

LOT 61 DP 1062443
4 Daisy Street
North Balgowlah
NSW 2093

Statement of Environmental Effects (SOEE)



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Forward

Cradle Design has prepared this Statement of Environmental Effects on behalf of the owners of 4 Daisy Street. It supports a Development Application to Northern Beaches Council for the demolition of an existing dwelling and the construction of a new dwelling.

In preparation of this document, consideration has been given to the following:

- *The Environmental Planning and Assessment Act, 1979 as amended.*
- *The Environmental Planning and Assessment Regulation 2000.*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan 2011*

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Appendix A – Site Photographs

This statement should be read in conjunction with drawings GA-00 to GA-20 and all other documentation submitted to Council as part of the Development Application.

1. INTRODUCTION

This document forms a component of a Development Application that proposes the part demolition and alterations/ additions to the existing dwelling at 4 Daisy Street, North Balgowlah.

The site is located at the front of a battle axe block and comprises a single level cottage, separate garage, grass areas, driveway over 507 m2. An easement west along the driveway provides access for 4a Daisy Street located at the back (west) of the site.

Daisy Street is typical of the streets in North Balgowlah with a mix of developed and non-developed properties.

A complete set of architectural drawings have been prepared in relation to the development proposal.

The proposal is permissible and in conformity with the General Principles of Development Control contained within WLEP and WDCP 2011.

It is considered that the application, the subject of this document succeeds on merit and is appropriate for the granting of consent.

2. THE SITE

The subject site has a site area of 507m² identified as Lot 61 in DP.1062443. The land is zoned as "R2 Low Density Residential Housing" under the Warringah Local Environmental Plan 2011 and is the front site of a battle-axe block.



Figure 1 – Site Location Plan (courtesy of google maps)

The site is located on Daisy Street, is rectangular in shape and is orientated approximately East/ West. The site fronts Daisy Street to the East and its other boundaries are bordered by low-density residential housing.

The site falls approximately 4m from the (west) rear of the site to the (east) front. There is one substantial tree on the site located on the east side of the existing garage. A row of palm trees lines the north and west boundary in the rear garden. No trees are to be removed as part of this application.

The site is currently occupied by single-storey dwelling with a detached garage. Three separate garden areas and shared driveway accessing the property located to the west of the subject site. A bus stop sits directly outside on Daisy Street.

Locality and Site Context

The existing dwelling is single storey weatherboard clad building with a tile roof. The architectural style and presentation of the dwelling is an example of an older-style single storey dwelling of this area. The site is on a natural slope of the land and the existing dwelling sits directly on exposed rock.

Along the length of Daisy Street, there is a mixture of low-density architectural styles. There is a mix of developed and undeveloped sites. In general, the dwellings are made up of one and two storeys, with render, weatherboard and brickwork facades and either metal or clay-tiled roofs.

No.6 Daisy Street is currently under constriction as shown in Appendix A.

3. PROPOSED DEVELOPMENT

The proposed new dwelling has been depicted on drawings GA-00 to GA-20, prepared by Cradle Design.

The application proposes the following alterations:

- The demolition of part of the existing single storey house and garage roof
- A new section of dwelling spanning between the existing dwelling and garage, as well as above the existing garage.
- Minimal earthworks.
- Minor landscaping modifications to suit the new front entry and courtyard.

The proposed alterations intend to connect the existing dwelling and separate stand-alone garage, provide a front entrance to the dwelling (which faces the current access driveway rather than neighbouring properties), connect the existing dwelling to the front landscaped area and provide additional living and storage amenity to the existing dwelling.

A courtyard has been introduced into the proposed works to provide light, ventilation and landscaping to the older section of dwelling.

The split-level design works with the natural slope of the site and the house is intended to be of low impact. It is predominantly single storey with only the new east section sitting over the existing garage providing the house with some street presence. The primary living areas and open space remain unchanged at the rear of the block.

Connection to the front open space is achieved by bring the dwelling forward over the garage and is a key driver of the proposed works.

Careful consideration has also been given to the relationship of the neighbouring properties and setbacks, window locations and the proposed form have minimal to no impact on neighbours. Shadows cast by the proposed works have negligible impact on 6 Daisy Street (given the separation between the buildings) or any other neighbours. Refer to drawings GA-14 to GA-19.

The roof form for the new house has been designed to complement the existing dwelling roof and provide a street presence.

The proposal does not interfere with any views to and from public and private properties.

The proposed finishes are complimentary to, and compatible with, the coastal vernacular which is inherent in the immediate area of North Balgowlah. Refer to GA-20 for more details.

Sydney Water assets

There is Sydney Water asset (sewer) running along the northern boundary. The design of the house has considered the asset. The approximate location of the asset is shown on the architectural plans and sections and survey plan.

Foundations required as part of this proposal, that meet the requirements of Sydney Water, are included in this Development Application.

Refer to drawing GA-09 for further details

4. STATUTORY PLANNING FRAMEWORK

The following section of this report assesses the proposed development with regard to the statutory planning framework and matters for consideration pursuant to Section 79C of the Environmental Planning & Assessment Act, 1979 as amended. Those matters, which are required to be addressed, are outlined, and any steps to militate against any potential adverse environmental impacts are discussed below.

Warringah Local Environmental Plan 2011

1.2 Aims of Plan

- (d) in relation to residential development, to:*
 - (i) protect and enhance the residential use and amenity of existing residential environments, and*
 - (ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and*
 - (iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,*
- (f) in relation to environmental quality, to:*
 - (i) achieve development outcomes of quality urban design, and*
 - (ii) encourage development that demonstrates efficient and sustainable use of energy and resources, and*
 - (iii) achieve land use relationships that promote the efficient use of infrastructure, and*
 - (iv) ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and*
 - (v) protect, conserve and manage biodiversity and the natural environment, and*
 - (vi) manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity,*
- (g) in relation to environmental heritage, to recognise, protect and conserve items and areas of natural, indigenous and built heritage that contribute to the environmental and cultural heritage of Warringah,*
- (h) in relation to community well-being, to:*
 - (i) ensure good management of public assets and promote opportunities for social, cultural and community activities, and*
 - (ii) ensure that the social and economic effects of development are appropriate.*

It is considered that the proposed development achieves the Aims of the Plan. This opinion is justified on the basis that:

- The proposed new dwelling will enhance the existing residential environment and will be compatible with the bulk and scale of neighbouring development.
- The proposal is considered to have been designed with consideration to its place within the immediate urban environment.
- Is of suitable scale for the site and its context.

Zone R2 Low Density Residential

Objectives of zone

- *To provide for the housing needs of the community within a low-density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

It is considered that the proposed development meets the objectives of the Zone R2 Low Density Residential. This is justified on the basis that:

- The proposed works are for a low-density dwelling that generally complies to the built form standards set-down to control Low Density development.
- The design responds to its locality and the predominant character of the Freshwater locality.
- The works proposed will significantly improve the design and aesthetic quality of the existing building with the built form outcome providing a greater relationship and presence with Daisy Street.
- The proposed development will complement and enhance the views of the immediate locality.

6.4 Development on sloping land

(1) The objectives of this clause are as follows:

- (a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,
- (b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,
- (c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.

(2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Land slip Risk Map.

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and
- (c) the development will not impact on or affect the existing subsurface flow conditions.

The site is currently zoned B on the Landslip Risk (Development on sloping land) map under Warringah Local Environmental Plan 2011.

The existing dwelling currently sits on an exposed rock shelf (refer to appendix A). The existing garage is built on a slab on ground around 1.5m from a retaining wall.

Throughout the site, rock level is generally reached between 300mm and 600mm.

The proposed works;

- Place no risk of damage or slippage to the existing or new dwelling areas
- Have minimal impact to the sites stormwater discharge (largely governed by the driveway easement) and seeks to improve the situation.
- Have minimal excavation work or disturbance to the site that could effect subsurface flow conditions

It is therefore considered the proposed works meet the objectives of the clause.

Refer to preliminary geotechnical assessment prepared by Ascent Geotechnical Consulting for an assessment of site conditions. High level recommendations are noted below;

"Recommendations

With reference to the Australian Geomechanics Societies definitions, the existing site conditions and proposed development are considered to constitute an 'ACCEPTABLE' risk to life and a 'LOW' risk to property provided that the recommendations outlined in Table 3 are adhered to".

Part 4 Principle development standards

Warringah Development Control Plan 2011

B1 Wall Heights

Applies to Land

This control applies to all land identified on the Warringah Local Environmental Plan 2011 - Land Zoning Map as:

- RU4 Primary Production Small Lots
- R2 Low Density Residential
- E3 Environmental Management
- E4 Environmental Living

and to which an 8.5m maximum height of building control applies under LEP 2011.

Objectives

- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.
- To ensure development is generally beneath the existing tree canopy level.
- To provide a reasonable sharing of views to and from public and private properties.

- To minimise the impact of development on adjoining or nearby properties.
- To ensure that development responds to site topography and to discourage excavation of the natural landform.
- To provide sufficient scope for innovative roof pitch and variation in roof design.

Existing and proposed wall heights do not exceed 7.2m.

B2 Number of Storeys

Applies to Land

This control applies to land shown coloured on the DCP Map Number of Storeys.
(No storey restriction for the site noted).

Objectives

- To ensure development does not visually dominate its surrounds.
- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.
- To provide equitable sharing of views to and from public and private properties.
- To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.
- To provide sufficient scope for innovative roof pitch and variation in roof design.
- To complement the height of buildings control in the LEP with a number of storeys control.

The existing dwelling is single storey and only part of the new proposed works will be built over the existing garage. It is therefore considered the proposed works meet the objectives of the control.

B3 Side Boundary Envelope

Objectives

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*
- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*
- *To ensure that development responds to the topography of the site.*

The existing dwelling and proposed works sit well within the Side Boundary Envelope.

B4 Site Coverage

Not applicable

B5 Side Boundary Setback

The side building set-back control states that the minimum side boundary set-back shall be 0.9m.

Objectives

- *To provide opportunities for deep soil landscape areas.*
- *To ensure that development does not become visually dominant.*
- *To ensure that the scale and bulk of buildings is minimised.*
- *To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.*
- *To provide reasonable sharing of views to and from public and private properties.*

The existing dwelling and proposed works sit within the Side Boundary Setback.

B7 Front Boundary Setbacks

Applies to Land;

This control applies to land shown coloured on the DCP Map Front Boundary Setback, with the exception of land identified as 'Merit Assessment'.

Objectives;

- To create a sense of openness.
- To maintain the visual continuity and pattern of buildings and landscape elements.
- To protect and enhance the visual quality of streetscapes and public spaces.
- To achieve reasonable view sharing.

The required front boundary set back is 6.5m. The proposed is 8.76m.

C3 Parking Facilities

2 off-street car-parking spaces are to be provided.

Objectives

- *To provide adequate off street carparking.*
- *To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.*
- *To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.*

No change to the existing two cars off street parking is proposed.

C4 Stormwater

Objectives

- *To ensure the appropriate management of stormwater.*
- *To minimise the quantity of stormwater run-off.*
- *To incorporate Water Sensitive Urban Design techniques and On-Site Stormwater Detention (OSD) Technical Specification into all new developments.*
- *To ensure the peak discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD).*

All stormwater will be discharged into Northern Beaches Council existing stormwater system by the sites existing storm water gravity drainage system. Refer to drawing GA-08 - Site and Drainage plan for details.

A Storm water Management Plan is not required as the proposed alterations and additions to the existing buildings/ site **will not** result in a net increase of more than 50m² of hard surface area on a site.

There is a decrease in hard surface areas

Proposed net increase in hard surfaces = around 14m² (new roof area)

Onsite Storm water Detention Is not required due to the following exemptions noted in the **Onsite Storm water Detention Technical Specification;**

Section 2 – Planning and Design – 2.1 Applications

And **Water Management Policy - PL 850 Water;**

9 Flood Risk Management - 9.1 Onsite Stormwater Detention

All development applications for alterations and additions for single residential dwellings will not require OSD.

C5 Erosion and Sediment Control

Objectives

- *To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.*
- *To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.*
- *To prevent any reduction in water quality downstream of the development site.*

Erosion and sediment control will be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land during construction by;

1. Diverting uncontaminated run-off around cleared or disturbed areas, and
2. Erecting a silt fence to prevent debris escaping into drainage systems and waterways, and
3. Preventing tracking of sediment by vehicles onto roads, and
4. Stockpiling topsoil, excavated materials, construction and landscaping supplies and debris within the site.

Refer to drawing **GA-05** Erosion & Sediment Control Plan

C6 Building over or adjacent to Constructed Council Drainage Easements

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

To ensure that Council's drainage infrastructure is not damaged and that costs and liabilities are minimised when constructing, replacing, maintaining or obtaining emergency access to constructed public drainage systems located within private property

Requirements

1. 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.
2. 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

The current easement access (via front garden area to daisy Street) to the Sydney Water sewer running along the northern boundary is maintained and not effect by this development.

C7 Excavation and Landfill

Objectives

- *To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties.*
- *To require that excavation and landfill does not create airborne pollution.*
- *To preserve the integrity of the physical environment.*
- *To maintain and enhance visual and scenic quality.*

Minimal excavation or fill is proposed as part of this application.

C8 Demolition and Construction

Objectives

- *To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment.*
- *To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.*
- *To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan*
- *To discourage illegal dumping.*

All construction is to be domestic in nature and no adverse effects to the environment or neighbouring properties is anticipated.

A Waste Management Plan has been completed and submitted as part of the Development Application.

C9 Waste Management

Objectives

- To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).
- To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.
- To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.
- To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.
- To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.
- To minimise any adverse environmental impacts associated with the storage and collection of waste.
- To discourage illegal dumping.

During construction, waste management by the builder will remove all construction waste construction material (either to recycling, specialist disposal or landfill) and will be contained within the construction site fencing. A Waste Management Plan forms part of the development application for the site.

D1 Landscaped Open Space

DCP Map identifies the subject Lot as requiring a minimum of 40% Open Landscaped Space.

Objectives

- To enable planting to maintain and enhance the streetscape.
- To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.
- To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.
- To enhance privacy between buildings.
- To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.
- To provide space for service functions, including clothes drying.
- To facilitate water management, including on-site detention and infiltration of stormwater.

Site control 40% landscape open space of site (507m²) = 202.8m²

Existing complying landscape open space (minimum 2m) – 169.5m² (33%)

Existing non complying landscape open space (less than 2m) – 24.7m²

Total existing landscape open space – 194.5m² (38%)

Proposed complying landscape open space (minimum 2m) – 175m² (35%)
 Proposed non complying landscape open space (less than 2m) – 13m²
 Proposed non complying landscaping open space to under croft – 15m²
 Total proposed landscape open space – 203m² (40.6%)

The current battle-axe site has a concrete driveway access easement to the dwelling 4b Daisy Street (behind), running along the south boundary. This hampers the sites ability to comply with the landscape open space site control.

Please refer to the accompanying Clause 4.6 request to vary a development standard – landscaped open space.

D2 Private Open Space

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To ensure that all residential development is provided with functional, well located areas of private open space.
- To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.
- To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.
- To ensure that private open space receives sufficient solar access and privacy.

Requirements

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:

DWELLING Type	Area and Minimum Dimensions per dwelling
Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m ² 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 10m ² 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.
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.
5. Private open space shall not be located in the primary front building setback.
6. Private open space is to be located to maximise solar access.

The existing private open space to the rear (north west) area of the site is to be retained – 85m².

D3 Noise

Objectives

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.*

The proposal maintains the long-established residential use of the site. Any noise emanating from the residential use would be consistent with that reasonably anticipated in an urban environment. The proposed development has been designed and orientated to address potential noise impacts from adjacent properties and will afford an appropriate level of amenity for future occupants.

D6 Access to Sunlight

Applies to Land

This control applies to land to which Warringah LEP 2011 applies.

Objectives

- To ensure that reasonable access to sunlight is maintained.
- To encourage innovative design solutions to improve the urban environment and public open space.
- To promote passive solar design and the use of solar energy.

Requirements

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

The proposed development meets the objectives of the control.

The existing solar array to the north-facing roof is to be maintained. The new built area is designed to maximise north facing roof area for further an extension of the solar area in the future.

Refer to drawings GA-14 to GA-19 for shadow studies.

6 Daisy Street has recently begun development under a Comply Development and the extent of the new works is excluded from the shadow diagram assessment. Approximate building location has been shown as a guide only. It is envisaged that there will be minimal impact to 6 Daisy street new works as the dwellings principal living and private open space areas are situated away from additional shadows cast by the proposed works.

D7 Views

Objectives

- To allow for the reasonable sharing of views.
- To encourage innovative design solutions to improve the urban environment.
- To ensure existing canopy trees have priority over views.

Views in and around the subject property have been evaluated and it has been deemed that the low impact proposal will not have any adverse impact on views out to the street or the ocean from adjoining properties.

As the proposed development will not unreasonably impact on public or private views, it is considered that the general principles of the control have been achieved.

D8 Privacy

Objectives

- *To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To provide personal and property security for occupants and visitors.*

It is considered that appropriate design elements have been incorporated into the proposed development to ensure that the general principle of privacy has been achieved.

The proposed works orientate the proposed front entry away from 2 Daisy Street and towards the access driveway to the site. Along the north side of the house, windows are offset from those of the neighbours and or are high level. Please refer to plans and sections GA-06 AND GA-07.

D9 Building Bulk

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

Objectives

- To encourage good design and innovative architecture to improve the urban environment.
- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

Requirements

1. Side and rear setbacks are to be progressively increased as wall height increases.
2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.
3. On sloping land, the height and bulk of development (particularly on the

downhill side) is to be minimised, and the need for cut and 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.
- 4. Building height and scale needs to relate to topography and site conditions.
- 5. Orientate development to address the street.
- 6. Use colour, materials and surface treatment to reduce building bulk.
- 7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.
- 8. Articulate walls to reduce building mass.

It is considered that appropriate design setbacks and design elements have been incorporated into the proposed development.

No cut and fill is proposed.

The proposed works will orientate the house towards the street and entry driveway, while providing a street presence to match neighbouring properties.

D10 Building Colours and Materials

Objectives

- *To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.*

Component	Material	Finish	Colour
Proposed walls 1	FC Sheeting	paint	Mineral Salt 1/2 strength
Proposed walls 2	Timber	sealed	Timber
Rooftop covering	profiled metal sheet	Colorbond or similar	Dark grey
Rooftop flashings	pressed metal	Colorbond or similar	Dark grey
Gutters & downpipes		Colorbond or similar	Dark grey
Windows	Timber	paint	White/ Dark Grey
Window Shrouds	pressed metal	Colorbond or similar	White/ Dark Grey

Please also refer to the colours and finishes board – GA-20

D12 Glare and Reflection

Objectives

- *To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.*
- *To maintain and improve the amenity of public and private land.*
- *To encourage innovative design solutions to improve the urban environment.*

The proposed development incorporates materials and finishes which will minimise reflection. The roof colour has been chosen to mitigate sun reflection.

It is considered that appropriate measures have been incorporated into the design of the development to ensure that the general principle with regards to glare and reflection has been achieved.

D13 Front Fences and Front Walls

Objectives

- *To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To avoid a 'walled in' streetscape.*

No changes to the front fences proposed as part of this application.

D15 Side and Rear Fences

Objectives

- *To encourage innovative design solutions to improve the urban environment.*

No changes to side or rear fencing is proposed as part of this application.

D20 Safety and Security

Objectives

- *To ensure that development maintains and enhances the security and safety of the community.*

Currently the front lawn and garage are detached and separated from the main dwelling. The proposed works will allow the dwelling to connect to all open spaces on the site, improving site lines to through the property and security in general.

D22 Provision and Location of Utility Services

Objectives

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure that adequate utility services are provided to land being developed.*

The site is serviced by standard services such water, gas, electricity, sewer and telephone. The proposed use will not exceed the services currently provided. Service locations have been shown on the plans.

D22 Conservation of Energy and Water

Objectives

- To encourage innovative design solutions to improve the urban environment.
- To ensure energy and water use is minimised.

A BASIX certificate have been completed and included in the DA documentation.
The BASIX certificate addresses the conservation of energy and water.
An existing PV system with an output of 1.5kW will be retained.
Existing on site rainwater harvesting tank is to be retained

E10 Landslip Risk

Applies to Land

This control applies to land identified on the Warringah Local Environmental Plan 2011 - Landslip Risk Map as Area A, Area B, Area C, Area D or Area E.

Objectives

- To ensure development is geotechnically stable.
- To ensure good engineering practice.
- To ensure there is no adverse impact on existing subsurface flow conditions.
- To ensure there is no adverse impact resulting from stormwater discharge.

The site is currently zoned as LAND SLIP RISK – B - Slopes from 5 to 25 degrees

Refer to preliminary geotechnical assessment prepared by Ascent Geotechnical Consulting for an assessment of site conditions.

5. COMPLIANCE WITH KEY SITE CONTROLS

Site information and building controls:	Control	Proposed	Compliance with controls Y/N
Site Area (m2) existing	-	(Existing) 507m2	Y
Housing Density (dwelling/m2)	1/450m2	(Existing) 1/507m2	Y
Maximum building height (m)	8.5m	7.6m	Y
Maximum wall height (m)	7.2m	7.2m	Y
Front building set-back (m)	6.5m	(existing) 8.76m	Y
Rear building set-back (m)	6m	(existing) 7m	Y
Minimum side boundary set-back (m)	0.9m	(existing) 2.5m	Y
Side Boundary Envelope	4m	Within 4m	Y
Landscape open space	40%	35%	N
Number of car spaces	2	2	Y

The proposal is non-compliant against the following building control:

- Landscaping open space

A Request to Vary a Development Standard has been submitted pursuant to Clause 4.6 of the Local Environment Plan (refer to Report – Request to Vary a Development Standard

6. CONCLUSION

The proposal is permissible and in conformity with the general principles of the Development Control contained within the Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011.

It has been demonstrated that the proposed new dwelling will be of low impact to its environmental surroundings and its immediate neighbours.

The house of predominantly one-storey construction responds to the site's topography, orientation and locality. The house addresses the street and provides a new infill frontage to the streetscape.

The built form will provide a design outcome that responds to the site's context, its relationship to the public domain and the maintenance of appropriate residential amenity.

The site can adequately accommodate the proposed development, which fits well into the streetscape and locality.

Although the proposal does not wholly comply with the Council's present planning objectives and controls (landscaping) due to inherent site factors, it has been demonstrated that there would be no significant adverse impact on any adjoining or nearby property.

As a result of this assessment it is concluded that the development of the site in the manner proposed, succeeds on merit and is appropriate for the granting of consent.

APPENDIX A - Site Photographs



1. View from Daisy Street looking north west towards property



2. View from Daisy Street looking south west towards property



3. View from Daisy Street looking west at property, shared driveway and 6 Daisy St.



4. View of front garden looking north



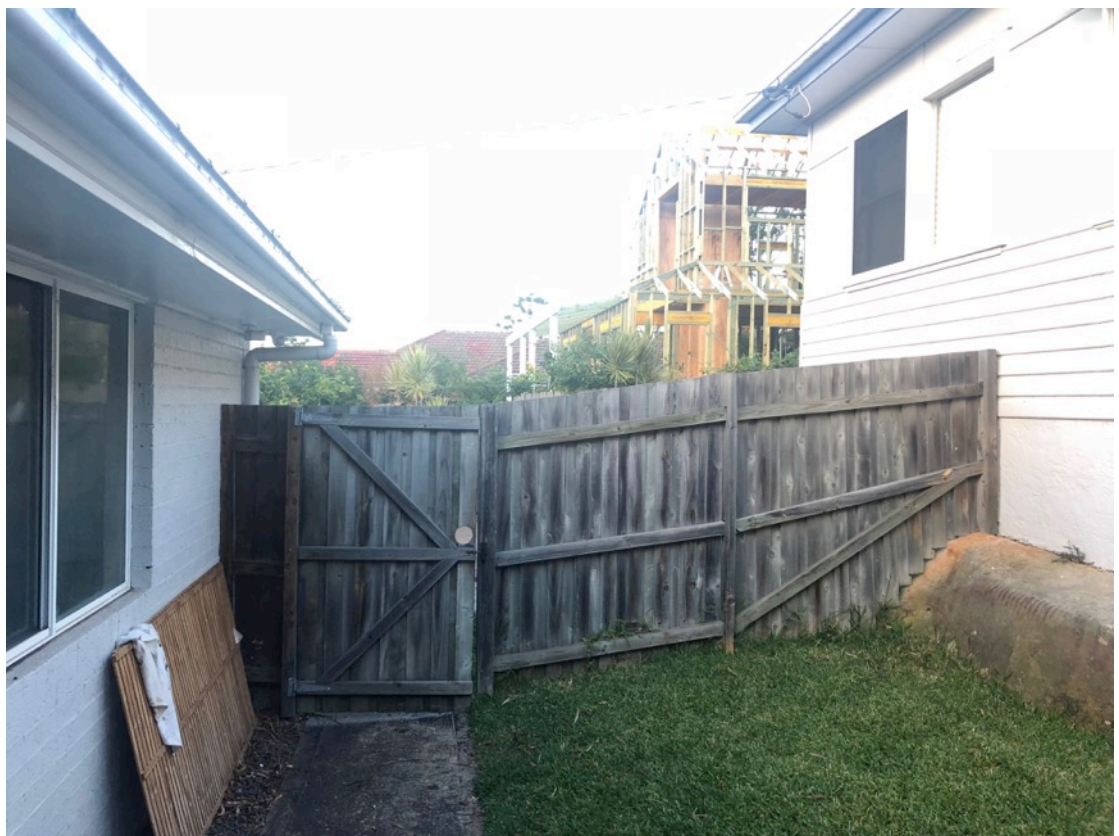
5. View of existing garage and house behind



6. View of existing area between dwelling and garage looking north



7. View of existing sunroom and entry to house to be demolished



8. View back towards driveway looking south from north boundary



9. View west up shared driveway with 4a Daisy Street



10. View west up shared driveway showing 6 Daisy St construction works