



## **Statement of Environmental Effects**

15 Lakeside Crescent, North Manly NSW 2100

Proposed Alterations and Additions to the Existing Dwelling



## OVERVIEW

This Statement of Environmental Effects (SEE) forms part of a Development Application submitted to Northern Beaches Council for the proposed alterations and additions to the existing dwelling located at 15 Lakeside Crescent, North Manly NSW 2100 (the subject site). This application is made pursuant to section 4.15 of the *Environment Planning & Assessment Act (1979) (the Act)*, the *Warringah Local Environmental Plan 2011*, and the *Warringah Development Control Plan 2011*. More specifically, this report has been prepared in accordance with section 2(4) of Schedule 1 of the *Environmental Planning & Assessment Regulations (2021)* which states that an SEE must include the following:

- a) the environmental impacts of the development
- b) how the environmental impacts of the development have been identified
- c) the steps to be taken to protect the environment or to lessen the expected harm to the environment
- d) any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.

The environmental impacts of the proposed development, including measures taken to protect or lessen the expected harm to the environment, are addressed throughout this report.

PROPOSED DEVELOPMENT	
PROPOSAL	Proposed Alterations and Additions to the Existing Dwelling
PROPERTY	15 Lakeside Crescent, North Manly NSW 2100
	Lot/Section/Plan no: 56/-/DP12578
LOCAL GOVERNMENT AREA	Northern Beaches Council
CLIENT	Linda O'Brien
DATE	November 20, 2024
Project Number	PL42

## SITE ANALYSIS

**Figure 1:** The existing site plan of the Subject Site.



The site at 15 Lakeside Crescent, North Manly, NSW is positioned within a suburban setting on Sydney's Northern Beaches, characterised by its proximity to both natural and urban amenities. With a medium-sized plot area of 627m<sup>2</sup>, it is situated in a zone primarily designed for residential purposes conducive to single-family homes.

**Zoning:** The property falls within a Low Density Residential zone (R2) under the Northern Beaches Council jurisdiction, which aims to ensure residential developments comply with low-density housing standards and maintain suitable living environments.

**Physical Characteristics:** Sitting on a relatively flat terrain with a slope of less than 5 degrees, the site is fairly regular in shape providing a suitable foundation for residential construction. The building height for the area is capped at 8.5 metres, with the proposed development adhering to this restriction at 7.665 metres.

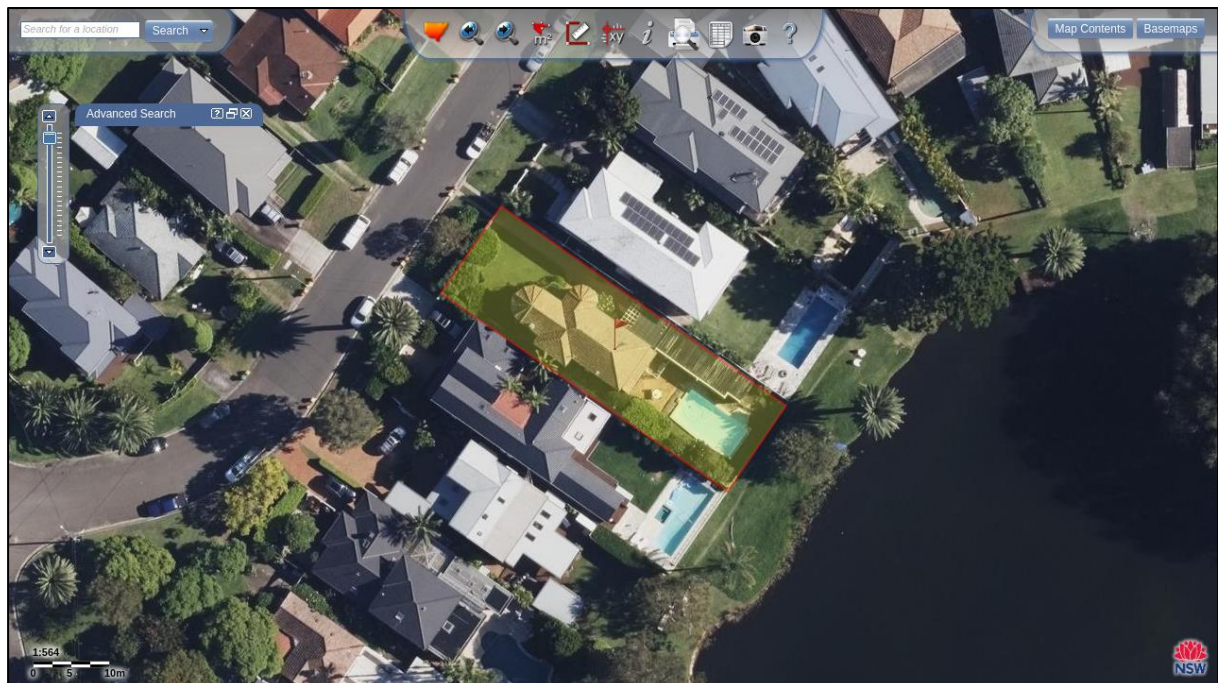
**Environmental Considerations:** The site is located within a coastal zone and has been identified with medium to high flood risk and acid sulphate soils of class 4. Although landslide risk is minimal given the gentle slope, these environmental factors necessitate careful planning particularly for construction and stormwater management.

**Existing Structures:** The existing structures comprise a primarily residential dwelling with various extensions, including a kitchen, living room, garage, and ensuite slated for demolition or significant alteration under the proposed development plan. The site also boasts substantial existing private open space and landscaped areas, which are set to increase.

The proposed alterations and additions aim to enhance the functionality and aesthetic appeal of the existing dwelling while staying within the constraints and standards set by the local planning authority. The project is well-positioned to transform the existing property into a more liveable space while considering environmental, zoning, and physical constraints.

## SITE IMAGE

**Figure 2:** Six Map image of the Subject Site reflecting broader location.



## LOCALITY ANALYSIS

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15 Lakeside Crescent, North Manly, NSW is situated in a prime location on Sydney's Northern Beaches, offering a blend of suburban tranquillity and access to city conveniences approximately 17 kilometres from Sydney's central business district.

**Surrounding Environment:** The surrounding environment is predominantly residential, featuring a mix of older homes and newer, modern developments. The lush greenery and access to parklands like Manly District Park and Nolan Reserve enhance the area's appeal.

**Accessibility:** The suburb is well-connected to major transport routes, with Warringah Road and Pittwater Road providing direct access to other parts of Sydney. Public transport options include bus services that connect North Manly to Manly Wharf and the greater Sydney area.

**Amenities:** The locale is served by a variety of amenities, including shopping centres, cafes, and schools. The nearby Warringah Mall offers extensive retail and dining options, while recreational facilities include Warringah Golf Course and proximity to several beaches.

**Community Features:** North Manly boasts a strong sense of community, supported by local activities and events. The area's parks, community centres, and schools act as social hubs, fostering a vibrant community culture.

**Future Development Potential:** Given its desirable location and existing infrastructure, North Manly has substantial development potential. Future projects will likely focus on enhancing the residential capacity while maintaining the area's unique character and environmental features.

North Manly offers an excellent residential setting with its blend of leafy surroundings, convenient access to transportation and amenities, robust community features, and significant future development prospects.

## DEVELOPMENT PROPOSAL

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The development at 15 Lakeside Crescent, North Manly, involves a thoughtfully designed series of alterations and additions to the existing residential dwelling. This proposal seeks to enhance the living space, functionality, and aesthetic quality of the property while preserving its harmony with the surrounding neighbourhood and adhering to statutory planning controls.

**Site Description:** Situated within the Northern Beaches Council's jurisdiction, the site occupies a 627m<sup>2</sup> plot characterised by low-density residential zoning. The property benefits from its strategic location, blending suburban tranquillity with access to urban amenities and natural surroundings such as nearby parks and reserves.

**Proposed Alterations and Additions:** Key components of the proposed alterations include the demolition of existing structural elements such as the kitchen, living room walls, and garage, to pave the way for new construction. These new elements include a study room, a pantry, an expanded living area, a carport, an alfresco dining area, and a larger ensuite for the master bedroom. The proposal also involves landscaping improvements to ensure seamless integration of indoor and outdoor spaces.

**Compliance with Planning Controls:** The proposal aligns with the building height limit, maintaining a height of 7.665m, under the maximum allowable limit of 8.5m. Despite no specific FSR standard is applicable, the reduction in density and increase in open space indicates compliance with the intended low-density character. The development addresses environmental considerations pertinent to the site's coastal zone designation and flood risk by incorporating appropriate design measures.

**Impact on Streetscape and Neighbourhood Character:** The proposed development has been designed to ensure minimal impact on the existing streetscape and the neighbourhood's character. By maintaining setbacks and enhancing landscape features, the project respects the visual and spatial proportions typical of the area, ensuring it supports and enhances local aesthetics.

**Environment and Heritage Considerations:** Environmental considerations have been a core aspect of the proposal, given the site's designation for coastal risk, medium-high flood risk, and potential acid sulphate soils. The development includes measures to mitigate these risks, such as landscaping and infrastructure planning, ensuring no adverse impacts on the site's ecological value or the wider Northern Beaches environment.

The proposed development for 15 Lakeside Crescent, North Manly, represents a balanced approach to modernising the dwelling. It enhances the functionality and appeal of the property whilst preserving the character of the locality and aligning with Northern Beaches Council's environmental and planning policies.

## PLANNING ASSESSMENT

The application is to be assessed against the relevant Environmental Planning Instruments below:

RELEVANT PLANNING INSTRUMENTS
<ol style="list-style-type: none"><li>1. Environmental Planning &amp; Assessment Act (1979)</li><li>2. Environmental Planning &amp; Assessment Regulations (2021)</li><li>3. Warringah Local Environmental Plan 2011</li></ol>

And the following Local Provisions:

RELEVANT LOCAL PLANNING INSTRUMENTS
<ol style="list-style-type: none"><li>4. Warringah Development Control Plan 2011</li></ol>

## **ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION (2021)**

### **Section 25 - Concurrences and/or Approvals**

Based on Section 25 of the Environmental Planning and Assessment Regulation (2021), no additional state-level concurrences or approvals appear necessary for the proposed alterations and additions to the existing dwelling at 15 Lakeside Crescent, North Manly NSW 2100, aside from the standard local council approval.

### **Section 27 - BASIX**

#### **YES - Is a BASIX Certificate Required**

In accordance with Section 27 of the Regulation, the proposed development does qualify as BASIX Development. Consequently, a BASIX Certificate is required to be provided with this application.

## SUITABILITY OF THE SITE

### Warringah Local Environmental Plan 2011

#### PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

Zone R2: Low Density Residential	
<b>1 Objectives of Zone</b>	<ul style="list-style-type: none"> <li>To provide for the housing needs of the community within a low density residential environment.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.</li> </ul>
<b>2 Permitted Without Consent</b>	Home-based child care; Home occupations
<b>3 Permitted With Consent</b>	Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; <b>Dwelling houses</b> ; 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
<b>4 Prohibited</b>	Any development not specified in item 2 or 3

#### Compliance/Comment:

In accordance with the Warringah Local Environmental Plan 2011, the subject site at 15 Lakeside Crescent, North Manly NSW 2100, is **zoned R2 Low Density Residential**. This zoning designation aims to support the community's housing needs within a low-density residential environment while maintaining and enhancing the area's established residential character.

The proposed alterations and additions to the existing dwelling fall under the '**permitted with consent**' category, meaning this type of development is allowable with the appropriate council approvals. This ensures that the proposal aligns with the objectives of the R2 zoning while adhering to local planning controls.



## PART 4: PRINCIPAL DEVELOPMENT STANDARDS

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

### Compliance/Comment:

The proposed alterations and additions to the dwelling at 15 Lakeside Crescent, North Manly, comply with the height objectives of the Warringah Local Environmental Plan 2011, ensuring compatibility with the height and scale of the surrounding development. With a building height of 7.665 metres, the proposal respects the maximum building height limit of 8.5 metres as shown on the Height of Buildings Map.

This compliance helps minimise visual impact, ensuring that the development remains in harmony with the area's scenic quality. Additionally, maintaining this height limit helps manage any potential disruption of views, loss of privacy, and solar access for adjacent properties, aligning with the environmental and aesthetic ethos set out in the objectives for the coastal and bush environments of Warringah.

Floor Space Ratio (FSR)	
4.4	<p>The objectives of this clause are as follows—</p> <p>(a) to limit the intensity of development and associated traffic generation so that they are commensurate with the capacity of existing and planned infrastructure, including transport infrastructure,</p> <p>(b) to provide sufficient floor space to meet anticipated development needs for the foreseeable future,</p> <p>(c) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,</p>

		(d) to manage the visual impact of development when viewed from public spaces, (e) to maximise solar access and amenity for public areas.
	(2)	The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

#### Compliance/Comment:

The proposed alterations and additions to the dwelling at 15 Lakeside Crescent, North Manly, comply with the floor space ratio objectives of the Warringah Local Environmental Plan 2011 by maintaining an approach balanced with the capacity of existing infrastructure. Although a specific numerical floor space ratio is not provided, the reduction in floor space from 239.13m<sup>2</sup> to 228.54m<sup>2</sup> while increasing private open space to 230.5m<sup>2</sup> demonstrates a commitment to limiting development intensity.

This aligns with the objective to keep development and traffic generation within the limits of available infrastructure. Additionally, the project's design ensures that the bulk and scale of the buildings are consistent with the desired character of the locality, minimising visual impact from public spaces and ensuring sunlight access and amenity.

## PART 6: ADDITIONAL LOCAL PROVISIONS

6.1	Acid Sulfate Soils													
	(1)	The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.												
	(2)	<div>Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.</div> <table><tr><th>Class of land</th><th>Works</th></tr><tr><td>1</td><td>Any works.</td></tr><tr><td>2</td><td>Works below the natural ground surface. Works by which the watertable is likely to be lowered.</td></tr><tr><td>3</td><td>Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.</td></tr><tr><td>4</td><td>Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.</td></tr><tr><td>5</td><td>Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</td></tr></table>	Class of land	Works	1	Any works.	2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.	3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.	4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.	5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.
	Class of land	Works												
1	Any works.													
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.													
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5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.													
(3)	Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.													

	(4)	Despite subclause (2), development consent is not required under this clause for the carrying out of works if— (a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and (b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.
	(5)	Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power)— (a) emergency work, being the repair or replacement of the works of the public authority, required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety, (b) routine maintenance work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil), (c) minor work, being work that costs less than \$20,000 (other than drainage work).
	(6)	Despite subclause (2), development consent is not required under this clause to carry out any works if— (a) the works involve the disturbance of less than 1 tonne of soil, and (b) the works are not likely to lower the water table.

#### Compliance/Comment:

The proposed alterations and additions to the dwelling at 15 Lakeside Crescent, North Manly, comply with the requirements for managing acid sulfate soils as outlined in Part 6.1 of the Warringah Local Environmental Plan 2011. The site is classified as Class 4 on the Acid Sulfate Soils Map.

Under this classification:

- Development consent is required only if works are proposed within 2 metres of the natural ground surface and involve the disturbance of more than 1 tonne of soil.
- The proposed works do not involve significant excavation or disturbance of soil that would trigger the need for an Acid Sulfate Soils Management Plan under the Acid Sulfate Soils Manual.
- A preliminary assessment of the works has confirmed that an Acid Sulfate Soils Management Plan is not required, as the works do not pose a risk of disturbing, exposing, or draining acid sulfate soils.

This compliance ensures the development does not cause environmental harm, aligns with the DCP's objectives, and safeguards the surrounding environment from potential adverse impacts associated with acid sulfate soils.

## **Warringah Development Control Plan 2011**

This plan is known as the Warringah Development Control Plan 2011. This plan applies to all land within the Northern Beaches Council (LGA). This DCP is to be read in conjunction with the Warringah Local Environmental Plan 2011. If there is any inconsistency between this DCP and the LEP, the LEP will prevail.

This DCP has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

The aims of this DCP are to:

- Ensure that development contributes to the quality of the natural and built environments.
- Encourage development that contributes to the quality of the public domain.
- Ensure that development is economically, environmentally and socially sustainable.
- Ensure future development has consideration for the needs of all members of the community.
- Ensure development positively responds to the qualities of the site and its context.
- Ensure development positively responds to the character of the surrounding area.

### **Compliance Summary Table**

The table below lists the parts and controls of the Warringah Development Control Plan 2011 that relate to the proposed development in the subject site. The details below are a summary of the analysis and justification in the body of the report and the plans submitted as a part of this application.

Final compliance is required to be assessed and authorised by the council, but this report seeks to identify elements of the design that comply, do not comply, or those that should comply based on merit through the use of justification. Note that controls that are not affected by the proposed development, as well as controls that do not apply to or are not required of the development may not be indicated in the body of the report to follow and may not be summarised below. Controls that do apply to the proposed development are contained within the compliance summary and in the detailed compliance analysis to follow.

## PART B: BUILT FORM CONTROLS

<b>B1</b>	Wall Heights	
	Objectives	<ul style="list-style-type: none"> <li>To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</li> <li>To ensure development is generally beneath the existing tree canopy level.</li> <li>To provide a reasonable sharing of views to and from public and private properties.</li> <li>To minimise the impact of development on adjoining or nearby properties.</li> <li>To ensure that development responds to site topography and to discourage excavation of the natural landform.</li> <li>To provide sufficient scope for innovative roof pitch and variation in roof design.</li> </ul>
	Requirements	<ol style="list-style-type: none"> <li>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).</li> </ol>
	Exceptions	<p>This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building: does not exceed the 8.5 metre height development standard; is designed and located to minimise bulk and scale; and has a minimal visual impact when viewed from the downslope sides of the land.</p>
	Compliance	<p><b>The proposed alterations and additions to the existing dwelling at 15 Lakeside Crescent, North Manly, comply with the wall height controls outlined in Part B1 of the Warringah Development Control Plan 2011. Specifically, the existing wall height of 6.136m will remain unchanged and is well below the maximum allowable height of 7.2m from the existing ground level to the underside of the ceiling on the uppermost floor.</b></p> <p><b>This compliance ensures that the development aligns with the DCP's objectives to minimise visual impact, maintain harmony with the surrounding properties, and respect the existing tree canopy level. Furthermore, the retained wall height supports the</b></p>

		<b>preservation of neighbourhood character and mitigates potential impacts on views, privacy, and overshadowing for adjoining properties. These considerations reflect a thoughtful response to the site's context and planning requirements.</b>
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<b>B2</b>	<b>Number of Storeys</b>	
	Objectives	<ul style="list-style-type: none"> <li>To ensure development does not visually dominate its surrounds.</li> <li>To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</li> <li>To provide equitable sharing of views to and from public and private properties.</li> <li>To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.</li> <li>To provide sufficient scope for innovative roof pitch and variation in roof design.</li> <li>To complement the height of buildings control in the LEP with a number of storeys control.</li> </ul>
	Requirements	<p>1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.</p> <p>Note: Maximum height of buildings is determined by reference to the WLEP. To measure the height in storeys :</p> <p>The number of storeys of the building are those storeys which may be intersected by the same vertical line, not being a line which passes through any wall of the building; and Storeys that are used for the purposes of garages, workshops, store rooms, foundation spaces or the like, that do not project, at any point, more than 1 metre above ground level (existing) are not counted.</p>
	Compliance	<b>The proposed alterations and additions to the existing dwelling at 15 Lakeside Crescent, North Manly, comply with the requirements outlined in Part B2 of the Warringah Development Control Plan 2011 regarding the number of storeys. The dwelling retains its current classification as a two-storey</b>

		<p>building, consistent with the controls identified on the DCP Map Number of Storeys for the site.</p> <p>The design ensures that the development does not visually dominate its surrounds or negatively impact the amenity of adjoining properties. By maintaining the current number of storeys and adhering to height limits under the Warringah Local Environmental Plan 2011, the proposal supports equitable sharing of views, minimises visual intrusion, and allows for innovative roof pitch and design variation. This compliance demonstrates a considered approach that respects the neighbourhood character and planning controls.</p>
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<b>B3</b>	<b>Side Boundary Envelope</b>	
	Objectives	<ul style="list-style-type: none"> <li>To ensure that development does not become visually dominant by virtue of its height and bulk.</li> <li>To ensure adequate light, solar access and privacy by providing spatial separation between buildings.</li> <li>To ensure that development responds to the topography of the site.</li> </ul>
	Requirements	<ol style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>4 metres, or</li> <li>5 metres as identified on the map.</li> </ul> </li> <li>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.</li> </ol> <p>Note: On corner allotments, to measure the side setback and side boundary envelope, the side boundaries are taken to be the boundaries that do not have frontage to a public street.</p>
	Exceptions	<p><u>Land Zoned R2 or E4 or Zoned RU4 with frontage to The Greenway</u> For all land zoned R2 or E4, or land zoned RU4 with frontage to "The Greenway", Duffy's Forest:</p>

		<ul style="list-style-type: none"> <li>Fascias, gutters, downpipes, eaves (up to 0.675 metres from the boundary), masonry chimneys, flues, pipes or other services infrastructure may encroach beyond the side boundary envelope.</li> <li>Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control.</li> </ul>
	Compliance	<p><b>The proposed alterations and additions to the existing dwelling at 15 Lakeside Crescent, North Manly, comply with the side boundary envelope requirements outlined in Part B3 of the Warringah Development Control Plan 2011. The existing two-storey building remains unchanged and continues to sit within the defined building envelope as determined by the 45-degree projection plane requirements from a height of 4 metres above the ground level at the side boundaries.</b></p> <p><b>The proposal does not involve any encroachments by above or below-ground structures, private open space, car parking, or other features into the side boundary envelope. This ensures compliance with the DCP objectives, maintaining spatial separation between buildings, providing adequate light, solar access, and privacy, and ensuring the development remains harmonious with the site's topography.</b></p>

<b>B4</b>	<b>Site Coverage</b>	
	Objectives	<ul style="list-style-type: none"> <li>To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation.</li> <li>To minimise the bulk and scale of development.</li> <li>To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.</li> <li>To limit impervious areas and encourage natural drainage into the sub-surface.</li> </ul>
	Requirements	<p>1. Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as:</p> <ul style="list-style-type: none"> <li>33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and</li> </ul>



		<ul style="list-style-type: none"> <li>20% = 3,500m<sup>2</sup> or 30%</li> </ul>
	Compliance	<p>The proposed development at 15 Lakeside Crescent, North Manly, complies with the site coverage requirements outlined in Part B4 of the Warringah Development Control Plan 2011. The site has a total area of 627sqm, with a landscaped area of 221.81sqm and private open space of 230.5sqm, resulting in a calculated site coverage of approximately 27.86%. This is well within the allowable limit of 33.3% for the site.</p> <p>The proposal provides ample landscaped and permeable surfaces, aligning with the objectives of minimising bulk and scale, enhancing opportunities for landscaping and native vegetation, and reducing stormwater runoff. By limiting impervious areas and encouraging natural drainage into the sub-surface, the development upholds the DCP's aims to protect the natural environment and maintain the aesthetic and environmental integrity of the neighbourhood.</p>

B5	Side Boundary Setbacks	
	Objectives	<ul style="list-style-type: none"> <li>To provide opportunities for deep soil landscape areas.</li> <li>To ensure that development does not become visually dominant.</li> <li>To ensure that the scale and bulk of buildings is minimised.</li> <li>To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.</li> <li>To provide reasonable sharing of views to and from public and private properties.</li> </ul>
	Requirements	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement</li> </ol>

		<p>car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.</p> <p>Note: On corner allotments, to measure the side setback and side boundary envelope, the side boundaries are taken to be the boundaries that do not have frontage to a public street.</p>
	Exceptions	<p><u>Land Zoned R2</u></p> <p>All development: Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback</p> <p>Ancillary to a dwelling house: Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause.</p>
	Compliance	<p><b>The proposed development at 15 Lakeside Crescent, North Manly, complies with the side boundary setback requirements outlined in Part B5 of the Warringah Development Control Plan 2011.</b></p> <ul style="list-style-type: none"> <li>• <b>North Side: The setback remains unchanged at 3 metres, exceeding the minimum requirement of 0.9 metres.</b></li> <li>• <b>South Side: The setback has been reduced from 1.105 metres to 0.9 metres, which meets the minimum requirement of 0.9 metres.</b></li> </ul> <p><b>As the property is not a corner lot, the setbacks have been measured from the appropriate side boundaries. Both side setback areas are landscaped and free of any encroachments by above or below-ground structures, consistent with the DCP's requirements.</b></p> <p><b>This compliance ensures the development minimises visual bulk, provides adequate privacy and solar access, and maintains the amenity and character of the surrounding area. The setbacks align with the DCP's objectives for reasonable</b></p>

		<b>separation between buildings and opportunities for deep soil landscaping.</b>
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<b>B5</b>	<b>Front Boundary Setbacks</b>	
	Objectives	<ul style="list-style-type: none"> <li>• To create a sense of openness.</li> <li>• To maintain the visual continuity and pattern of buildings and landscape elements.</li> <li>• To protect and enhance the visual quality of streetscapes and public spaces.</li> <li>• To achieve reasonable view sharing.</li> </ul>
	Requirements	<ol style="list-style-type: none"> <li>1. Development is to maintain a minimum setback to road frontages.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol> <p>Note: Some properties may be subject to a setback control under the Front Boundary Setbacks Map, and also to an increased setback requirement to main roads under the Main Roads Setbacks Map.</p>
	Exceptions	<p><u>Land Zoned R2 or R3</u></p> <p>On corner allotments or sites with a double street frontage, where the minimum front building setback is 6.5 metres to both frontages,</p>

		<p>the front building setback may be reduced to a minimum of 3.5 metres for the secondary frontage, but secondary street variations must consider the character of the secondary street and the predominant setbacks existing to that street.</p> <p>Lot 2677 DP752038; Lot2783 DP46992; Lot 2610 DP752038; Lot 2615 DP 752038; Lot 1 DP 822212; Lot 2676 DP752038 10metres.</p> <p><u>All Zones</u></p> <p>Where the minimum front building setback is 30 metres, ground level carparking may encroach into the setback area, provided that:</p> <ul style="list-style-type: none"> <li>the first 15 metres (measured from the road frontage) is densely landscaped using locally occurring species of canopy trees and shrubs;</li> <li>and the carparking is screened from view from the road</li> </ul>
	Compliance	<p><b>The proposed development at 15 Lakeside Crescent, North Manly, complies with the front boundary setback requirements outlined in Part B5 of the Warringah Development Control Plan 2011.</b></p> <p><b>The required minimum front boundary setback is 6.5 metres, and the existing setback remains unchanged at 8.505 metres, which exceeds the requirement. The front setback area continues to be landscaped and free of any structures, basements, or car parking facilities, except for permissible elements such as the driveway, letterbox, and fences.</b></p> <p><b>This compliance ensures the proposal maintains a sense of openness, aligns with the established streetscape pattern, and enhances the visual quality of the neighbourhood. By retaining the existing setback, the development supports the DCP objectives of maintaining visual continuity and achieving reasonable view sharing while contributing to the character and amenity of the area.</b></p>

<b>B7</b>	<b>Front Boundary Setbacks</b>	
	Objectives	<ul style="list-style-type: none"> <li>To create a sense of openness.</li> <li>To maintain the visual continuity and pattern of buildings and landscape elements.</li> </ul>

		<ul style="list-style-type: none"> <li>To protect and enhance the visual quality of streetscapes and public spaces.</li> <li>To achieve reasonable view sharing.</li> </ul>
	Requirements	<ol style="list-style-type: none"> <li>Development is to maintain a minimum setback to road frontages.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol> <p>Note: Some properties may be subject to a setback control under the Front Boundary Setbacks Map, and also to an increased setback requirement to main roads under the Main Roads Setbacks Map.</p>
	Exceptions	<p><u>Land Zoned R2 or R3</u></p> <p>On corner allotments or sites with a double street frontage, where the minimum front building setback is 6.5 metres to both frontages, the front building setback may be reduced to a minimum of 3.5 metres for the secondary frontage, but secondary street variations must consider the character of the secondary street and the predominant setbacks existing to that street.</p> <p>Lot 2677 DP752038; Lot2783 DP46992; Lot 2610 DP752038; Lot 2615 DP 752038; Lot 1 DP 822212; Lot 2676 DP752038 10metres.</p> <p><u>All Zones</u></p> <p>Where the minimum front building setback is 30 metres, ground level carparking may encroach into the setback area, provided that:</p>

		<ul style="list-style-type: none"> <li>the first 15 metres (measured from the road frontage) is densely landscaped using locally occurring species of canopy trees and shrubs;</li> <li>and the carparking is screened from view from the road</li> </ul>
	Compliance	<p><b>The proposed development at 15 Lakeside Crescent, North Manly, complies with the front boundary setback requirements outlined in Part B5 of the Warringah Development Control Plan 2011.</b></p> <p><b>The required minimum front boundary setback is 6.5 metres, and the existing setback remains unchanged at 8.505 metres, which exceeds the requirement. The front setback area continues to be landscaped and free of any structures, basements, or car parking facilities, except for permissible elements such as the driveway, letterbox, and fences.</b></p> <p><b>This compliance ensures the proposal maintains a sense of openness, aligns with the established streetscape pattern, and enhances the visual quality of the neighbourhood. By retaining the existing setback, the development supports the DCP objectives of maintaining visual continuity and achieving reasonable view sharing while contributing to the character and amenity of the area.</b></p>

<b>B7</b>	<b>Rear Boundary Setbacks</b>	
	Objectives	<ul style="list-style-type: none"> <li>To ensure opportunities for deep soil landscape areas are maintained.</li> <li>To create a sense of openness in rear yards.</li> <li>To preserve the amenity of adjacent land, particularly relating to privacy between buildings.</li> <li>To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.</li> <li>To provide opportunities to maintain privacy between dwellings.</li> </ul>
	Requirements	<ol style="list-style-type: none"> <li>Development is to maintain a minimum setback to rear boundaries.</li> <li>The rear setback area is to be landscaped and free of any above or below ground structures.</li> </ol>

		<p>3. On land zoned R3 Medium Density where there is a 6m rear boundary setback, above and below ground structures and private open space, including basement carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear building setback.</p> <p>4. The rear building setback for land zoned IN2 Light Industrial at Tepko Road that adjoins land zoned R2 Low Density Residential is not to be used for industrial purposes or vehicle access.</p> <p>5. The rear building setback for land zoned IN2 Light Industrial in the vicinity of Campbell Parade, Manly Vale is not to be used for industrial purposes or vehicle access.</p> <p>Note: The rear building setback is the distance measured perpendicular to the boundary furthest from a public street up to any building on the allotment</p>
	<p>Exceptions</p>	<p><u>Land Zoned R2 and Land Zoned RU4 with frontage to The Greenway</u></p> <p>On land zoned R2 Low Density Residential, and land zoned RU4 Rural Small Holdings that has frontage to "The Greenway", Duffy's Forest, where the minimum rear building setback is 6 metres, exempt development, swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, provided that the objectives of this provision are met.</p> <p><u>Corner Allotments on Land Zoned R2 or R3</u></p> <p>On corner allotments for land zoned R2 Low Density Residential or R3 Medium Density Residential, where the minimum rear building setback is 6 metres, the rear building setback does not apply.</p>
	<p>Compliance</p>	<p><b>The proposed development at 15 Lakeside Crescent, North Manly, complies with the front boundary setback requirements outlined in Part B5 of the Warringah Development Control Plan 2011.</b></p> <p><b>The required minimum front boundary setback is 6.5 metres, and the existing setback remains unchanged at 8.505 metres, which exceeds the requirement. The front setback area continues to be landscaped and free of any structures,</b></p>

		<p>basements, or car parking facilities, except for permissible elements such as the driveway, letterbox, and fences.</p> <p>This compliance ensures the proposal maintains a sense of openness, aligns with the established streetscape pattern, and enhances the visual quality of the neighbourhood. By retaining the existing setback, the development supports the DCP objectives of maintaining visual continuity and achieving reasonable view sharing while contributing to the character and amenity of the area.</p>
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## PART D: DESIGN

D2	Private Open Space									
	Objectives	<ul style="list-style-type: none"><li>To ensure that all residential development is provided with functional, well located areas of private open space.</li><li>To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.</li><li>To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.</li><li>To ensure that private open space receives sufficient solar access and privacy.</li></ul>								
	Requirements	<ol style="list-style-type: none"><li>Residential development is to include private open space for each dwelling.</li><li>The minimum area and dimensions of private open space are as follows:</li></ol>								
		<table><tr><th>DWELLING Type</th><th>Area and Minimum Dimensions per dwelling</th></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
		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									



		<p>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.</p> <p>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.</p> <p>5. Private open space shall not be located in the primary front building setback.</p> <p>6. Private open space is to be located to maximise solar access.</p> <p>Note: For the purposes of calculating the number of bedrooms, studies or other such rooms capable of being used as a bedroom will be counted as a bedroom.</p> <p>Considerations for the provision of private open space include:</p> <ul style="list-style-type: none"> <li>• Size and proportion of space;</li> <li>• Orientation;</li> <li>• Solar access and overshadowing;</li> <li>• Privacy, especially on sloping land;</li> <li>• Use of natural breezes or protection from wind;</li> <li>• Noise;</li> <li>• Views;</li> <li>• Topography;</li> <li>• Unique environmental features; and</li> <li>• Surface run off.</li> </ul> <p>Private open space may be enhanced by:</p> <ul style="list-style-type: none"> <li>• Sunshade and screening;</li> <li>• Integrated landscaping;</li> <li>• Selecting paving materials that create visual interest, variety and minimise glare;</li> <li>• Increasing safety by utilising slip resistive materials such as paving;</li> <li>• Integrating the natural features of the site; and</li> <li>• Incorporating outdoor furniture, children's playground facilities and BBQ facilities. Private open space may include courtyards, terraces, balconies, verandahs, roof gardens, and hard and soft landscape areas.</li> </ul>
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	Exceptions	Any conflicting requirements in Part G override this control.
	Compliance	<p><b>The proposed development at 15 Lakeside Crescent, North Manly, complies with the private open space requirements outlined in Part D2 of the Warringah Development Control Plan 2011.</b></p> <ul style="list-style-type: none"> <li>• <b>Area and Dimensions:</b> The dwelling, which includes 4 bedrooms, provides a total private open space of 230.5m<sup>2</sup>, significantly exceeding the minimum requirement of 60m<sup>2</sup> with minimum dimensions of 5 metres.</li> <li>• <b>Location and Access:</b> The private open space is directly accessible from the living area of the dwelling, integrating seamlessly as an extension for relaxation, dining, entertainment, recreation, and children's play.</li> <li>• <b>Solar Access and Privacy:</b> The private open space is designed to maximise solar access, with strategic placement and landscaping ensuring the privacy of occupants and minimising any adverse impacts on adjoining properties.</li> <li>• <b>Setback Compliance:</b> The private open space is not located within the primary front building setback, ensuring compliance with the DCP's requirements.</li> </ul> <p><b>This compliance demonstrates that the proposal meets and exceeds the objectives for private open space, providing a functional and well-designed outdoor area that enhances the livability of the dwelling while respecting the privacy and amenity of adjacent properties.</b></p>

<b>D8</b>	<b>Privacy</b>	
	Objectives	<ul style="list-style-type: none"> <li>• To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.</li> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• To provide personal and property security for occupants and visitors.</li> </ul>

	Requirements	<ol style="list-style-type: none"> <li>1. Building 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 private open space 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 dwelling are to be located so they do not provide direct or close views (i.e. 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 private open space of a lower apartment from overlooking an upper apartment.</li> </ol> <p>Note</p> <p>Buildings may be articulated in the following ways to help reduce building mass:</p> <ul style="list-style-type: none"> <li>• Wall planes may be broken up into smaller areas to vary the elevation and to provide interest</li> <li>• Vertical, rather than horizontal, elements shall dominate front and other elevations visible from the street</li> <li>• Step the façade</li> <li>• Utilise a variety of materials and treatments to add interest</li> <li>• Incorporate recessed, projecting or enclosed balconies</li> <li>• Elevations with individual balconies and open space between reduce dominant horizontal banding</li> <li>• Include pergolas, verandahs, shutters, external louvres and sun shading elements</li> <li>• Add features of interest such as windows and balustrades.</li> </ul>
	Compliance	<p><b>The proposed development at 15 Lakeside Crescent, North Manly, complies with the privacy requirements outlined in Part D8 of the Warringah Development Control Plan 2011.</b></p> <ul style="list-style-type: none"> <li>• <b>Optimised Layout: The building layout has been designed to optimise privacy for both the occupants of the dwelling and adjoining properties. Living areas and</b></li> </ul>

		<p>habitable rooms are oriented towards private open spaces or the street to limit overlooking.</p> <ul style="list-style-type: none"> <li>• <b>Window Placement:</b> Windows have been strategically positioned to avoid direct or close views (less than 9 metres) into the windows of neighbouring dwellings, adhering to the DCP's requirements.</li> <li>• <b>Screening Measures:</b> The design effectively utilises existing landscaping and screening to enhance privacy without relying on high sills, obscured glass, or intrusive screening devices. Additional privacy features, such as louvres and shading elements, have been incorporated to further protect the amenity of adjoining properties.</li> <li>• <b>Acoustic Privacy:</b> The building's design, including the placement of windows and private open spaces, ensures a high level of acoustic privacy for occupants and neighbouring properties.</li> </ul> <p>By integrating thoughtful design solutions that enhance privacy, the development supports the DCP's objectives of protecting visual and acoustic privacy, encouraging innovative urban design, and ensuring security for occupants and visitors.</p>
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## PART E: THE NATURAL ENVIRONMENT

E10	Landslip Risk	
	Objectives	<ul style="list-style-type: none"> <li>• To ensure development is geotechnically stable.</li> <li>• To ensure good engineering practice.</li> <li>• To ensure there is no adverse impact on existing subsurface flow conditions.</li> <li>• To ensure there is no adverse impact resulting from stormwater discharge.</li> </ul>
	Requirements	<ol style="list-style-type: none"> <li>1. The applicant must demonstrate that: <ul style="list-style-type: none"> <li>• The proposed development is justified in terms of geotechnical stability; and</li> <li>• The proposed development will be carried out in accordance with good engineering practice.</li> </ul> </li> <li>2. Development must not cause detrimental impacts because of stormwater discharge from the land.</li> </ol>

		<p>3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</p> <p>4. To address Requirements 1 to 3:</p> <p>i. For land identified as being in Area A: Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/ engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.</p> <p>If the preliminary assessment determines that a geotechnical report is required, the same provisions apply in Area A as those that apply in Area B and Area D.</p> <p>ii. For land identified as being in Area B or Area D: 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>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>iii. For land identified as being in Area C or Area E: A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer/ engineering</p>
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		<p>geologist, must be submitted with the development application. Also, 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>iv. When a geotechnical report is required to be submitted, (determined in accordance with i) to iii) above), the report must include a risk assessment of landslip in relation to both property and life. The risk assessment must have regard to any guidelines published by the Australian Geomechanics Society</p>
	Exceptions	<ol style="list-style-type: none"> <li>1. No preliminary assessment of site conditions will be required in Areas B and D and no geotechnical and hydrological reports will be required in Areas C and E if the proposed development does not involve any site, building or structural works.</li> <li>2. Council may determine that no geotechnical report is required for development situated in Areas C or E where this can be demonstrated by a preliminary assessment of site conditions, prepared by a suitably qualified geotechnical engineer / engineering geologist, in accordance with the Checklist for Council's Assessment of site conditions (see Notes).</li> <li>3. Council may determine that no hydrological assessment is required for development situated in Areas C or E where this can be demonstrated by a preliminary assessment of site conditions, prepared by a suitably qualified geotechnical engineer/ engineering geologist, in accordance with the Checklist for Council's Assessment of site conditions (see Notes).</li> </ol> <p>Note Landslip Risk Classes A to E, described in the following table, correlate to Areas A to E on the Warringah LEP 2011 – Landslip Risk Map.</p>

		<b>LANDSLIP RISK CLASS</b>			
		<b>Landslip Risk Class</b>	<b>Topographic Position</b>	<b>Slope Angle (degrees)</b>	<b>Geology</b>
		A	Plateau areas, ridge crests, major spur slopes, footslope areas; and beach, foredune and alluvial flats.	< 5	At higher elevations, generally shallow residual soils developed on Hawkesbury Sandstone. Hawkesbury Sandstone exposed in occasional outcrops and in near vertical road cuts. Some areas of fill. At lower elevations, unconsolidated marine and alluvial sands often overlying deep marine sediments.
	<b>Compliance</b>	<p><b>The proposed development at 15 Lakeside Crescent, North Manly, is located on a site classified as Class A under the Landslip Risk Map of the Warringah Development Control Plan 2011.</b></p> <p><b>The works do not involve significant site, building, or structural modifications that would impact geotechnical stability, subsurface flow conditions, or stormwater discharge. A preliminary assessment of site conditions will be provided if required by Council. Should Council confirm that a geotechnical report is not necessary based on the nature of the proposed works, the development will comply with all relevant provisions of the DCP.</b></p>			

## CONCLUSION

The proposed alterations and additions to the dwelling at 15 Lakeside Crescent, North Manly, demonstrate full compliance with the relevant planning controls and environmental considerations outlined in the Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011. Key highlights of the proposal include:

- **Setbacks:**
  - **Front Boundary Setback:** Maintains an existing setback of 8.505 metres, exceeding the minimum required 6.5 metres, ensuring a sense of openness and alignment with the streetscape.
  - **Side Boundary Setbacks:**
    - **North Side:** Unchanged at 3 metres, exceeding the minimum 0.9-metre requirement.

- **South Side:** Adjusted to 0.9 metres, meeting the minimum requirement.
- Both side setback areas are landscaped and free of encroachments, maintaining privacy and amenity for neighbouring properties.
- **Rear Boundary Setback:** Complies with the minimum setback requirements and is landscaped to enhance environmental quality and maintain privacy.
- **Private Open Space and Landscaping:**
  - Provides 230.5m<sup>2</sup> of private open space, far exceeding the required minimum of 60m<sup>2</sup> for a 4-bedroom dwelling.
  - Ensures direct accessibility from living areas, with adequate solar access and privacy through strategic design and landscaping.
  - Integrates landscaping within setbacks and open spaces to enhance visual appeal and environmental integrity.
- **Built Form and Height Compliance:**
  - Building height of 7.665 metres is well within the maximum allowable 8.5 metres.
  - Wall height remains unchanged at 6.136 metres, below the maximum limit of 7.2 metres.
  - Retains the existing two-storey structure, ensuring compatibility with the surrounding residential scale and character.
- **Environmental Considerations:**
  - Site classified as Class A for landslip risk; no significant ground disturbance proposed to impact geotechnical stability or subsurface flow.
  - No excavation triggers the need for an Acid Sulfate Soils Management Plan; preliminary assessment will confirm compliance if required.
- **Privacy and Amenity:**
  - Building layout and window placements designed to optimise privacy for both the dwelling and neighbouring properties.



- Incorporates landscaping and screening to prevent overlooking while ensuring acoustic and visual privacy.
- **Site Coverage and Stormwater Management:**
  - Achieves a site coverage of approximately 27.86%, well below the maximum allowable 33.3%.
  - Ensures stormwater is managed effectively with no adverse impacts on neighbouring properties or subsurface flow conditions.

This proposal reflects a well-considered design that enhances the functionality, aesthetic appeal, and sustainability of the dwelling while maintaining harmony with the surrounding neighbourhood. By adhering to all statutory requirements and integrating thoughtful planning, the development contributes positively to the built environment of North Manly and warrants Council's approval.