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Clause 20

Variation to Landscape Open Space

ADDRESS

Proposed Alterations & Additions to Cox residence

Lot 16 on DP 33000

Accompanying DA Plans 23011

Dated – 11/04/2024

Please find herewith the requirements for a variation of the landscaped Open Space control under clause 20 of the Warringah Council LEP2011 for the proposed additions and alterations at 3 Newell Place, Frenchs Forest, 2086.

The objectives of Landscape Open Space control are

1. Enable the establishment of appropriate planting to maintain and enhance the streetscape and the desired character of the locality.

The size of the property is 422.7 meters and most of the existing Ground Floor is remain with the addition of a new entrance and new double garage to be added along with a new First Floor addition. The existing carport built to the boundary will be removed and the concrete slab also removed. As this will decrease the landscaping area its is also proposed to remove a rear yard garden shed and cubby house to give back some landscaping.

The existing landscaped area currently sits at 141.5 sq mts / 33.5 %

The New landscaping with sit at 132.84 sq mts / 31.5%

The equates to a 2% reduction but we ask Council to look favourably as part of the DA application is to secure 2 car garaging on site and remove one vehicle for the already congested street parking

2. Enable the establishment of appropriate planting that is of scale and density commensurate with the building height and scale.

The new proposed dwelling will retain the existing garden where possible and new planting will be added where the current garden shed and cubby house are located.

3. Enhance privacy between dwellings.

The proposal will maintain the current privacy between dwellings.

4. Accommodate appropriate outdoor recreational needs and suit the anticipated requirements of dwelling occupants.

The existing outdoor recreational needs will remain adequately catered for.

5. Provide space for service functions including clothes drying

A new external clothes drying will be added outside the new laundry door on the western side of the house.

6. Facilitate water management including on site detention and the infiltration of stormwater.

The existing grassed areas in the front setback will remain and new grass and plants will be added where the garden shed and cubby are currently located.

7. Incorporate the establishment of any plant species nominated in the relevant locality statement.

The existing landscape grassed and planted areas to the property will remain and be added to.

8. Conserve significant features of the site.

The proposal is for the existing dwelling is to remain with the addition of a new front entrance and double garage. Although these additions will decrease the landscaping it is proposed to return as much area as possible by removing the garden shed and cubby in the rear yard.

We believe that the proposal will maintain the landscape open space objectives in accordance with the controls of Warringah LEP 2011 and will maintain the visual continuity, development and pattern of buildings within the locality.

We hope this proposal will meet with Councils approval and look forward to hearing from Council in the near future.

Should you need any further information in regard to this application please do not hesitate to contact me on 0402 451 119 or at shane@creativehomeplans.com.au

Yours sincerely
Shane Rawson
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