

untapped **PLANNING**

Statement of Environmental Effects

“Alterations and Additions to a Dwelling”

65 Suffolk Avenue, Collaroy

Lot 57 DP 212835

Prepared for: James and Juliet Algar

Ref: 072006

Date: August 2020

Table of Contents

1.	Executive Summary	3
1.1	Introduction	3
1.2	Site Details	3
1.3	Purpose of the Report	4
2.	Proposed Development	5
2.1	Proposal Objectives	5
2.2	Summary of Development	5
3.	Characteristics of the Site and Locality	6
3.1	The Site	6
3.2	The Locality	6
3.3	Land Uses	7
3.4	Topography	8
3.5	Contamination and Geotechnical Considerations	8
3.5.1	Contamination	8
3.5.2	Acid Sulfate Soils	8
3.5.3	Land Slip	8
3.6	Vegetation	8
3.7	Bushfire	9
3.8	European and Aboriginal Archaeological Heritage	9
3.9	Traffic, Access and Road Network	10
3.10	Coastal Zone	10
3.11	Services and Utilities	10
4.	Planning Controls	11
4.1	State Planning Controls	11
4.2	Local Planning Controls	12
5.	Conclusion	31

1. Executive Summary

1.1 Introduction

Untapped Planning has been commissioned by James and Juliet Algar to prepare a Development Application (DA) and accompanying Statement of Environmental Effects the alteration and addition on and existing Dwelling on Lot 57 DP 212835 at 65 Suffolk Avenue, Collaroy.

1.2 Site Details

The subject site comprises Lot 57 DP 212835 with a street address of 65 Suffolk Avenue, Collaroy.

The site has a total combined area of 706.7m², with a street frontage of 17.13m to Suffolk 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

2.1 Proposal Objectives

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

2.2 Summary of Development

The proposed development involves alterations and addition of an existing dwelling.

The proposed alterations and additions consist of,

- Double garage addition to the front of the dwelling to replace the existing single carport structure.
- Addition to the existing garage and conversion to a gym.
- Modification of the existing driveway including small retaining walls.

3. Characteristics of the Site and Locality

3.1 The Site

The subject site comprises Lot 57 DP 212835, and is known as 65 Suffolk Avenue, Collaroy.

The site has a combined total area of 706.7m², with a street frontage of 17.13m to Suffolk Avenue.

Existing on the site is a two storey brick and weatherboard dwelling house, attached garage and swimming pool.

The site is considered to have a gentle slope to the rear.



Figure 3: Suffolk Avenue Street Frontage

3.2 The Locality

The subject site is located on the southern side of Walker Avenue.

Suffolk avenue forms the top of a ridge that falls to the north to Narrabeen and south to Dee Why

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 storey brick and weatherboard residence and associated attached garage and pool to the rear of the site.

Site vehicular access is from the street frontage to a single garage at the side of the dwelling.

Vegetation on site is largely confined to its front street setback. This vegetation comprises three trees and some ornamental palms.

Th existing trees at the front of the site will be retained by the proposal however the palm trees are proposed to be removed.

3.4 Topography

The site has a gentle fall to the rear.

Some minor cut and retaining will be required to facilitate the upgraded driveway. The proposed retaining walls will not exceed 600mm in height.

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.

No works are proposed that will require excavation or disturbance of the soil, the development will not lower the water table, nor will it result in the disturbance of Acid Sulfate Soils and as such no further assessment of Acid Sulfate Soils is considered necessary.

3.5.3 Land Slip

The development site is identified as being within Area D – Collaroy Plateau Area Flanking Slopes 5 to 15 degrees.

The proposed garage addition sits to the front of the existing dwelling on a level area of the site. The structure is of small scale and requires minimal site modification.

Given that the proposed garage addition is a minor structure that will occupy a level area at the front of the existing dwelling it is not considered that the proposal will result in the additional risk of landslip. It is sought that no geotechnical investigations are warranted given the retention of the existing structure and minor scale of the addition.

3.6 Vegetation

The site contains minimal vegetation. Within the front setback area are nine trees of varying importance.

The alterations and additions to the dwelling will require the removal some of the trees on the site and as such an Arborist Report has been prepared by Naturally Tees.

Appendix 2 of the report, reproduced below, identifies the 9 trees in the front setback and identified not only their importance, but also those to be removed.

APPENDIX 2

Tree schedule

NOTE: Colour annotation is AA & A trees with green background; Z & ZZ trees with blue background; trees to be removed in red text.

No.	Genus species	Height	Spread	DBH	TPZ	Foliage %	Age class	Defects/Comments	Location	Services	Significance	Tree AZ
1	<i>Jacaranda mimosifolia</i>	7	6	300	3.6	70%	M	Nil	Grass	Nil	M	Z3
2	<i>Melaleuca quinquenervia</i>	9	9	500	6.0	80%	M	Nil	Garden	Nil	H	A1
3	<i>Lophostemon confertus</i>	9	9	400	4.8	80%	M	Nil	Garden	Nil	H	A1
4	<i>Jacaranda mimosifolia</i>	7	6	300	3.6	70%	M	Nil	Garden	Nil	M	Z3
5	<i>Plumeria rubra</i>	3	3	150	2.0	80%	M	Nil	Garden	Nil	L	Z1
6	<i>Archontophoenix alexandrae</i>	9	3	250	2.0	90%	M	Nil	Garden	Driveway	M	Z3
7	<i>Archontophoenix alexandrae</i>	9	3	250	2.0	90%	M	Nil	Garden	Driveway	M	Z3
8	<i>Archontophoenix alexandrae</i>	9	3	250	2.0	90%	M	Nil	Garden	Driveway	M	Z3
9	<i>Howea forsteriana</i>	4	3	150	2.0	90%	M	Nil	Garden	Driveway	M	Z3

Page 15 of 25

Report on trees at 65 Suffolk Avenue, Collaroy for James & Juliet Algar

Ref: Algar_AIA and MS – 31/07/2020

Naturally Trees Arboricultural Consulting ©

www.naturallytrees.com.au



Figure 5: Appendix 2 of Arborist Report prepared by Naturally Trees

The report concluded that six low category trees will be lost due to the proposal. These trees are exempt from the provisions of the Northern Beaches Council Tree Preservation Order.

The retention of the significant trees on the site will ensure that the amenity of the immediate locality will not be adversely impacted upon.

In order to ensure that these trees are not impacted upon by the works, tree protection is proposed to protect the trees notated as AA and A trees.

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 Suffolk Avenue.

The existing site vehicular access will remain unchanged by this proposal.

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 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 Environmental Planning Policies are applicable to this development.

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 6.

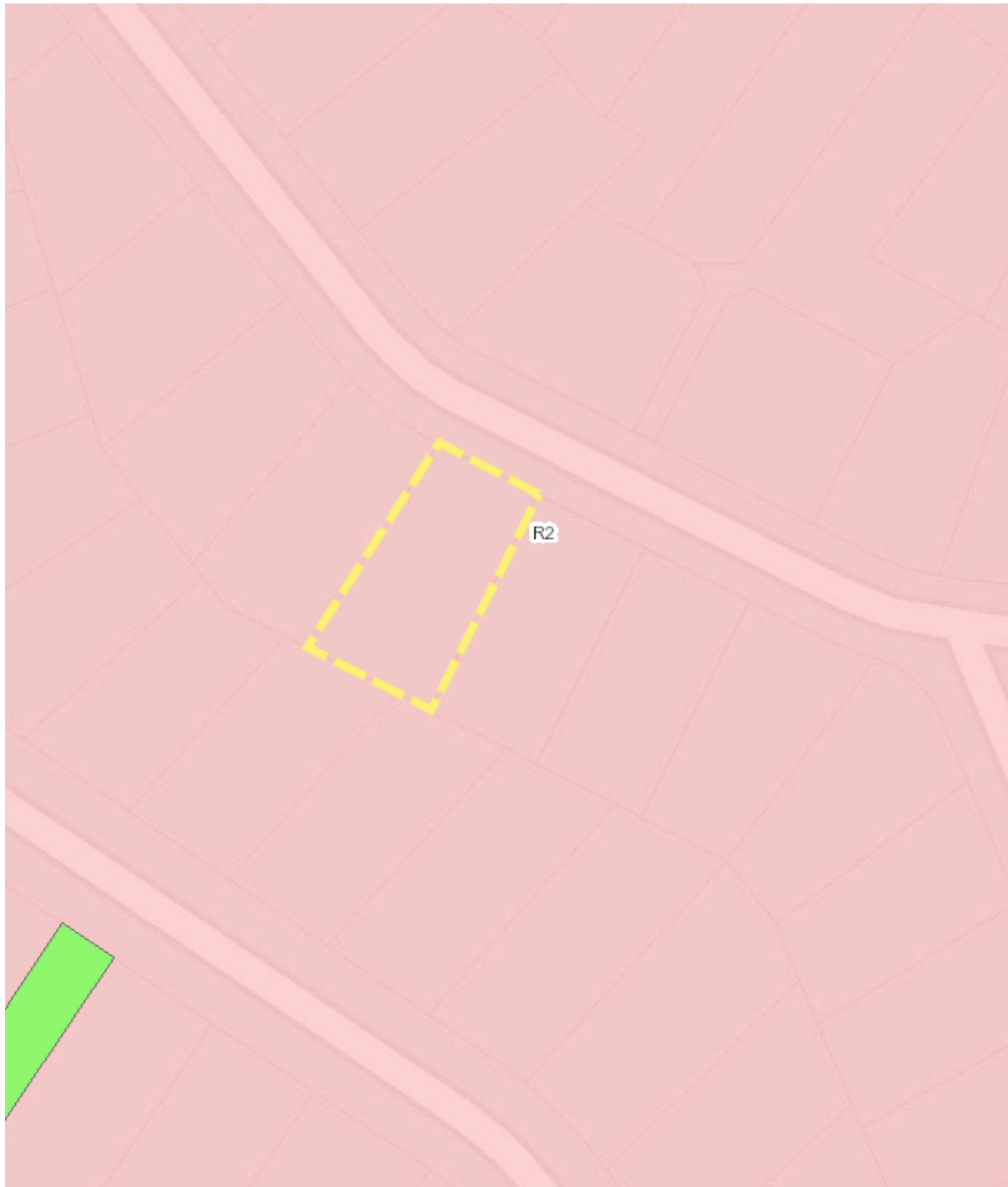


Figure 6: Site Zoning under Warringah Local Environmental Plan 2011

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 comply with this requirement having a maximum height of 4m.

It is noted that the existing ridge height of the dwelling is 7.5m, well under the development standard. The proposed additions will be under this height.

Part 6 - Additional Local Provisions

Clause 6.1 Acid Sulfate Soils

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

No works are proposed that will require excavation or disturbance of the soil and as such it is considered that no further assessment of Acid Sulfate Soils is warranted by this proposal.

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 D –Collaroy Plateau Flanking Slopes 5 to 15 degrees 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.

Part B Built Form Controls	
B1 – Wall Heights 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 wall heights exceed 7.2m. the maximum wall height proposed complies at 2.8m.
B3 – Side Boundary Envelope 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">• 4 metres, or• 5 metres as identified on the map.	The maximum wall height is 2.8m with a side setback of 900mm.
B5 – Side Boundary Setbacks 1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map. 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.	1. The site is mapped as having a 900mm side setback requirement. The proposed garage is sited to the front of the existing garage and will match the existing setback at this corner of 900mm. The new structure will be angled to remain parallel with the side boundary and ensure the 900mm side setback is maintained. 2. The side setback area is free of any structures and site facilities other than the existing driveway.

<p>B7 – Front Boundary Setbacks</p> <ol style="list-style-type: none"> 1. Development is to maintain a minimum setback to <u>road</u> frontages. 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. 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>The site requires a front setback of 6.5m.</p> <p>The garage addition will be compliant having a front setback of 11.2m.</p>
<p>B9 – Rear Boundary Setbacks</p> <ol style="list-style-type: none"> 1. Development is to maintain a minimum setback to rear boundaries. 2. The rear <u>setback area</u> is to be landscaped and free of any above or below ground structures. 3. On land zoned R3 Medium Density where there is a 6m rear boundary setback, above and below ground structures and <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>No change to the rear setbacks will occur.</p>

Part C Siting Factors

C2 – Traffic, Access and Safety

1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.
2. Vehicle access is to be obtained from minor streets and lanes where available and practical.
3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.
4. Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315.
5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.

No change to location of the existing vehicular or pedestrian access to the site are proposed.

The existing driveway is proposed to widen upon entry to the site to facilitate the double garage. The driveway width at the front boundary will remain unchanged.

C3 – Parking Facilities

1. The following design principles shall be met:
 - Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.;
 - Laneways are to be used to provide rear access to carparking areas where possible;
 - Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments;
 - Parking is to be located so that views of the street from front windows are not obscured; and
 - Where garages and carports face the street, ensure that the garage or

The site contains two carparking spaces in the form of an existing single garage and carport.

The DCP required two spaces for a dwelling house. These parking spaces will be maintained. The proposed double garage will mean parking spaces are side by side and not stacked.

<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"> • the land use; • the hours of operation; • the availability of public transport; • the availability of alternative car parking; and • the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles. <p>4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</p>	
<p>C4 – Stormwater</p> <ol style="list-style-type: none"> 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. 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. 	<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>C5 – Erosion and Sedimentation</p> <ol style="list-style-type: none"> 1. All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised. 2. Any erosion and sedimentation is to be managed at the source. 3. Erosion, sediment and pollution controls including water discharge from the site must comply with <u>Council's</u> Water Management Policy. 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 2500m² of land. 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 2500m² of land. 	<p>Small amounts of site reshaping and retaining will be required in the front setback to facilitate the upgraded driveway.</p> <p>Erosion and sediment controls will be in place to ensure erosion and sediment is contained on site.</p>
<p>C7 – Excavation and Landfill</p> <ol style="list-style-type: none"> 1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation. 2. <u>Excavation</u> and landfill works must not result in any adverse impact on adjoining land. 3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work. 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. 5. Rehabilitation and revegetation techniques shall be applied to the <u>fill</u>. 	<p>Small amounts of excavation are proposed to facilitate the upgraded driveway entrance.</p> <p>The works will have no impact on adjacent lands.</p> <p>All cuts will be retained with walls not exceeding 600mm.</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.	
Part D Design	
D1 – Landscaped Open Space and Bushland Setting 1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and <u>Bushland</u> Setting. To measure the area of landscaped open space: <ul style="list-style-type: none"> a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation; b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; c) Landscaped open space must be at <u>ground level (finished)</u>; and d) The minimum soil depth of land that can be included as landscaped open space is 1 metre. 	<p>The site is mapped as 40% landscaping. Due to the modification to the driveway access a small amount of landscape area will be impacted upon.</p> <p>The site has 295.54m² of landscaped open space equating to 41.8% of the site.</p> <p>Post development the site will be compliant with the control having 282.69m² or 40% landscaping.</p>
D2 – Private Open Space 35m ² with a minimum dimension of 3m	<p>The site complies with this requirement. Existing open space will remain unchanged.</p>
D3 – Noise 1. Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the <u>NSW Industrial Noise Policy</u> at the receiving boundary of residential and other noise	<p>No plant or machinery is proposed that would create any noise levels that exceed the requirements of this clause.</p>

<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>D6 – Access to Sunlight</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 negligible impacts to the adjoining dwelling.</p>
<p>D7 – Views</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 Tenacity Consulting v Warringah Council (2004) NSWLEC 140 do not warrant further consideration.</p>

<p>D8 – Privacy</p> <ol style="list-style-type: none"> 1. <u>Building</u> layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties. 2. Orientate living areas, habitable rooms and windows to <u>private open space</u> areas or to the street to limit overlooking. 3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass. 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. 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. 	<p>The proposed garage has no windows overlooking the adjacent dwelling.</p> <p>It is considered that the proposal will have no privacy impacts.</p>
<p>D9 – Building Bulk</p> <ol style="list-style-type: none"> 1. Side and rear setbacks are to be progressively increased as wall height increases. 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. 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 	<p>The proposed addition is single storey and will contribute minimal bulk to the overall development.</p> <p>The existing development does not incorporate large areas of continuous wall planes and complies with height and setback controls. The proposed garage addition will also be consistent with these controls.</p> <p>Site cut is proposed in the existing driveway area, however, is minimal in scale and limited in area. Retaining walls proposed would have a maximum height of 600mm.</p> <p>It is considered that the building bulk and massing are consistent with the requirements of this clause.</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>D10 – Building Colours and Materials</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, however the walls will be rendered and finished to match the existing walls.</p>

<p>D11 – Roofs</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 proposed roof is consistent with roof pitches within the existing streetscape.</p> <p>3. The roof structure is minor in size and does not result in any adverse visual impacts to the streetscape.</p> <p>4. Eaves are incorporated in the design.</p> <p>5. Roofing materials will be of low reflectivity.</p> <p>6. N/A</p>
<p>D12 – Glare and Reflection</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"> • Minimising the lit area of <u>signage</u>; • Locating the light source away from adjoining properties or boundaries; and • Directing light spill within the site. <p>2. Any glare from artificial illumination is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> • Indirect lighting; • Controlling the level of illumination; and • Directing the light source away from view lines. 	<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>

<p>3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> • Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones; • Orienting reflective materials away from properties that may be impacted; • Recessing glass into the <u>façade</u>; • Utilising shading devices; • Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and • Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls. 	<p>3. Roofing materials will be colored so as to mitigate against the reflection of sunlight from the roof.</p> <p>No other reflective materials are incorporated into the design.</p>
<p>D14 – Site Facilities</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"> • <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; • 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; • <u>Garbage</u> areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers; • Landscaping is to be provided to reduce the impact of all <u>garbage</u> and recycling enclosures. They are to be located away from 	<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 Suffolk Avenue will be retained.</p>

<p>habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and</p> <ul style="list-style-type: none"> • Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable. 	
<p>D20 – Safety and Security</p> <p>1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</p> <p>2. Service areas and access ways are to be either secured or designed to allow casual surveillance.</p> <p>3. There is to be adequate lighting of entrances and pedestrian areas.</p> <p>4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety.</p> <p>5. Entrances to buildings are to be from public streets wherever possible.</p> <p>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's</u> 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 Planning).</p> <p>7. Buildings are to be designed to allow casual surveillance of the street, for example by:</p> <p>a) Maximising the glazed <u>shop</u> front on the</p>	<p>1. The proposal will not change the existing casual surveillance of the street.</p> <p>2. N/A</p> <p>3. The development can comply with this clause.</p> <p>4. N/A</p> <p>5. All site entrances are via the public street and are visible.</p> <p>6. N/A</p>

<p>ground level so that views in and out of the <u>shop</u> can be achieved;</p> <p>b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance;</p> <p>c) Locating high use rooms to maximise casual surveillance;</p> <p>d) Clearly displaying the street number on the front of the <u>building</u> in pedestrian view; and</p> <p>e) Ensuring <u>shop</u> fronts are not obscured by planting, <u>signage</u>, awnings and roller shutters.</p>	<p>7. The front façade will remain unchanged resulting in the maintenance of the existing levels of street surveillance.</p>
<p>D21 – Provision and Location of Utility Services</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> <p>a) A reduction in the number of trenches required;</p> <p>b) An accurate location of services for <u>maintenance</u>;</p> <p>c) Minimising the conflict between services;</p>	<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>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>D22 – Conservation of Energy and Water</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>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</p>	<p>1. The proposed dwelling will receive adequate levels of access to solar energy.</p> <p>2. The proposal will not impact on the solar access to adjoining properties.</p>

<p>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>3. The small scale of the building design 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>
Part E The Natural Environment	
E1 – Preservation of Trees or Bushland Vegetation	<p>The alterations and additions to the dwelling will require the removal some of the trees on the site.</p> <p>Vegetation removal is discussed in section 3.6 of this report.</p>
E2 – Protected Vegetation	<p>No protected vegetation will be removed to facilitate the alterations to the dwelling.</p>
E6 – Retaining unique environmental features	<p>No modification to any environmental features of the land will occur as a result of this development.</p>
<p>E10 – Landslip Risk</p> <p>i) For land identified as being in Area D:</p> <p>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 with the development application.</p>	<p>The development is located within Area D – Collaroy Plateau Area Flanking Slopes 5 to 15 degrees.</p> <p>Given that the proposed garage addition is a minor structure that will occupy a level area at the front of the existing dwelling it is not considered that the proposal will result in the additional risk of landslip. It is sought that no geotechnical investigations are warranted</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>given the retention of the existing structure and minor scale of the addition.</p>
---	---

5. Conclusion

This proposal is for the addition to an existing dwelling to facilitate the alteration and addition of 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.