclause 3, Dwellings are permissible with Consent.

**Part 4 - Principal Development Standards**

**Clause 4.3 Height of Buildings.**

The subject site is mapped as having a maximum building height of 8.5m.

The proposed alterations to the existing dwelling being the roof over the existing verandah will have a maximum height of 6.4m.

No change is proposed to the existing ridge height of the main structure. While it is noted that a portion of the existing roof structure exceeds the 8.5m height limit, no changes are proposed to this roof structure.



## Part 6 - Additional Local Provisions

### Clause 6.1 Acid Sulfate Soils

The subject site is not identified as containing potential Acid Sulfate Soils.

### Clause 6.4 Development on Sloping Land

- (1) *The objectives of this clause are as follows—*
- (a) 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,*
  - (b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,*
  - (c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining 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 development site is noted as being within Area B –Flanking Slopes 5 to 25 on the Warringah Landslip Risk Map.

Geotechnical Risk is discussed in the Section 3.5.3 of this report.

## **Warringah Development Control Plan**

The following relevant controls have been considered in the preparation of the subject application.

The development is considered to be generally compliant with the DCP.

<b>Part B Built Form Controls</b>	
<b>B1 – Wall Heights</b>  1. Walls are not to exceed 7.2 metres from <u>ground level (existing)</u> to the underside of the ceiling on the uppermost floor of the <u>building</u> (excluding habitable areas wholly located within a roof space).	No new walls are proposed by the development.
<b>B3 – Side Boundary Envelope</b>  1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a <u>building envelope</u> determined by projecting planes at 45 degrees from a height above <u>ground level (existing)</u> at the side boundaries of: <ul style="list-style-type: none"><li>• 4 metres, or</li><li>• 5 metres</li></ul> as identified on the map.	<p>The new pergola structure results in a minor encroachment of the building envelope on the north-western elevation.</p> <p>The variation is considered to be acceptable in that it;</p> <ul style="list-style-type: none"><li>• Is minor in nature consisting of the eaves and a small section of the corner of the proposed pergola.</li><li>• The variation is not across the whole length of the proposed structure.</li><li>• The setback of the pergola is consistent with the existing building setback.</li><li>• Will have no impact on solar access or amenity.</li></ul> <p>It is noted that the existing building contains an encroachment into the building envelope. The additions continue the existing side setbacks.</p>
<b>B5 – Side Boundary Setbacks</b>  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.	<p>1. The site is mapped as having a 900mm side setback requirement.</p> <p>The existing ground floor has a 1.5m setback and this will be maintained through the alterations.</p>

<p>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.</p>	<p>2. The side setback area is free of any structures and site facilities.</p>
<p><b>B7 – Front Boundary Setbacks</b></p> <p>1. Development is to maintain a minimum setback to <u>road</u> frontages.</p> <p>2. The <u>front boundary setback</u> area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, <u>garbage</u> storage areas and fences.</p> <p>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 <u>road</u> boundary is only to be used for landscaping and driveways.</p>	<p>No change to the setbacks at the Haigh Avenue frontage will occur.</p> <p>The existing setback of 12m is compliant.</p>
<p><b>B9 – Rear Boundary Setbacks</b></p> <p>1. Development is to maintain a minimum setback to rear boundaries.</p> <p>2. The rear <u>setback area</u> is to be landscaped and free of any above or below ground structures.</p> <p>3. On land zoned R2 Low Density Density where there is a 6m rear boundary setback, above and below ground structures and <u>private open space</u>, including <u>basement</u> carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear <u>building</u> setback.</p>	<p>The existing rear setback of 10.5m to the rear deck will be maintained with no changes.</p> <p>The development is compliant.</p>

Part C Siting Factors	
<p><b>C2 – Traffic, Access and Safety</b></p> <p>1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</p> <p>2. Vehicle access is to be obtained from minor streets and lanes where available and practical.</p> <p>3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale <u>Road</u> or Forest Way.</p> <p>4. Vehicle crossing approvals on public roads are to be in accordance with <u>Council's</u> 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 <u>Council's</u> Minor works specification.</p>	<p>No change to existing vehicular or pedestrian access to the site are proposed.</p>
<p><b>C3 – Parking Facilities</b></p> <p>1. The following design principles shall be met:</p> <ul style="list-style-type: none"> <li>• Garage doors and carports are to be integrated into the house design and to not dominate the <u>façade</u>. Parking is to be located within buildings or on site.;</li> <li>• Laneways are to be used to provide rear access to carparking areas where possible;</li> <li>• Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments;</li> <li>• Parking is to be located so that views of the street from front windows are not obscured; and</li> <li>• Where garages and carports face the street, ensure that the garage or</li> </ul>	<p>The site contains two carparking spaces within the existing double garage</p> <p>The DCP required two spaces for a dwelling house. These parking spaces will be maintained.</p>



<p>carport opening does not exceed 6 metres or 50% of the <u>building</u> width, whichever is the lesser.</p> <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"> <li>• the land use;</li> <li>• the hours of operation;</li> <li>• the availability of public transport;</li> <li>• the availability of alternative car parking; and</li> <li>• the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.</li> </ul> <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><b>C4 – Stormwater</b></p> <ol style="list-style-type: none"> <li>1. Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, <u>watercourse</u>, stream, lagoon, lake and <u>waterway</u> or the like.</li> <li>2. The stormwater <u>drainage</u> systems for all developments are to be designed, installed and maintained in accordance with <u>Council's</u> Water Management Policy.</li> </ol>	<p>The development will not increase the amount of impervious area on the site and all stormwater will be connected to existing infrastructure.</p>

<p><b>C5 – Erosion and Sedimentation</b></p> <ol style="list-style-type: none"> <li>1. All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised.</li> <li>2. Any erosion and sedimentation is to be managed at the source.</li> <li>3. Erosion, sediment and pollution controls including water discharge from the site must comply with <u>Council's</u> Water Management Policy.</li> <li>4. An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of up to 2500m<sup>2</sup> of land.</li> <li>5. Soil and Water Management Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of more than 2500m<sup>2</sup> of land.</li> </ol>	<p>No earthworks are proposed and erosion control will not be required.</p>
<p><b>C7 – Excavation and Landfill</b></p> <ol style="list-style-type: none"> <li>1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</li> <li>2. <u>Excavation</u> and landfill works must not result in any adverse impact on adjoining land.</li> <li>3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</li> <li>4. <u>Excavation</u> and landfill shall not create siltation or pollution of waterways and <u>drainage</u> lines, or degrade or destroy the natural environment.</li> <li>5. Rehabilitation and revegetation techniques shall be applied to the <u>fill</u>.</li> </ol>	<p>No excavation or landfill is proposed as a part of the development.</p>

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.	
<b>Part D Design</b>	
<b>D1 – Landscaped Open Space and Bushland Setting</b>  1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and <u>Bushland</u> Setting. To measure the area of landscaped open space: <ul style="list-style-type: none"> <li>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;</li> <li>b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;</li> <li>c) Landscaped open space must be at <u>ground level (finished)</u>; and</li> <li>d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.</li> </ul>	No change is proposed to the existing landscaping or landscaped areas. The existing landscaped area is 384.48m <sup>2</sup> (55%)  Landscaping is compliant with the required 40%.
<b>D2 – Private Open Space</b>  35m <sup>2</sup> with a minimum dimension of 3m	The site complies with this requirement. No alteration to existing open space is proposed.
<b>D3 – Noise</b>  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 <u>NSW Industrial Noise Policy</u> at the receiving boundary of residential and other noise	No plant or machinery is proposed that would create any noise levels that exceed the requirements of this clause.

<p>sensitive land uses.</p> <p>See also NSW Industrial Noise Policy Appendices</p> <p>2. Development near existing noise generating activities, such as <u>industry</u> and roads, is to be designed to mitigate the effect of that noise.</p> <p>3. <u>Waste</u> collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.</p> <p>4. Where possible, locate noise sensitive rooms such as bedrooms and <u>private open space</u> away from noise sources. For example, locate kitchens or service areas closer to busy <u>road</u> frontages and bedrooms away from <u>road</u> frontages.</p> <p>5. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.</p>	
<p><b>D6 – Access to Sunlight</b></p> <p>1. Development should avoid unreasonable overshadowing any public open space.</p> <p>2. At least 50% of the required area of <u>private open space</u> of each <u>dwelling</u> and at least 50% of the required area of <u>private open space</u> of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p>	<p>The submitted shadow diagrams show that the proposed additions will result in a negligible additional overshadowing of the adjacent properties in winter months.</p>
<p><b>D7 – Views</b></p> <p>1. Development shall provide for the reasonable sharing of views.</p>	<p>No views will be impacted upon by the proposal and the planning principles within <i>Tenacity Consulting v Warringah Council</i> (2004) NSWLEC 140 do not warrant further consideration.</p>



<p><b>D8 – Privacy</b></p> <ol style="list-style-type: none"> <li>1. <u>Building</u> layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</li> <li>2. Orientate living areas, habitable rooms and windows to <u>private open space</u> areas or to the street to limit overlooking.</li> <li>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.</li> <li>4. The windows of one <u>dwelling</u> 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.</li> <li>5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal <u>private open space</u> of a lower apartment from overlooking from an upper apartment.</li> </ol>	<p>No new windows are proposed that would look sideways over adjacent properties.</p> <p>Side windows are proposed for the North West elevation of the Lower Ground floor however topography will restrict any potential views to adjacent dwellings.</p> <p>Views into adjacent properties are possible from the renovated balcony area and to mitigate against any potential impacts, privacy screening is proposed.</p> <p>It is not considered that the development will result in any adverse privacy impacts.</p>
<p><b>D9 – Building Bulk</b></p> <ol style="list-style-type: none"> <li>1. Side and rear setbacks are to be progressively increased as wall height increases.</li> <li>2. Large areas of continuous wall planes are to be avoided by varying <u>building</u> setbacks and using appropriate techniques to provide visual relief.</li> <li>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 <u>fill</u> reduced by designs which minimise the <u>building</u> footprint and allow the <u>building</u> mass to step down the slope. In</li> </ol>	<p>The only external change to the building bulk is the provision of a retractable awning and pergola to the existing verandah.</p> <p>This structure is lightweight in construction and is not considered to result in any excessively bulky elements.</p>

<p>particular:</p> <p>The amount of <u>fill</u> is not to exceed one metre in depth.</p> <p><u>Fill</u> is not to spread beyond the footprint of the <u>building</u>.</p> <p><u>Excavation</u> of the landform is to be minimised.</p> <p>4. <u>Building</u> height and scale needs to relate to topography and site conditions.</p> <p>5. Orientate development to address the street.</p> <p>6. Use colour, materials and surface treatment to reduce <u>building</u> bulk.</p> <p>7. Landscape plantings are to be provided to reduce the visual bulk of new <u>building</u> and works.</p> <p>8. Articulate walls to reduce <u>building</u> mass.</p>	
<p><b>D10 – Building Colours and Materials</b></p> <p>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.</p> <p>2. The colours and materials of development on sites adjoining, or in close proximity to, <u>bushland</u> areas, waterways or the beach must blend in to the natural landscape.</p> <p>3. The colours and materials used for <u>alterations and additions</u> to an existing structure shall complement the existing external <u>building façade</u>.</p>	<p>The development is not in a highly visible area.</p>

<p><b>D11 – Roofs</b></p> <p>1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</p> <p>2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</p> <p>3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</p> <p>4. Roofs shall incorporate eaves for shading.</p> <p>5. Roofing materials should not cause excessive glare and reflection.</p> <p>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 <u>building</u>.</p>	<p>1. N/A</p> <p>2. The existing roof pitch will remain unaltered. The pergola structure is lite weight in form and contains a retractable pergola. This new structure will compliment the existing building and will not dominate the streetscape.</p> <p>3. The roof structure is currently articulated by balconies and verandahs. A pergola is proposed for the existing balcony that will further break up the roof structure.</p> <p>4. Eaves are incorporated in the design of the sunroom.</p> <p>5. Roofing materials will be unchanged.</p> <p>6. N/A</p>
<p><b>D12 – Glare and Reflection</b></p> <p>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 <u>building</u> and its neighbours;</p> <ul style="list-style-type: none"> <li>• Minimising the lit area of <u>signage</u>;</li> <li>• Locating the light source away from adjoining properties or boundaries; and</li> <li>• Directing light spill within the site.</li> </ul> <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"> <li>• Indirect lighting;</li> </ul>	<p>1. No artificial light sources will be directed external of the site.</p> <p>2. As noted above, no artificial lighting external to the building is proposed and no adverse impact is envisaged on surrounding properties.</p>

<ul style="list-style-type: none"> <li>• Controlling the level of illumination; and</li> <li>• Directing the light source away from view lines.</li> </ul> <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"> <li>• Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones;</li> <li>• Orienting reflective materials away from properties that may be impacted;</li> <li>• Recessing glass into the <u>façade</u>;</li> <li>• Utilising shading devices;</li> <li>• Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and</li> <li>• Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.</li> </ul>	<p>3. No change is proposed to the existing tile roof</p>
<p><b>D14 – Site Facilities</b></p> <p>1. Site facilities including <u>garbage</u> 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"> <li>• <u>Waste</u> and recycling bin enclosures are to be durable, integrated with the <u>building</u> design and site landscaping, suitably screened from public places or streets and located for convenient access for collection;</li> <li>• 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;</li> <li>• <u>Garbage</u> areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of</li> </ul>	<p>1. Adequate garbage storage and clothes drying facilities exist on site and are convenient and practical for residents.</p> <p>These facilities are not visible from public spaces.</p> <p>The existing mail box on Haigh Avenue will be retained.</p>



<p>containers;</p> <ul style="list-style-type: none"> <li>• Landscaping is to be provided to reduce the impact of all <u>garbage</u> 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</li> <li>• Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.</li> </ul>	
<p><b>D20 – Safety and Security</b></p> <ol style="list-style-type: none"> <li>1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</li> <li>2. Service areas and access ways are to be either secured or designed to allow casual surveillance.</li> <li>3. There is to be adequate lighting of entrances and pedestrian areas.</li> <li>4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety.</li> <li>5. Entrances to buildings are to be from public streets wherever possible.</li> <li>6. For larger developments, a site management plan and formal <u>risk</u> assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required. This is relevant where, in <u>Council</u>'s opinion, the proposed development would present a crime, safety or security <u>risk</u>. See <u>Crime Prevention and Assessment of Development Applications – Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979</u> prepared by the Department of Urban Affairs and Planning (now Department of</li> </ol>	<ol style="list-style-type: none"> <li>1. The proposal will enhance the existing casual surveillance of the street through increased usage of the deck area..</li> <li>2. N/A</li> <li>3. The development can comply with this clause.</li> <li>4. N/A</li> <li>5. All site entrances are via the public street and are visible.</li> <li>6. N/A</li> </ol>

<p>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"> <li>a) Maximising the glazed <u>shop</u> front on the ground level so that views in and out of the <u>shop</u> can be achieved;</li> <li>b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance;</li> <li>c) Locating high use rooms to maximise casual surveillance;</li> <li>d) Clearly displaying the street number on the front of the <u>building</u> in pedestrian view; and</li> <li>e) Ensuring <u>shop</u> fronts are not obscured by planting, <u>signage</u>, awnings and roller shutters.</li> </ul>	<p>7. The front façade will remain largely unchanged. The refurbishment of the front balcony and introduction of a covered pergola will encourage greater use of the area leading to increased levels of passive surveillance of the street.</p>
<p><b>D21 – Provision and Location of Utility Services</b></p> <p>1. If a proposed development will involve a need for them, <u>utility services</u> must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and <u>drainage</u>.</p> <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> <p>3. Where possible, underground <u>utility services</u> such as water, gas, telecommunications, electricity and gas are to be provided in a common trench. The main advantages for this are:</p> <ul style="list-style-type: none"> <li>a) A reduction in the number of trenches required;</li> </ul>	<p>1. The site is fully serviced by water, gas, telecommunications and electricity, sewage and drainage.</p> <p>2. N/A</p> <p>3. The site is currently serviced and no augmentation or new connections will be required.</p>

<p>b) An accurate location of services for <u>maintenance</u>;</p> <p>c) Minimising the conflict between services;</p> <p>d) Minimising land required and cost;</p> <p>4. The location of <u>utility services</u> should take account of and minimise any impact on natural features such as <u>bushland</u> and natural watercourses.</p> <p>5. Where natural features are disturbed the soil profile should be restored and landscaping and <u>tree</u> planting should be sited and selected to minimise impact on services, including existing overhead cables.</p> <p>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 <u>site area</u>.</p> <p>7. Habitable buildings must be connected to Sydney Water's <u>sewerage system</u> where the density is one <u>dwelling</u> per 1050 square metres or greater.</p> <p>8. On land where the density is less than one <u>dwelling</u> per 1050 square metres, and where connection to Sydney Water is not possible, <u>Council</u> 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.</p>	<p>4. Existing services will not be relocated or disturbed.</p> <p>5. N/A</p> <p>6. N/A</p> <p>7. The site is currently connected to reticulated sewer and water.</p> <p>8. N/A</p>
<p><b>D22 – Conservation of Energy and Water</b></p> <p>1. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.</p>	<p>1. The proposed dwelling will receive adequate levels of access to solar energy.</p>

<p>2. Site layout and structures are to allow for reasonable <u>solar access</u> for the purposes of water heating and electricity generation and maintain reasonable <u>solar access</u> to adjoining properties.</p> <p>3. Buildings are to be designed to minimize energy and water consumption.</p> <p>4. Landscape design is to assist in the conservation of energy and water.</p> <p>5. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.</p> <p>6. All development must comply with <u>Council's</u> Water Management Policy.</p>	<p>2. The proposal will not impact on the solar access to adjoining properties.</p> <p>3. The small scale of the alterations will not result in the excessive consumption of water and energy.</p> <p>4. No change to the existing site landscaping is proposed.</p> <p>5. Stormwater disposal will be consistent with the existing site stormwater system.</p> <p>6. Noted.</p>
<b>Part E The Natural Environment</b>	
<b>E1 – Preservation of Trees or Bushland Vegetation</b>	No vegetation will be removed to facilitate the alterations to the dwelling.
<b>E2 – Protected Vegetation</b>	No vegetation will be removed to facilitate the alterations to the dwelling.
<b>E6 – Retaining unique environmental features</b>	No modification to any environmental features of the land will occur as a result of this development.
<b>E10 – Landslip Risk</b>  i) For land identified as being in Area B:  A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/engineering geologist and must be submitted	<p>The development is located within Area B – Flanking Slopes 5 - 25 degrees.</p> <p>The proposed alterations constitute minor additions. No ground works are required and it is considered for a minor change such as this that the requirement for a geotechnical slope stability report would be onerous.</p>

<p>with the development application.</p> <p>If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application.</p> <p>Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.</p>	<p>The proposal will not create any new areas of cut, nor will impervious areas be increased. It is considered that in this instance council support the request to waive the Geotech report.</p>
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## **5. Conclusion**

This proposal is for the alteration and addition to an existing dwelling on an R2 – Low Density Residential zoned parcel of land.

The proposal is considered to be consistent with the provisions of the Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011.

Furthermore, the proposal is considered to have no adverse impacts upon the environment or the general locality or surrounding properties.

Councils support to the proposal is therefore requested.