

DCP Assessment Table

Proposed Additions and Alterations to an Existing Dwelling House
12 Worrobil Street, North Balgowlah



| Warringah Development Control Plan 2011 (WDCP 2011) Assessment | | |
|---|-----------------------------|--|
| Development Control | Compliance | Planning Assessment Comment |
| Part B Built Form Controls | | |
| B1 Wall Heights <i>1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).</i> | YES | No walls exceed 7.2 metres from ground level to the underside of the ceiling. The wall heights from ground level do not exceed 5.9m. |
| B3 Side Boundary Envelope <i>1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:</i> <ul style="list-style-type: none"> • 4 metres, or • 5 metres <i>as identified on the map.</i> <i>2. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side boundary envelope</i> | APPROPRIATE ON MERIT | The Side Boundary envelope is 45 degrees at a height of 4 meters. The architectural plans at Appendix 1 outline that the building is not within this envelope although it is to be noted that there is no proposed changed to the existing building envelope. |
| B5 Side Boundary Setbacks <i>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.</i> <i>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.</i> | YES | <p>The DCP setback for this site is 0.9m</p> <p>It is to be noted that the existing side setback for the house is 1.2m which runs along both the eastern and western boundary and is not proposed to be altered.</p> |
| B7 Front Boundary Setbacks | YES | The Site has a 6.5m front setback requirement under the DCP. |



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12 Worrobil Street, North Balgowlah



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| 1. Development is to maintain a minimum setback to road frontages. | | The building is located 12m from the front boundary and therefore is compliant with Section B7 of the WDCP2011. |
| 2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences. | YES | The front boundary setback area will be extensively landscaped and will only consist of planted areas, planting boxes, the driveway and garbage storage areas. |
| 3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways. | YES | The primary frontage is to Worrobil Street, and the area is predominately landscaping and the driveway access. |
| 4. For land zoned E3 and not having frontage to Kamber Road or Kimbriki Road the minimum front building setback area is to be densely landscaped using locally occurring species of canopy trees and shrubs and free of any structures, carparking or site facilities other than driveways, letterboxes and fences. | N/A | The Site is not zoned E3. |
| B9 Rear Boundary Setbacks 1. Rear boundary setbacks will be determined on a merit basis and will have regard to: • streetscape; • amenity of surrounding properties; and • setbacks of neighbouring development | YES | The Site is subject to a 6m rear setback. The alterations and additions do not seek to alter the existing rear setback on the site. |
| Part C Sitting Factors | | |
| C2 Traffic, Access and Safety <u>Vehicular Access</u> | YES | The proposed new driveway is outlined on the Architectural Plans included at Appendix 1 . |



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| 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. | | There are no proposed changes to the driveways size or location. |
| 3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way. | N/A | The Site is not located in this area or under the B7 zone. |
| 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. | N/A | The Site is not located on a public road. |
| 5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification. On-site loading and unloading | N/A | There is no proposed change to the existing vehicle crossing or driveway. |
| 6. Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: appropriate to the size and nature of the development; screened from public view; and designed so that vehicles may enter and leave in a forward direction. | N/A | There are no loading service areas on the Site. |
| 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 | YES | The garage design has been incorporated into the front façade of the design of the house to allow for onsite parking. The garage does not exceed 6m in length and is a maximum 4.6m. |



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| <i>the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.</i> | | |
| <i>2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</i> <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. | YES | The land use of the Site as a dwelling house has been taken into account which will provide suitable off street parking for the residents and their guests using the property. |
| <i>3. Carparking, other than for individual dwellings, shall :</i> <ul style="list-style-type: none">• Avoid the use of mechanical car stacking spaces;• Not be readily apparent from public spaces;• Provide safe and convenient pedestrian and traffic movement;• Include adequate provision for manoeuvring and convenient access to individual spaces;• Enable vehicles to enter and leave the site in a forward direction;• Incorporate unobstructed access to visitor parking spaces;• Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places;• Provide on site detention of stormwater, where appropriate; and• Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1. | YES | The driveway area has been extended to allow for adequate manoeuvring space for vehicles to access the garage space. |
| <i>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</i> | YES | 2 spaces are required per dwelling under the WDCP2011 which are provided within the Site under this proposal. |



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| <i>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.</i> | | |
| <i>5. Adequate provision for staff, customer and courier parking, and parking and turning of vehicles with trailers must be provided if appropriate to the land use.</i> | N/A | The property does not require staff or customer parking. |
| <i>6. For bulky goods premises adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking must be provided.</i> | N/A | The property is not a bulky good premises. |
| <i>7. Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.</i> | N/A | There is no accessible parking required for the dwelling house. |
| <i>8. For Forest Way Village car parking at ground level is to be provided for individual units.</i> | N/A | The Site is not located within Forest Way Village. |
| C4 Storm Water <i>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</i> | YES | Stormwater Details have been provided at Appendix 12 to demonstrate the provided stormwater connections to be utilised on the Site. The Plans include the development of new stormwater pits to reduce stormwater run off on site and minimise downstream flooding and environmental impact. |
| C6 Building over to adjacent to Constructed Council Drainage Easements <i>All development on land containing or adjacent to or proposing to reconstruct/relocate a public drainage system, must comply with Council's Water Management Policy and Building Over or Adjacent to Constructed Council Drainage Systems and Easements technical specifications.</i> | N/A | There are no drainage easements located on the Site. |



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12 Worrobil Street, North Balgowlah



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| <i>Any Council drainage line located within the property may require upgrading and easements created in favour of Council over the drainage line at the applicants expense</i> | | |
| C7 Excavation and Landfill <i>1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</i> | YES | All landfill created will be clean and not contain any contaminated materials. The waste and waste management will be compliant with the relevant legislation. |
| <i>2. Excavation and landfill works must not result in any adverse impact on adjoining land.</i> | YES | A Geotechnical Report is attached at Appendix 4 which outlines the relevant hazards associated with any excavations works on Site. It is anticipated that any excavation and landfill works will not result in any adverse impacts on adjoining land. Further details are provided in Appendix 4 . |
| <i>3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</i> | YES | The Geotechnical Report at Appendix 4 outlines that no geotechnical hazards will be created by the completion of the proposed development and therefore will ensure geological stability with good engineering and building practice. |
| <i>4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</i> | YES | Excavation and landfill will not create siltation or pollution in waterways or drainage lines and will be managed accordingly on Site during construction. |
| <i>5. Rehabilitation and revegetation techniques shall be applied to the fill..</i> | YES | The excavated Site will be revegetated in accordance with Landscaping Plans at Appendix 6 or rebuilt in accordance with Architectural Plans at Appendix 1 . |
| C8 Demolition and Construction <i>All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.</i> | YES | A Waste Management Plan has been attached at Appendix 8 . |
| C9 Waste Management | YES | A Waste Management Plan has been attached at Appendix 8 . |



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| <i>All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan</i> | | |
| Part D Design | | |
| D1 Landscaped Open Space and Bushland Setting 1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space: <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 ground level (finished); and d) The minimum soil depth of land that can be included as landscaped open space is 1 metre. | APPROPRIATE ON MERIT | The Site is subject to 40% landscaping requirements. The Site is able to achieve 37.7% of landscaped open space which utilises to the full extent the available spaces of the Site that are suitable for landscaping. The Landscaping Plans attached at Appendix 6 outline the proposed plant strategy that includes majority of native vegetation in line with the Northern Beaches Planting Guidelines. |
| 2. Where land is shown on DCP Map Landscaped Open Space and Bushland Setting as "Bushland Setting", a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural bushland or landscaped with locally indigenous species. | N/A | The Site is not located within the DCP Map Landscaped Open Space and Bushland Setting. |
| 3. In Cottage Point the relationship of the locality with the surrounding National Park and Cowan Creek waterway will be given top priority by enhancing the spread of indigenous | N/A | The Site is not located in Cottage Point. |



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|--|---|--|--|---|---|---|---|---|------------|---|
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| <i>tree canopy and protecting the natural landscape including rock outcrops and remnant bushland.</i> | | | | | | | | | | |
| D2 Private Open Space 1. Residential development is to include private open space for each dwelling. 2. The minimum area and dimensions of private open space are as follows: <table><tr><td>DWELLING Type</td><td>Area and Minimum Dimensions per dwelling</td></tr><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms</td><td>A total of 35m2 with minimum dimensions of 3 metres</td></tr><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms</td><td>A total of 60m2 with minimum dimensions of 5 metres</td></tr><tr><td>Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing</td><td>A total of 10m2 with minimum dimensions of 2.5 metres</td></tr></table> | DWELLING Type | Area and Minimum Dimensions per dwelling | Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms | A total of 35m2 with minimum dimensions of 3 metres | Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms | A total of 60m2 with minimum dimensions of 5 metres | Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing | A total of 10m2 with minimum dimensions of 2.5 metres | YES | There is private open space provided at the rear of the property totalling an area of approximately 382.76m ² which exceeds the current requirements of 60m ² . |
| DWELLING Type | Area and Minimum Dimensions per dwelling | | | | | | | | | |
| Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms | A total of 35m2 with minimum dimensions of 3 metres | | | | | | | | | |
| Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms | A total of 60m2 with minimum dimensions of 5 metres | | | | | | | | | |
| Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing | A total of 10m2 with minimum dimensions of 2.5 metres | | | | | | | | | |
| 3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play. | YES | It is to be noted there are no proposed changes to the rear areas of the property. The outdoor spaces are provided off the kitchen and dining room and allow for indoor/outdoor dining and living. | | | | | | | | |
| 4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development. | YES | It is to be noted there are no proposed changes to the rear areas of the property. The private open spaces provided provide adequate privacy for the occupants. | | | | | | | | |
| 5. Private open space shall not be located in the primary front building setback. | YES | The front building setback does not include the private open space for the Site. | | | | | | | | |



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|---|------------|--|
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| 6. Private open space is to be located to maximise solar access. | YES | It is to be noted there are no proposed changes to the rear areas of the property. The private open spaces provided provide maximised solar access for the occupants. |
| D6 Access to Sunlight 1. Development should avoid unreasonable overshadowing any public open space. 2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21. | YES | The site is not adjacent to residential land or public open space. There are no proposed changes to be made to the existing structure of the dwelling including the building envelope or building height which will alter the solar access of the dwelling and adjoining dwellings. |
| D7 Views Development shall provide for the reasonable sharing of views. | YES | There are no proposed changes to be made to the existing structure of the dwelling including the building envelope or building height which will alter the access to views. The proposed changes will just extend the mid-level floor plan extending the building structure to extend 1.9m forward and 2.1m to the east. |
| D8 Privacy 1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties. | YES | The front building extension will only extend the existing building footprint slightly but would not have any impact on the privacy of neighbours or the occupants. Due to the positioning of the Site the adjoining properties are staggered from the frontage of 12 Worrobil street ensuring there is limited opportunity for onlooking. |
| 2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking. | YES | It is to be noted there are no proposed changes to the rear areas of the property. The living spaces of the property look onto the private open space areas. |
| 3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass. | YES | The window placement of the bedrooms on the east and west elevations ensures there is limited ability for the adjoining properties to look into the dwelling due to their height and size. Screening devices will be used internally on the windows additionally. |



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12 Worrobbil Street, North Balgowlah



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|--|------------|--|
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| 4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings. | YES | See above. The height and placement of the windows ensure that there is no lining up with the windows of the adjoining properties to the east and west to increase privacy. |
| 5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment. | N/A | The building is not an apartment building |
| D9 Building Bulk <i>1. Side and rear setbacks are to be progressively increased as wall height increases.</i> | N/A | There are no proposed changes to the development wall height or setbacks at the side and rear of the property. |
| <i>2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</i> | YES | Visual Interest is added through the stepped building design and use of windows to break up spaces of wall planes. |
| <i>3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular: The amount of fill is not to exceed one metre in depth. Fill is not to spread beyond the footprint of the building. Excavation of the landform is to be minimised.</i> | YES | The land is located on sloping land identified within the attached Geotechnical Report at Appendix 4 to fall at an average angle between 15 to 25 degrees. The report states that if minor filling is required that all fills are to be place in layers and will not be more than 250mm thick and compacted to not less than 95% of the Standard Optimum Dry Density at plus or minus 2% of Standards Optimum Moisture Content. |
| <i>4. Building height and scale needs to relate to topography and site conditions.</i> | YES | The building front extension responds to the sloping nature of the Site |
| <i>5. Orientate development to address the street.</i> | YES | The building is orientated to the street front with both vehicle and pedestrian access situated at the front of the property. |
| <i>6. Use colour, materials and surface treatment to reduce building bulk.</i> | YES | The building façade will continue the existing façade design using neutral colours and wood cladding finish. |
| <i>7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.</i> | YES | The Landscape Plans at Appendix 6 outline the associated planting design to reduce building mass. |



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12 Worrobil Street, North Balgowlah



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| 8. Articulate walls to reduce building mass. | YES | The dwelling features a stepped building design that reduces building mass and elements of unbroken walls or boxy appearances. |
| D10 Building Colours and Materials 1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping. | YES | Selected materials are outlined within Appendix 1 which states the choice of building finishes and materials. These materials include matching terra cotta roof tiles and a Colourbond panel-lift garage door which will look to complement the existing appearance of the building façade. |
| 2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape. | N/A | N/A |
| 3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade. | YES | The selected building materials will complement the existing building façade. |
| 4. The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged. | N/A | The Site is not located within Cottage Point. |
| D11 Roofs 1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs. | N/A | Lifts and plants are not required as the development is considered residential. |
| 2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. | YES | The design will continue the use of the pitched terracotta roof on the existing development which matches similar developments in the streetscape. |
| 3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas. | YES | The building façade is articulated with a gable. |



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12 Worrobbil Street, North Balgowlah



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|---|------------|--|
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| 4. Roofs shall incorporate eaves for shading. | YES | The new roof on the building front extension will feature eaves for shading. |
| 5. Roofing materials should not cause excessive glare and reflection. | YES | The new portion of roofing will match the existing terracotta roof which is non reflective. |
| 6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building. | N/A | No service equipment is required for the residential development. |
| D12 Glare and Reflection 1. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours; <ul style="list-style-type: none"> • Minimising the lit area of signage; • Locating the light source away from adjoining properties or boundaries; and • Directing light spill within the site. | YES | Any proposed lighting in the front garden will locate the light away from adjoining properties only illuminating the subject dwelling. |
| 2. Any glare from artificial illumination is to be minimised by utilising one or more of the following: <ul style="list-style-type: none"> • Indirect lighting; • Controlling the level of illumination; and • Directing the light source away from view lines. | YES | The use of any artificial lighting will direct the light source away from view lines. |
| 3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following: <ul style="list-style-type: none"> • Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones; • Orienting reflective materials away from properties that may be impacted; • Recessing glass into the façade; • Utilising shading devices; | YES | There will be limited sunlight reflectivity with the use of the terracotta roof tiles, recessing of the glass into the façade. It should be noted that majority of the new windows proposed face southwards and therefore will received limited direct sunlight accompanied with the overshadowing of the development to the west. |



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12 Worrobil Street, North Balgowlah



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| <ul style="list-style-type: none"> 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. | | |
| D13 Front Fences and Front Walls 1. Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character. | YES | The fence style selected with incorporate selected infill panels and 470x450 brick columns to complement the existing house. |
| 2. Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence. | N/A | A solid fence is not required. |
| 3. Fences located within the front building setback area are to complement the existing streetscape character. | YES | The new proposed front fence will complement the existing street character through the use of brick columns and selected infill panels. |
| 4. Fences are to be constructed to allow casual surveillance, except where there is excessive noise. | YES | The fencing will only be of a height of 1.2m to allow casual surveillance from the house to the street and from the street upwards towards the property. |
| 5. Gates are not to encroach over the property boundary when opening or closing. | YES | The gate will not encroach over the property boundary. |
| 6. Fences should complement the architectural period of the building | YES | The new proposed front fence will complement the existing street character and 1950s architectural period using brick columns and selected infill panels. |
| D14 Site Facilities 1. Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places. In particular: <ul style="list-style-type: none"> Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, | YES | A garbage bin area is located to the western boundary of the Site which encloses the bins and places them out of sight from the street. There are no proposed changes to any other Site facilities. |



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12 Worrobbil Street, North Balgowlah



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|--|------------|--|
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| <p><i>suitably screened from public places or streets and located for convenient access for collection;</i></p> <ul style="list-style-type: none"> <i>• 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;</i> <i>• Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers;</i> <i>• Landscaping is to be provided to reduce the impact of all garbage 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</i> <i>• Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.</i> | | |
| <p>D15 Side and Rear Fences</p> <p>1. Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites, or 1.8 metres measured from the low side where there is a difference in either side of the boundary.</p> | N/A | There are no proposed changes to the side and rear fences. |
| <p>2. For sloping sites, the height of fences may be averaged and fences and walls may be regularly stepped.</p> | N/A | There are no proposed changes to the side and rear fences. |
| <p>3. All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or broken glass is not permitted.</p> | N/A | There are no proposed changes to the side and rear fences. |
| <p>D18 Accessibility and Adaptability</p> <p>1. The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slippery surfaces, steps and stairs and narrow paths should be avoided.</p> | YES | The design will create a barrier free environment that is accessible and safe, consistent with the relevant legislation and Australian Standards A BCA Report is provided at Appendix 5 . |



DCP Assessment Table

Proposed Additions and Alterations to an Existing Dwelling House
12 Worrobbil Street, North Balgowlah



| Warringah Development Control Plan 2011 (WDCP 2011) Assessment | | |
|--|------------|---|
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| <i>2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.</i> | YES | There is continuous, independent and barrier free access path providing entryways and exit into the design of the front of the building. |
| <i>3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.</i> | YES | A schedule of building materials is provided at Appendix 1 within the Architectural Plans. |
| <i>4. Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.</i> | N/A | The development is residential. |
| <i>5. There is to be effective signage and sufficient illumination for people with a disability.</i> | YES | There will be incorporated lighting to illuminate the pathway at night. |
| <i>6. Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.</i> | N/A | This is not required within private residential accommodation. |
| D20 Safety and Security | YES | The new renovation of the property including the removal of the front tree will provide extensive sightlines onto the street for casual surveillance. |
| <i>1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</i> | YES | The driveway, garage and access path to the front of the house allow for casual surveillance from the street. |
| <i>2. Service areas and access ways are to be either secured or designed to allow casual surveillance.</i> | YES | There will be incorporated lighting to illuminate the access pathways to the house. |
| <i>3. There is to be adequate lighting of entrances and pedestrian areas.</i> | N/A | No afterhours public use is proposed. |
| <i>4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety.</i> | N/A | The entrance to the building is directly off Worrobbil Street. |
| <i>5. Entrances to buildings are to be from public streets wherever possible.</i> | N/A | The development is not a larger development. |
| <i>6. For larger developments, a site management plan and formal risk assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required. This is relevant where, in Council's opinion, the proposed development would present a crime, safety or security risk. See Crime Prevention and Assessment of Development Applications – Guidelines under Section 79C</i> | N/A | |



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Proposed Additions and Alterations to an Existing Dwelling House
12 Worrobbil Street, North Balgowlah



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| <i>of the Environmental Planning and Assessment Act 1979 prepared by the Department of Urban Affairs and Planning (now Department of Planning).</i> | | |
| <i>7. Buildings are to be designed to allow casual surveillance of the street, for example by: a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved; b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance; c) Locating high use rooms to maximise casual surveillance; d) Clearly displaying the street number on the front of the building in pedestrian view; and e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters.</i> | YES | The property provides clear access and views of the property of the street allowing for casual surveillance. |
| <i>8. Casual surveillance of loading areas is to be improved by: a) Providing side and rear openings from adjacent buildings that overlook service areas and clear sight lines; and b) Providing adequate day and night lighting which will reduce the risk of undesirable activity.</i> | N/A | There are no proposed loading areas. |
| <i>9. Design entrances to buildings from public streets so that: a) Building entrances are clearly identifiable, defined, lit and visible; b) The residential component of a shop top housing development has a separate secure pedestrian entrance from the commercial component of the development; c) Main entrances are clearly identifiable; d) Pavement surfaces and signage direct pedestrian movements; and e) Potential conflict between pedestrians and vehicles is avoided.</i> | YES | The property entrance and front door are clearly defined along the pathway from the front gate. |



DCP Assessment Table

Proposed Additions and Alterations to an Existing Dwelling House
12 Worrobil Street, North Balgowlah



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| D21 Provision and Location of Utility Services <i>1. If a proposed development will involve a need for them, utility services must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.</i> | N/A | The dwelling will utilise the existing services on the Site. |
| <i>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.</i> | N/A | The dwelling will utilise the existing services on the Site. |
| <i>3. Where possible, underground utility services such as water, gas, telecommunications, electricity and gas are to be provided in a common trench. The main advantages for this are:</i> <i>a) A reduction in the number of trenches required;</i> <i>b) An accurate location of services for maintenance;</i> <i>c) Minimising the conflict between services;</i> <i>d) Minimising land required and cost.</i> | N/A | The dwelling will utilise the existing services on the Site. |
| <i>4. The location of utility services should take account of and minimise any impact on natural features such as bushland and natural watercourses</i> | N/A | The dwelling will utilise the existing services on the Site. |
| <i>5. Where natural features are disturbed the soil profile should be restored and landscaping and tree planting should be sited and selected to minimise impact on services, including existing overhead cables.</i> | N/A | The dwelling will utilise the existing services on the Site. |
| <i>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 site area.</i> | N/A | The dwelling will utilise the existing services on the Site. |



DCP Assessment Table

Proposed Additions and Alterations to an Existing Dwelling House
12 Worrobil Street, North Balgowlah



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| 7. Habitable buildings must be connected to Sydney Water's sewerage system where the density is one dwelling per 1050 square metres or greater. | N/A | The dwelling will utilise the existing services on the Site. |
| 8. On land where the density is less than one dwelling per 1050 square metres, and where connection to Sydney Water is not possible, Council 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. | N/A | The dwelling will utilise the existing services on the Site. |
| D22 Conservation of Energy and Water | YES | The Sites living areas are located to the north to take advantage of the warm winter sun while the new front proposed bedrooms face south to reduce afternoon heat and direct morning light. |
| 1. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy. | | |
| 2. Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties. | YES | See above. There are no proposed or existing solar voltaic cells located on the Site. |
| 3. Buildings are to be designed to minimize energy and water consumption. | YES | The new proposed alterations and additions are not expected to impact on the existing water and energy use significantly. |
| 4. Landscape design is to assist in the conservation of energy and water. | YES | The landscape design will look to conserve energy and water through the inclusion of native planting. |
| 5. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks. | N/A | No stormwater reuse is proposed on Site. |
| 6. All development must comply with Council's Water Management Policy. | YES | The development will comply with Councils Water Management Policy. |
| Part E The Natural Environment | | |
| E1 Preservation of Trees or Bushland Vegetation | YES | Noted. |



DCP Assessment Table

Proposed Additions and Alterations to an Existing Dwelling House
12 Worrobil Street, North Balgowlah



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| 1. Authority to clear a tree or other vegetation is regulated in this plan in accordance with State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 i.e. 'Vegetation SEPP'. In particular, Part 2 of the Vegetation SEPP sets out the authority to clear vegetation and Part 3 provides for Council to declare under this DCP when a Vegetation Clearing Permit may be issued for clearing of vegetation. | | |
| 2. A person shall not ringbark, cut down, top, lop, remove, poison, injure, or wilfully destroy any tree or bushland vegetation that requires a Vegetation Clearing Permit under the provisions of Part 3 of the Vegetation SEPP. | YES | This DA looks to gain development consent to remove the large tree in the front garden. |
| 3. A Vegetation Clearing Permit is required for: a) Removal or cutting down of any tree over five (5) metres in height; b) Pruning of more than ten percent (10%) of a tree canopy. c) The removal or cutting down of vegetation in "Bushland". | NOTED | A Vegetation Clearing Permit is required. The Permit will be obtained once the removal of the tree is approved by Council. This may be included as a Condition of Consent subject to Council determination. |
| 4. In applying for a Vegetation Clearing Permit, the applicant must demonstrate that any tree to be removed as part of a Vegetation Clearing Permit meets one or more of the criteria of the Removal of Tree Test in Appendix 8 (WDCP) and the Tree Retention Assessment in Appendix 9 (WDCP). An arborist report may be required to satisfy this requirement. | NOTED | See above. |
| 5. Both Development Applications and Vegetation Clearing Permits for the removal of bushland on land under the Warringah LEP 2011 must address relevant objectives and requirements of Parts E2, E3, E4, E5, E6, E7 and E8 of the Warringah DCP 2011 | N/A | The Site does not contain bushland. |
| E10 Landslip Risk 1. The applicant must demonstrate that: • The proposed development is justified in terms of geotechnical stability; and | YES | A Geotechnical Report has been attached at Appendix 4 which outlines the sites stability and possible risks and hazards. The report also includes risk management that ensures site stability can be achieved with good engineering. |



DCP Assessment Table

Proposed Additions and Alterations to an Existing Dwelling House
12 Worrobil Street, North Balgowlah



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| • The proposed development will be carried out in accordance with good engineering practice. | | |
| 2. Development must not cause detrimental impacts because of stormwater discharge from the land. | YES | Stormwater Details have been attached at Appendix 12 which outlines suitable stormwater infrastructure is proposed to ensure there will be no detrimental impacts due to stormwater discharge from the land. |
| 3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties. | YES | The development will not cause detrimental impact on the existing subsurface flow conditions of surrounding properties. See Appendix 12 for further details. |

