

# Statement of Environmental Effects

November 2024

## 26A Lakeview Parade, Warriewood

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Select demolition works and construction of a new double garage and secondary dwelling.

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# 1. INTRODUCTION

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This Statement of Environmental Effects (SEE) has been prepared in support of the proposed development, which seeks select demolition works and the construction of a new double garage and secondary dwelling at No. 26A Lakeview Parade, Warriewood.

GAT & Associates has been retained by our clients, T. Louise & G. Flint, to prepare a Statement of Environmental Effects to accompany the development application for consideration by Northern Beaches Council.

This SEE is based upon the information and details shown on the following architectural plans prepared by Pagano Architects, Job No. 2499, Revision D, dated 25.11.24, which are submitted with the Development Application:

- Cover Page, Sheet No. 00.
- Survey, Sheet No. 01.
- Site Analysis, Sheet No. 02.
- Site Plan and Roof Plan, Sheet No. 03.
- Ground Floor Plan, Sheet No. 04.
- First Floor Plan, Sheet No. 05.
- Elevations, Sheet No. 06.
- Elevations, Sheet No. 07.
- Sections, Sheet No. 08.
- Shadow Diagrams June 21st, Sheet No. 09.
- Shadow Diagrams June 21st, Sheet No. 10.
- Calculations Plans (FSR), Sheet No. 11.
- Landscape Calculation Plan, Sheet No. 12.
- Landscape Concept Plan, Sheet No. 13.
- Demolition & Erosion, Sediment & Control Plan, Sheet No. 14.
- External Finishes Schedule, Sheet No. 15.
- Perspectives, Sheet No. 16.
- Window Schedule & BASIX Commitments, Sheet No. 17.
- BASIX Commitments, Sheet No. 18.

This Statement of Environmental Effects is also based on the following supporting documents and plans:

- BASIX Certificate.
- Stormwater Plan prepared by Aztec Engineers, dated November 2024.
- Waste Management Plan prepared by Pagano Architects, dated November 2024.
- Estimated Development Cost (EDC) Report prepared by Pagano Architects, dated 26 November 2024

This Statement of Environmental Effects has been prepared in support of the proposed development. This report is based on the above plans, documents, site inspections and general knowledge of the locality with the aim of:

- Assessing the proposal against relevant statutory controls.
- Determining whether the proposal is acceptable within the existing and likely future context of the area.
- Considering whether the proposal is acceptable within the broader planning controls.
- Addressing any likely environmental external impacts (positive and negative).

The proposed development has been assessed in relation to:

- State Environmental Planning Policy (Sustainability Building) 2022;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Pittwater Local Environmental Plan 2014;
- Pittwater Development Control Plan 2021;
- Section 4.15 Considerations under the Environmental Planning & Assessment Act, 1979.

## 2. SITE CONTEXT

The subject site is commonly referred to as No. 26A Lakeview Parade, Warriewood, and is legally defined as Lot 1 in Deposited Plan 778300. The site is a battle axe lot, located on the northern side of Lakeview Parade.

The site provides for an area of 1049m<sup>2</sup>. The subdivision of the street has resulted in the site having a right-of-way approximately 75m in length which extends past four (4) lots, being No. 24, 26B and 28 Lakeview Parade. The site's rear boundary is 40.24m. The eastern and western side boundaries are splayed, resulting in the lot having a depth of between 17.45m (at the side boundaries) and approximately 32m in the centre. Refer to Figure 1 Site Location Map.



Figure 1: Subject Site (Source: SIXMaps)

The subject site is located within an area that is zoned C4 Environmental Living, with the proposed works permissible with consent in this zone under the Pittwater Local Environmental Plan 2014. Located on the subject site at present is a two storey brick residential dwelling with a detached garage.

Development in the area is typically characterised by older housing stock, with a mix of single and two storey dwellings.

The neighbouring properties are:

- North: Recently constructed two storey dwellings at 6 and 6B Elimatta Road.
- East: Single storey dwelling at 32 Lakeview Parade.
- West: Single (?) storey dwelling at 22A Lakeview Parade.
- South: Two storey dwelling located at 26 Lakeview Parade, single storey dwelling at 26B Lakeview Parade, two storey dwelling at 24 Lakeview Parade and single storey dwelling at 28 Lakeview Parade.

The subject site is located within an accessible area to public public spaces and services, including:

- Warriewood Beach: 900m (14 min walk)
- North Narrabeen Reserve: 1km (14 min walk)
- Warriewood Square: 1.4km (14 min walk)
- Ventura Reserve: 750m (11 min walk)

The site is considered to be conducive to the proposed development, as will be demonstrated throughout this SEE.

Section 2.1 of this SEE illustrates the context of the subject site and its surroundings.



2.1 Street Context and Photographs



Figure 2: Subject Site as viewed from driveway.



Figure 3: The existing garage, to be demolished, which will allow for secondary dwelling.





*Figure 4: The existing driveway shared between 24, 26, 26A, 26B and 28 Lakeview Parade.*

### 3. PROPOSAL

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The proposal before Northern Beaches Council seeks the demolition of the existing garage and first floor western balcony, and the construction of a new double garage and secondary dwelling at No. 26A Lakeview Parade, Warriewood.

A detailed summary of the proposal is provided below.

#### **Demolition**

Select elements at the site are proposed for removal including the existing garage and first floor balcony on the western side of the main dwelling.

#### **Construction**

New building works will provide a ground floor double garage with store/workshop, and stairs leading to a first floor secondary dwelling.

The secondary dwelling will include an open kitchen and living area, two (2) bedrooms with built-in-robos, a bathroom, and a south facing balcony. The secondary dwelling will be attached to the main dwelling at first floor level, with a breezeway between the garage and main dwelling at ground level.

Reference should be made to the submitted plans prepared by Pagano Architects.

## 4. SECTION 4.15 EVALUATION

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The following section provides an assessment of the proposed development in accordance with the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979.

### **(1) Matters for consideration – general**

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development, the subject of the development application.

The provisions of:

### 4.1 Relevant State, Regional and Local Environmental Planning Instruments

#### 4.1.1 State Environmental Planning Policy (Sustainable Buildings) 2022

The proposal has been assessed against the provisions of State Environmental Planning Policy (Sustainable Buildings) 2022. The construction of a new development falls under 'BASIX Development'. A BASIX Certificate has been prepared and is submitted under separate cover. The certificate demonstrates compliance with the required Water, Thermal and Energy provisions under BASIX.

#### 4.1.2 State Environmental Planning Policy (Resilience and Hazards) 2021

##### **4.1.2.(a) Chapter 4 Remediation of Land**

Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021 relates to the remediation of land. Clause 4.6 states that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated and, if it is contaminated, the consent authority is satisfied that the land is suitable for the purpose. If the land requires remediation to be undertaken to make the land suitable for the proposed use, Council must be satisfied that the land will be remediated before the land is used for that purpose.

The history of the site has a long-term and ongoing residential land use within an established residential neighbourhood. In addition, the subject site is not surrounded by any land uses that would lead to site contamination. It is not considered likely that the site has experienced any contamination, and the continuation of the residential use is acceptable.

In accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, Council is able to conclude that no further assessment of contamination is necessary, and the continued residential use of the site is suitable.

#### 4.1.3 Sydney Environmental Planning Policy (Biodiversity and Conservation) 2021

##### **4.1.3.(a) Chapter 2 Vegetation in Non-Rural Areas**

Chapter 2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 relates to the clearing of vegetation in non-rural areas. As detailed on the site survey, there are no

significant trees on the subject site, nor any trees proximate to any works proposed that are located within the public domain or adjacent allotments.

The proposed development is solely for the development of a new garage and secondary dwelling on an existing allotment, with a main dwelling being retained. No trees are proposed for removal.

#### **4.1.3.(b) Chapter 6 Water Catchments**

##### ***Sydney Harbour Catchment***

Chapter 6 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 relates to the protection of the Sydney Harbour Catchment and applies to the subject site. The site is not mapped as within a foreshore area, or a foreshore building line. The following comments are made:

- An existing stormwater disposal system is designed to ensure there is no detrimental impact to adjoining properties or to the broader catchment area.
- All waste produced as part of the development will be managed during all stages of construction and throughout the life of the building, as per the submitted waste management plan.

The proposal is, therefore, not contrary to the provisions of Chapter 6.

#### **4.1.4 Pittwater Local Environmental Plan 2014**

Refer to Appendix A for a detailed assessment of the proposal against Council's LEP standards.

#### 4.1.4.(a) Zoning

The subject site is zoned C4 Environmental Living under the Pittwater LEP 2014. Refer to Figure 5 below.

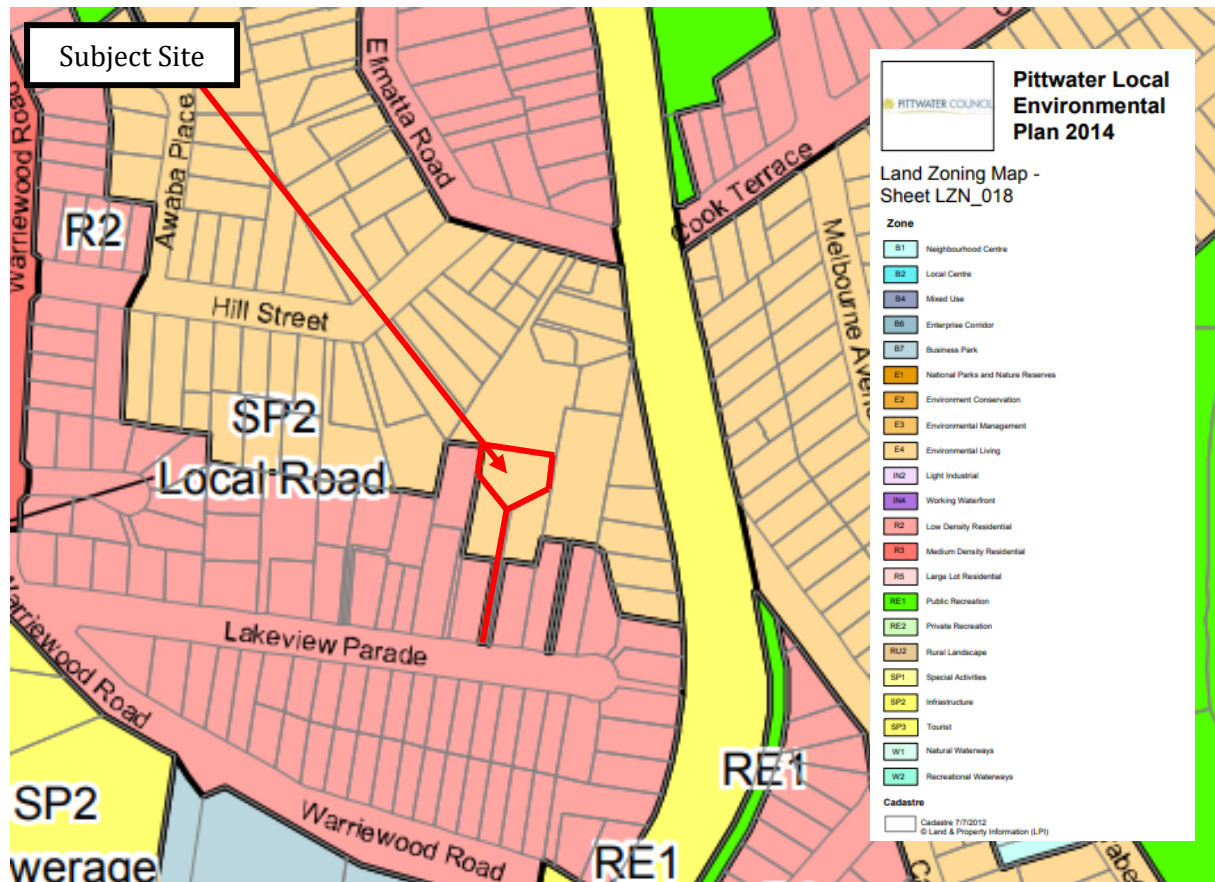


Figure 5: Land Zoning Map (Source: Pittwater Local Environmental Plan 2014)

Dwelling houses and secondary dwellings are permissible in this zone with consent.

The objectives of the C4 Environmental Living zone read as follows:

##### *"1 Objectives of zone*

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- To ensure that residential development does not have an adverse effect on those values.*
- To provide for residential development of a low density and scale integrated with the landform and landscape.*
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors."*



In response to the above objectives, the following comments are made.

- The proposal will retain the existing main dwelling for residential use of the site and proposes a new garage and secondary dwelling that is sympathetic to the existing built form.
- The continued residential use of the site will not comprise the ecological, scientific or aesthetic value of the area.
- The proposal is solely for the purpose of a secondary dwelling, adding to the residential development in the area. The secondary dwelling is integrated taking into consideration the landform and landscaping of development surrounding the site.
- Development does not have an effect on riparian and foreshore vegetation and wildlife corridor.

#### 4.1.4.(b) Height of Buildings

Clause 4.3 of Pittwater LEP 2014 states that 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. The subject site is shown on the Height of Buildings Map with a maximum permissible height of 8.5m.

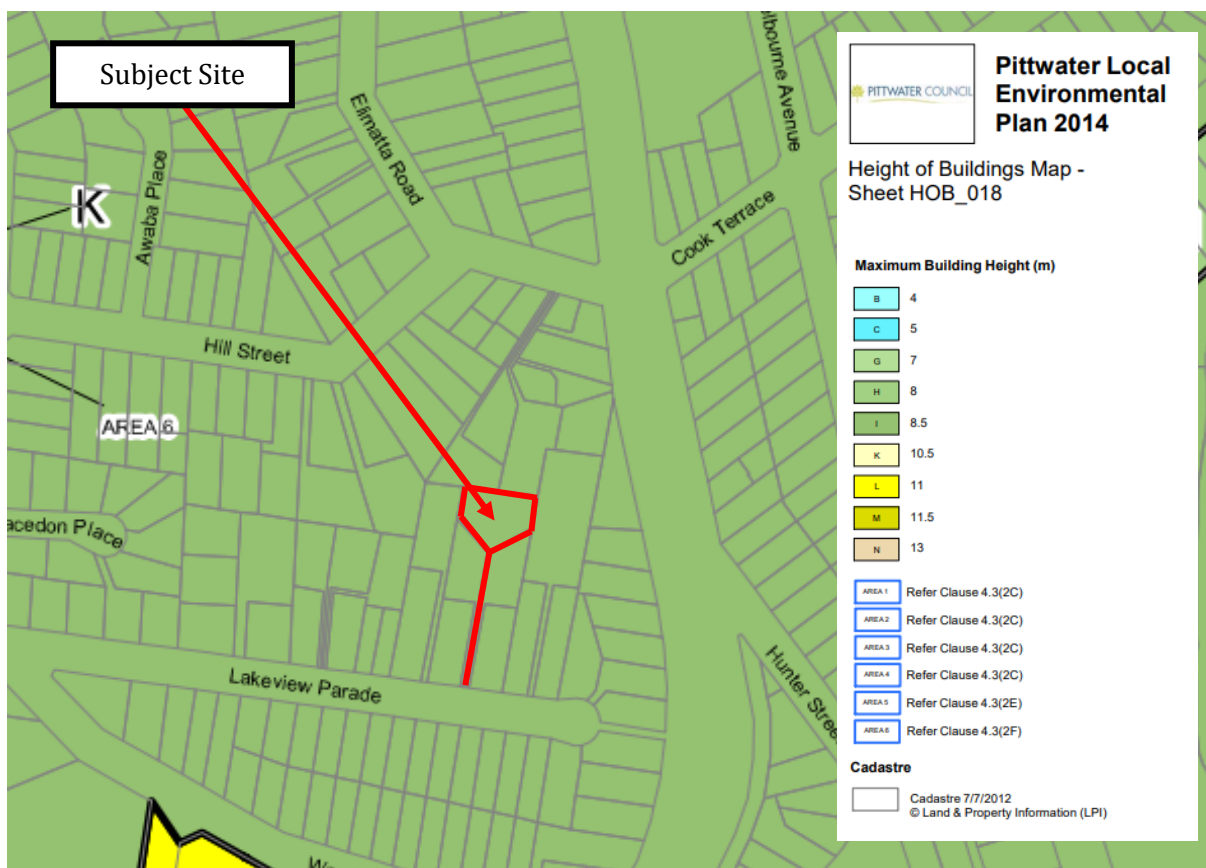


Figure 6: Height of Building Map (Source: Pittwater Local Environmental Plan 2014)

The proposed garage and secondary dwelling have a max height of 7.1m. Therefore, the proposed works to which this development application applies is compliant with the maximum building height control under clause 4.3.

#### 4.1.4.(c) Controls relating to Miscellaneous Permissible Uses

Clause 5.4 of Pittwater LEP 2014 provides a control for secondary dwellings stating:

***“Secondary dwellings on land other than land on a rural zone If development for the purposes of a secondary dwelling is permitted under this Plan on land other than in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—***

*(a) 60 square metres,*

***(b) 25% of the total floor area of the principal dwelling.”***

The principal dwelling of the site has a total floor area of 297m<sup>2</sup>. As a result, the secondary dwelling must not exceed 74m<sup>2</sup>. The proposed secondary dwelling has a floor area of 67m<sup>2</sup>.

Therefore, the development is compliant with Pittwater LEP 2014, Clause 5.4 controls relating to miscellaneous permissible uses for secondary dwellings.

#### 4.1.4.(d) Acid Sulfate Soils

The site is identified as land containing Class 5 acid sulfate soils, as shown in Figure 7 below.

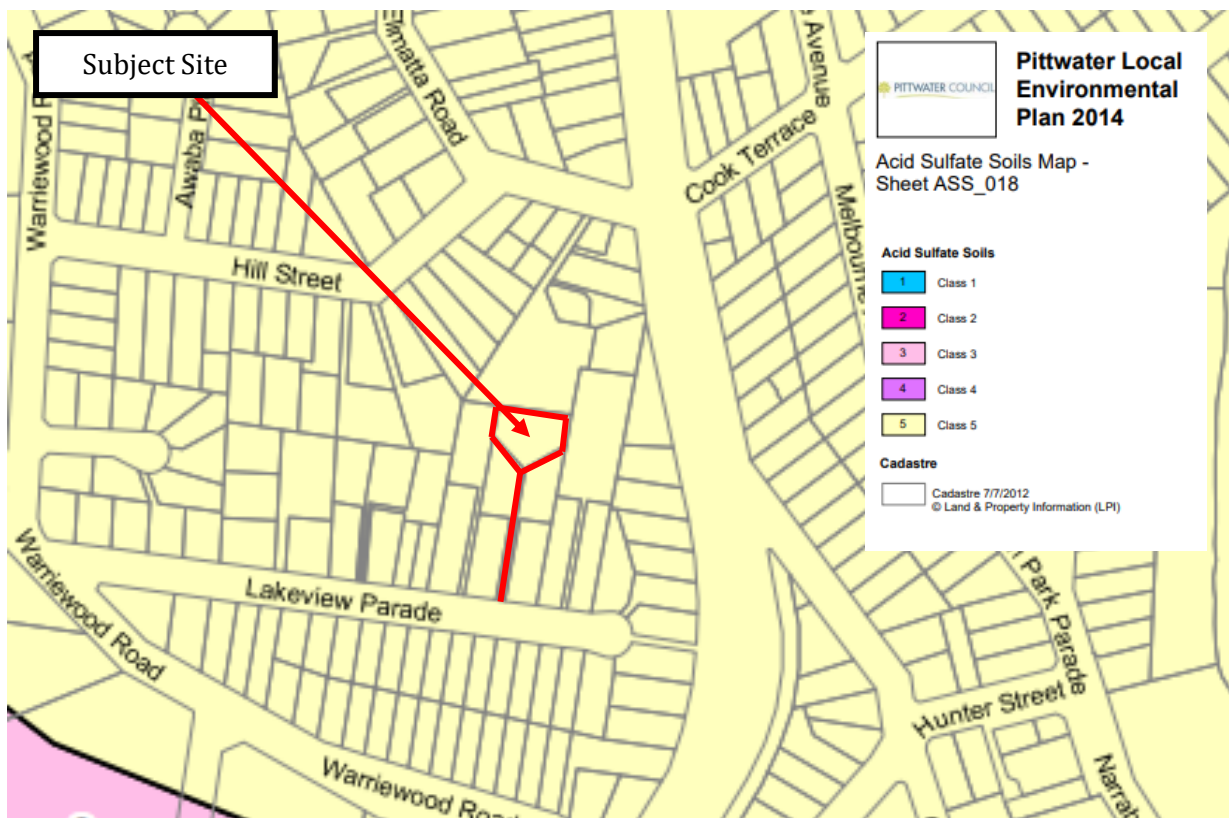


Figure 7: Land Zoning Map (Source: Pittwater Local Environmental Plan 2014).



## 4.2 Draft Relevant State, Regional and Local Environmental Planning Instruments

No draft relevant State, Regional, or Local Environmental Planning Instruments are applicable to this application.

## 4.3 Development Control Plans

### 4.3.1 Pittwater Development Control Plan 2021

Refer to Appendix B for a detailed assessment of the proposal against Council’s DCP standards.

#### 4.3.1.(a) Solar Access

The proposed secondary dwelling does not hinder the amenity of the existing neighbouring residential properties. In accordance with Section C1.4 of the Pittwater DCP 2021 the proposed works are compliant, as the adjoining dwellings are able to receive 3 hours of sunlight between 9am and 2pm on June 21<sup>st</sup>. The orientation of the site means that the new structure will overshadow its own driveway and the eastern side of the main dwelling.

Solar access to the principal dwelling is affected due to the location of the secondary dwelling being east to the principal dwelling. However, no main living areas are located on the eastern side of the principal dwelling and the private open space will not be impacted.

Due to privacy and potential overlooking onto neighbouring lots, no windows have been proposed on the northern elevation of the secondary dwelling. The design has maximised the ability of the living areas to achieve solar access by having glazing on the western elevation of the secondary dwelling. High-level glazing has also been proposed on the western elevation allowing for extra solar access to be provided to the main living area of the secondary dwelling, which will assist in providing natural light.

#### 4.3.1.(b) Side and Rear Building Line Setback

*“In accordance to D14.8 of the Pittwater DCP 2014, the minimum side and rear building line for built structures including pools and parking structures, other than driveways, fences and retaining walls, shall be in accordance with the following table:*

<b>Land</b>	<b>Side and Rear Building Line Setback (metres)</b>
<i>Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living</i>	<i>2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies) Residential flat buildings and multi dwelling housing; See below</i>

As stated in **Section 4.1.5(a) in this SEE**, the subject site is zoned as C4 Environmental Living (formally E4) and a side setback of 2.5m to at least one side; and 1.0m for the other side is required to meet the controls within D14.8 of Pittwater DCP 2014. The proposed secondary dwelling complies with the side building line, as having a 3.04m setback to the eastern boundary.

A rear setback of 6.5m is required to meet the controls within D14.8 of Pittwater DCP 2021. The proposal is seeking for a variation of 3.23m to the 6.5m rear building line setback required.

The proposed rear building line setback is measured at 3.27m. While a variation of 3.23m is proposed, the existing garage proposed for demolition has a rear building line setback measuring at 0.88m. The proposed secondary dwelling has been brought forward, away from the rear boundary and allowing for a landscape setback to the adjoining rear property. Although the rear setback is technically non-compliant, the development achieves a greater setback to the northern boundary that what is currently provided. The proposed development has demonstrated that the site is capable of accommodating reasonable amenity for future residents and neighbouring allotments.

#### **4.3.1.(c) Landscaping**

Pittwater Development Control Plan 2021, Section D14.13 states the required minimum landscaping for laned zoned C4 Environmental Living is 60%. The site area is equal to 1094m<sup>2</sup>; hence the site is required to have a minimum landscaped area of 656.4m<sup>2</sup>. The proposed development seeks variation to D14.13 of Pittwater DCP 2021 to the minimum landscaping control, with the subject site seeking variation to the controls by 228.9m<sup>2</sup> (21%). The proposed landscaped area measures 427.5m<sup>2</sup> (39%).

Notwithstanding the numerical non-compliance, the site is currently providing for a landscaped area of 415.5m<sup>2</sup> (38%). With the addition of the secondary dwelling, no landscaping or vegetation is removed from the site. The footprint of the new structure is generally the same as the existing garage but is setback further from the rear and side setback boundaries existing, providing more landscaping to the site. As a result of the proposed works, the proposed landscaping is an increase to the existing landscaping for the subject site and is seen as a conservation of natural vegetation and biodiversity.

4.4 Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

#### 4.5 Regulations

There are no prescribed matters which hinder the development.

#### 4.6 Likely Impacts

Consideration must be made to the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

##### 4.6.1 Impact on the Natural Environment

The development will not have an adverse impact on the natural environment, as the site has already been developed for residential purposes with an existing dwelling on site.

The proposed works will seek to enhance the existing built form on site.

##### 4.6.2 Impact on the Built Environment:

The secondary dwelling is considered to be in keeping with the scale of the area and will be compatible with the built form of other dwellings in the locality. The proposed works provide for

the most orderly use of the site, maximising its development potential within an established residential area.

#### 4.6.3 Social and Economic Impacts on the Locality

The proposed development will be in keeping with the style and character of the locality and will complement the existing built form. The residential and environmental use of the land will not be compromised by approval of the proposal. Enhanced housing stock will be provided within the locality and will continue to assist in meeting the diverse housing needs of the community within an established residential area.

#### 4.7 Suitability of the Site

The land is appropriately zoned to permit the development, and the development meets the long-term objectives of the C4 Environmental Living Zone. The development will maximise the potential of the site whilst maintaining a form and scale that is sympathetic to the neighbourhood in which the site is located.

#### 4.8 Submissions made in accordance with this Act or the regulations

Not relevant, for the purposes of the preparation of this report

#### 4.9 The Public Interest

The public interest would be served by approval of this development, as it will provide for the efficient use of land and revitalisation of an existing residential site.

The proposed works are well-designed and are sympathetic to the adjoining properties in terms of bulk, scale and privacy mitigation.

Suitable and enhanced housing stock within an established residential area will be provided to assist in meeting the diverse housing needs of the locality.

It is considered that the development is conducive to Council's policies and does not result in any unreasonable impacts. Under the circumstances of the case, it is considered that the development is acceptable and should be supported.

## 5. CONCLUSION

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The proposed development has made regard to the surrounding land uses. It is considered that all reasonable measures to mitigate any adverse environmental effects have been taken into consideration, in relation to the proposal.

The proposed development is well-designed, is sympathetic to adjoining properties in terms of design, bulk, scale and privacy mitigation. The development complements the general character of the locality.

The proposal has been assessed in accordance with the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979, and is found to be satisfactory. The proposal is permissible with the consent of Council.

The beneficial effects of the proposal include:

- Built form that remains compatible with the existing dwelling, which in turn is compatible with the built form of the local area.
- The works will not compromise the amenity of adjoining properties in terms of outlook, views, privacy or solar access.
- The proposed works will enhance and further diversify the dwelling in terms of its useability and capacity to meet various and diverse housing needs of the community.
- The proposal will maximise the development potential of the subject site and improve residential amenity for the residents.

The proposed development will have no significant impact on the air or water quality in the locality.

The proposed works do not result in any unreasonable impact to adjoining properties and are conducive to Council's policies and accordingly, it is sought that Council approve the application.

# Appendix A

## Pittwater Local Environmental Plan 2014

### Compliance Table

## Appendix A Pittwater Local Environmental Plan 2014 Compliance Table

CLAUSE	DEVELOPMENT STANDARD/CONTROL	COMPLIANCE
<b>Clause 2.7 Demolition</b>	<ul style="list-style-type: none"> <li>Development consent required</li> </ul>	<ul style="list-style-type: none"> <li>Compliance is sought for select demolition works.</li> </ul>
<b>Zoning</b>	<ul style="list-style-type: none"> <li>Zone C4 Environmental Living</li> </ul>	<ul style="list-style-type: none"> <li>Complies. The proposal is permissible. <b>Refer to Part 4.1.4(a) of this SEE for comments.</b></li> </ul>
<b>Clause 4.1 Minimum Subdivision Lot Size</b>	<ul style="list-style-type: none"> <li>550m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>N/A. No subdivision is proposed.</li> </ul>
<b>4.1A Exceptions to minimum subdivision lot size for certain residential development</b>	<ul style="list-style-type: none"> <li>The objectives of this clause are as follows— <ul style="list-style-type: none"> <li>(a) to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.</li> </ul> </li> <li>This clause applies to a subdivision (being a subdivision that requires development consent) under the Community Land Development Act 2021 of land in any of the following zones— <ul style="list-style-type: none"> <li>(a) Zone RU2 Rural Landscape,</li> <li>(b) Zone R2 Low Density Residential,</li> <li>(c) Zone R5 Large Lot Residential,</li> <li>(d) Zone C4 Environmental Living,</li> </ul> but does not apply to a subdivision by the registration of a strata plan. </li> <li>The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 2021) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</li> <li>This clause applies despite clause 4.1.</li> </ul>	<ul style="list-style-type: none"> <li>N/A.</li> </ul>
<b>Clause 4.3 Height of Buildings</b>	<ul style="list-style-type: none"> <li>8.5m (Proposed Additions)</li> </ul>	<ul style="list-style-type: none"> <li>Complies. Building height proposed is 7.1m.</li> </ul>
<b>Clause 4.4</b>	<ul style="list-style-type: none"> <li>No FSR applicable to the site.</li> </ul>	<ul style="list-style-type: none"> <li>N/A.</li> </ul>

CLAUSE	DEVELOPMENT STANDARD/CONTROL	COMPLIANCE
<b>Floor Space Ratio</b>		
<b>Clause 5.4 Controls relating to miscellaneous permissible uses</b>	<ul style="list-style-type: none"> <li>• <b>Secondary dwellings</b> If development for the purpose of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is greater –               <ul style="list-style-type: none"> <li>(a) 60 square metres</li> <li>(b) <b>25% of the total floor area of the principal dwelling</b></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Complies. Proposed secondary dwelling has a floor area of 67m<sup>2</sup>.</li> </ul> <p><b>Refer to Section 4.1.4.(c) of this SEE.</b></p>
<b>Clause 5.10 Heritage Conservation</b>	<ul style="list-style-type: none"> <li>• <b>Objectives</b> The objectives of this clause are as follows:               <ul style="list-style-type: none"> <li>(a) to conserve the environmental heritage of Pittwater,</li> <li>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</li> <li>(c) to conserve archaeological sites,</li> <li>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• N/A. The site is not located in a heritage conservation area, nor is it identified as a heritage item.</li> </ul>
<b>Clause 5.21 Flood Planning</b>	<ul style="list-style-type: none"> <li>• The objectives of this clause are as follows:               <ul style="list-style-type: none"> <li>(a) to minimise the flood risk to life and property associated with the use of land,</li> <li>(b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,</li> <li>(c) to avoid significant adverse impacts on flood behaviour and the environment.</li> <li>(d) to enable the safe occupation and efficient evacuation of people in the event of a flood.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• N/A. The site is not flood prone land.</li> </ul>
<b>Clause 6.1 Warriewood Valley Release Area</b>	<ul style="list-style-type: none"> <li>• The objectives of this clause are as follows—               <ul style="list-style-type: none"> <li>(a) to permit development in the Warriewood Valley Release Area in accordance with the Warriewood Valley Strategic Review Report and the Warriewood Valley Strategic Review Addendum Report,</li> <li>(b) to ensure that development in that area does not adversely impact on waterways and creek line corridors, protects existing native riparian vegetation and rehabilitates the creek line corridors.</li> <li>(c) (Repealed)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• N/A. The site is not identified on the Urban Release Area Map.</li> </ul>
<b>Clause 7.1 Acid Sulfate Soils</b>	<ul style="list-style-type: none"> <li>• The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.</li> <li>• 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.</li> </ul>	<ul style="list-style-type: none"> <li>• The site is located on land that contains Class 5 Acid Sulfate Soils. However, the proposed site is not below 5m AHD nor is likely to lower the</li> </ul>

CLAUSE	DEVELOPMENT STANDARD/CONTROL	COMPLIANCE
		watertable below 1m AHD.
<b>Clause 7.2 Earthworks</b>	<ul style="list-style-type: none"> <li>The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, waterways and riparian land, neighbouring uses, cultural or heritage items or features of the surrounding land.</li> </ul>	<ul style="list-style-type: none"> <li>Complies. Minimal cut and fill works are proposed.</li> </ul>
<b>Clause 7.5 Coastal risk planning</b>	<ul style="list-style-type: none"> <li>The objectives of this clause are as follows—               <ol style="list-style-type: none"> <li>to avoid significant adverse impacts from coastal hazards,</li> <li>to ensure uses of land identified as coastal risk are compatible with the risks presented by coastal hazards,</li> <li>to enable the evacuation of land identified as coastal risk in an emergency,</li> <li>to avoid development that increases the severity of coastal hazards.</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>N/A. The site is not identified on the Coast Risk Planning Map.</li> </ul>
<b>Clause 7.6 Biodiversity</b>	<ul style="list-style-type: none"> <li>The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by—               <ol style="list-style-type: none"> <li>protecting native fauna and flora, and</li> <li>protecting the ecological processes necessary for their continued existence, and</li> <li>encouraging the conservation and recovery of native fauna and flora and their habitats.</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>N/A. The site is not identified on the Biodiversity Map.</li> </ul>
<b>Clause 7.7 Geotechnical hazards</b>	<p>The objectives of this clause are to ensure that development on land susceptible to geotechnical hazards—</p> <ol style="list-style-type: none"> <li>matches the underlying geotechnical conditions of the land, and</li> <li>is restricted on unsuitable land, and</li> <li>does not endanger life or property.</li> </ol>	<ul style="list-style-type: none"> <li>N/A. The site is not identified on the Geotechnical Hazard Map.</li> </ul>



Appendix B  
Pittwater Development Control Plan  
2021 Compliance Table

## Appendix B Pittwater Development Control Plan Compliance Table 2021

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY						
<b>Section B – General Controls</b>								
<b>B3 Hazard Controls</b>								
<b>Density</b>	Development has a density that is: <ul style="list-style-type: none"> <li>• appropriate for a site and its context in terms of floor space yields (or number of units)</li> <li>• sustainable and consistent with the existing density in an area, or in areas undergoing substantial change, are consistent with the stated desired future density</li> </ul>	<ul style="list-style-type: none"> <li>• Complies.</li> </ul>						
<b>B5 Water Management</b>								
<b>B5.15 - Stormwater</b>	<ul style="list-style-type: none"> <li>• Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</li> <li>• The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council’s Water Management for Development Policy.</li> </ul>	<ul style="list-style-type: none"> <li>• Complies <b>Please refer to the Stormwater Management Plan submitted under separate cover.</b></li> </ul>						
<b>B6 Access and Parking</b>								
<b>B6.1 Access driveways and Works on the Public Road Reserve</b>	<p><b>General Requirements</b></p> <ul style="list-style-type: none"> <li>• An Access Driveway to the standards as set out below must be provided for:               <ul style="list-style-type: none"> <li>- any new development;</li> <li>- any alterations and additions where the sum of the additional Gross Floor Area (GFA) of the dwelling exceeds 30 m<sup>2</sup>; and</li> <li>- where additional car parking spaces and/or garages are proposed.</li> </ul> </li> <li>• Where there is an existing driveway and the applicant proposes to retain the existing driveway, the applicant will be required to demonstrate compliance with this control.</li> </ul> <p><b>Access Driveway Width</b></p> <ul style="list-style-type: none"> <li>• The maximum width of an Access Driveway for dual occupancies, dwellings houses, secondary dwellings, exhibition homes, rural works dwellings and tourist and visitor accommodation shall be as follows:</li> </ul> <table border="1" data-bbox="488 1294 1621 1414"> <thead> <tr> <th data-bbox="488 1294 860 1353">Distance Building Line to Boundary</th> <th data-bbox="860 1294 1240 1353">Width at Boundary</th> <th data-bbox="1240 1294 1621 1353">Width at Kerb</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 1353 860 1414">Nil to 3.5m</td> <td data-bbox="860 1353 1240 1414">Width of car parking area or garage opening</td> <td data-bbox="1240 1353 1621 1414">Width of car parking or garage opening plus 0.5m</td> </tr> </tbody> </table>	Distance Building Line to Boundary	Width at Boundary	Width at Kerb	Nil to 3.5m	Width of car parking area or garage opening	Width of car parking or garage opening plus 0.5m	<ul style="list-style-type: none"> <li>• Complies. The existing driveway is being retained leading to the proposed garage in the secondary dwelling. There is a turning area in front of the garage to allow cars to enter and exit in a forward direction.</li> </ul>
Distance Building Line to Boundary	Width at Boundary	Width at Kerb						
Nil to 3.5m	Width of car parking area or garage opening	Width of car parking or garage opening plus 0.5m						

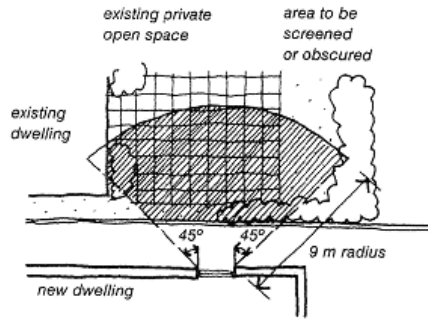
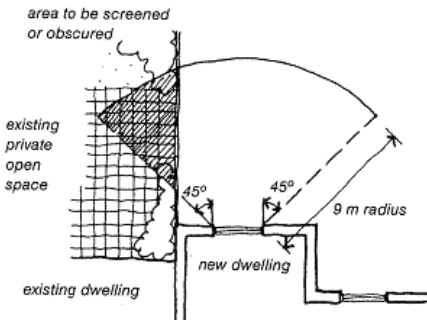
CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL			COMPLY						
	Greater than 3.5m to 6.5m	4.0m	4.5m							
	Greater than 6.5m	3.0m	3.5m							
<b>B6.2 Internal Driveways</b>	<p><b>General</b> An Internal Driveway must be provided for in: any new development; development where additional car parking spaces and/or garages are required by Council's plans or policies; any alterations and additions where the sum of the additional Gross Floor Area (GFA) of the dwelling exceeds 30m<sup>2</sup> ; and development where additional car parking spaces and/or garages are proposed.</p> <p>If the applicant proposes to retain the existing driveway, the applicant will need to demonstrate compliance with the outcomes and driveway standards of this control.</p>			<ul style="list-style-type: none"> <li>As per comment above.</li> </ul>						
<b>B6.3 Off-Street Vehicle Parking Requirements</b>	<ul style="list-style-type: none"> <li>The minimum number of vehicle parking spaces to be provided for off-street parking is as follows for dual occupancies, dwelling houses, secondary dwellings, exhibition homes, rural workers' dwellings and tourist and visitor accommodation:</li> </ul> <table border="1" data-bbox="488 884 1704 1002"> <thead> <tr> <th>Number of bedrooms per dwelling but not a secondary dwelling</th> <th>Parking requirements per dwelling</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>1 space</td> </tr> <tr> <td>2 bedrooms or more</td> <td>2 spaces</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>For a Secondary Dwelling a minimum of 1 space is required in addition to existing requirement for the principal dwelling (based on number of bedrooms in principal dwelling).</li> </ul>			Number of bedrooms per dwelling but not a secondary dwelling	Parking requirements per dwelling	1 bedroom	1 space	2 bedrooms or more	2 spaces	<ul style="list-style-type: none"> <li>The site provides two (2) spaces in the garage, plus an additional space on the driveway.</li> </ul>
Number of bedrooms per dwelling but not a secondary dwelling	Parking requirements per dwelling									
1 bedroom	1 space									
2 bedrooms or more	2 spaces									
<b>B8 Site Works Management</b>										
<b>B8.3 Construction and Demolition - Waste Minimisation</b>	<ul style="list-style-type: none"> <li>Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.</li> </ul>			<ul style="list-style-type: none"> <li>Please refer to the Waste Management plan submitted under separate cover.</li> </ul>						
<b>Section C Development Type Controls</b>										
<b>C1 Design Criteria for Residential Development</b>										
<b>C1.1 Landscaping</b>	<ul style="list-style-type: none"> <li>All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. Species selection and area of landscape to be locally native species is determined by extent of existing native vegetation and presence of an Endangered Ecological Community. Note if the land is within an Endangered</li> </ul>			<ul style="list-style-type: none"> <li>All vegetation on site is to be retained. No vegetation on site is</li> </ul>						

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	<p>Ecological Community there will be a Development Control specifically covering the requirements for Landscaping in an Endangered Ecological Community.</p> <ul style="list-style-type: none"> <li>In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.</li> <li>At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to be planted to ensure that the canopy is retained over the long-term. Where there are no canopy trees the trees to be planted are to be of sufficient scale to immediately add to the tree canopy of Pittwater and soften the built form.</li> <li>Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m<sup>3</sup> within this area to ensure growth is not restricted.</li> <li>The following soil depths are required in order to be counted as landscaping: <ul style="list-style-type: none"> <li>300mm for lawn</li> <li>600mm for shrubs</li> <li>1 metre for trees</li> </ul> </li> <li>The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows: <ul style="list-style-type: none"> <li>A planter or landscaped area with minimum dimensions of 4m<sup>2</sup> for shop top housing developments,</li> <li>60% for a single dwelling house, secondary dwelling, rural workers' dwellings, or dual occupancy, and</li> <li>50% for all other forms of residential development.</li> </ul> </li> <li>Screening shall be of vegetation (not built items), and shall be calculated when viewed directly onto the site.</li> <li>In bushfire prone areas, species shall be appropriate to the bushfire hazard.</li> <li>Landscaping shall not unreasonably obstruct driver and pedestrian visibility.</li> <li>Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops.</li> <li>Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.</li> <li>Noxious and undesirable plants must be removed from the site (<a href="http://www.pittwater.nsw.gov.au/environment/noxious_weeds/a-z_list_of_weeds">www.pittwater.nsw.gov.au/environment/noxious_weeds/a-z_list_of_weeds</a>)</li> </ul>	<ul style="list-style-type: none"> <li>proposed to be removed.</li> <li>As above</li> <li>The existing trees on the site will remain.</li> <li>Noted.</li> <li>Noted.</li> <li>The site is a battle axe lot, causing irregular shape allotment. The site does not present a typical 'front landscaped area' to the street.</li> <li>As above.</li> <li>N/A.</li> <li>Complies.</li> <li>Complies. Trees on site are being retained.</li> <li>Noted.</li> <li>Noted.</li> </ul>
<b>C1.2 Safety and Security</b>	<p><b>1. Surveillance</b></p> <ul style="list-style-type: none"> <li>Building design should allow visitors who approach the front door to be seen without the need to open the door.</li> </ul>	<ul style="list-style-type: none"> <li>Development of the proposed secondary dwelling has a balcony</li> </ul>

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	<ul style="list-style-type: none"> <li>• Buildings and the public domain are to be designed to allow occupants to overlook public places (streets, parking, open space etc) and communal areas to maximise casual surveillance.</li> <li>• Development design and design of the public domain (including landscaping) is to minimise opportunities for concealment and avoid blind corners.</li> <li>• Adequate lighting must be provided according to the intended use of the development. Lighting must be designed and located so that it minimises the possibility of vandalism or damage. Security lighting must meet Australian Standard AS 4282-1997: Control of the obtrusive effects of outdoor lighting.</li> <li>• Lighting is to be designed to minimise electricity consumption, and to minimise annoyance to neighbours.</li> <li>• Where provided, public facilities (toilets, telephone, ATMs, etc) are to be located so as to have direct access and to be clearly visible from well-trafficked public spaces.</li> <li>• Design landscaping and materials around dwellings and buildings, so that when it is mature it does not unreasonably restrict views of pathways, parking and open space areas.</li> </ul> <p><b>2. Access Control</b></p> <ul style="list-style-type: none"> <li>• Shared entries must be able to be locked and incorporate an intercom system or the like to allow visitors to gain entry.</li> <li>• Building entrances are to be clearly visible from the street, easily identifiable and appropriately lit.</li> <li>• Where provided, pedestrian access through a site and through the public domain is to be clearly defined, signposted, appropriately lit, visible and give direct access to building from parking and other areas likely to be used at night.</li> <li>• The street number of the property is to be clearly identifiable.</li> <li>• Pedestrian access along the street frontage shall not be impeded by landscaping, street furniture or other restrictions.</li> </ul> <p><b>3. Territorial reinforcement</b></p> <ul style="list-style-type: none"> <li>• Walkways and landscaping should be used to delineate site boundaries and direct visitors to the correct entrance and away from private areas.</li> <li>• Where a retail/commercial use and residential dwellings are provided in the same development, separate entries for the different uses are to be provided.</li> <li>• Blank walls along all public places (streets, open space etc) shall be minimised.</li> </ul> <p><b>4. Space management</b></p> <ul style="list-style-type: none"> <li>• Popular public space is often attractive, well maintained and a well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for.</li> </ul>	<p>that faces the front of the site. The design eliminates any potential blind corners.</p> <ul style="list-style-type: none"> <li>• Lighting can be conditioned.</li> <li>• There is no change to the entry of the main dwelling. The secondary dwelling has its own entry proposed which is visible from the driveway. Landscaping is used to delineate site boundaries.</li> <li>• The secondary dwelling proposed is</li> </ul>

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	<ul style="list-style-type: none"> <li>• Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.</li> <li>• A crime risk assessment is a systematic evaluation of the potential for crime in an area. It provides an indication of both the likely magnitude of crime and likely crime type. The consideration of these dimensions (crime amount and type) will determine the choice and approximate mix of Crime Prevention through Environmental Design (CPTED) strategies.</li> </ul>	<p>on an existing site that is privately owned.</p>
<p><b>C1.3 View Sharing</b></p>	<ul style="list-style-type: none"> <li>• All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</li> <li>• The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing.</li> <li>• Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials.</li> <li>• Views are not to be obtained at the expense of native vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>• Complies. No significant views are impacted through the development of the secondary dwelling. It is acknowledged that the adjoining site to the rear at 6B Elimatta Road has a first floor rear balcony accessed from a master bedroom, which is approximately 3m from their southern boundary. The balcony provides opportunity for views to the east, towards Warriewood Beach. The proposed works will not impact on views towards Warriewood Beach from neighbouring property.</li> </ul>















CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
<b>C1.4 Solar Access</b>	<ul style="list-style-type: none"> <li>The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</li> <li>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).</li> <li>Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid winter.</li> <li>Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings.</li> <li>The proposal must demonstrate that appropriate solar access is achieved through the application of the Land and Environment Court planning principle for solar access.</li> </ul>	<ul style="list-style-type: none"> <li><b>Refer to Section 4.3.1.(a) of this SEE.</b></li> </ul>
<b>C1.5 Visual Privacy</b>	<ul style="list-style-type: none"> <li>Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).</li> <li>Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed secondary dwelling does not overlook any swimming pools or living rooms of the existing principle dwelling or adjoining dwellings.</li> <li>A first floor balcony to the secondary dwelling is proposed, which will face the driveway. The side of the balcony faces the adjoining at 22A Lakeview Parade and a vertical privacy screen will be provided along this elevation, to limit overlooking to the neighbour.</li> </ul>

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	<ul style="list-style-type: none"> <li>Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.</li> </ul> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> <ul style="list-style-type: none"> <li>Direct views of private open space or any habitable room window within 9m can be restricted (see diagram below) by:             <ul style="list-style-type: none"> <li>- vegetation/landscaping</li> <li>- a window sill height 1.7 metres above floor level, or</li> <li>- offset windows</li> <li>- fixed translucent glazing in any part below 1.7 metres above floor level, or</li> <li>- solid translucent screens or perforated panels or trellises which have a maximum of 25% openings, and which are:                 <ul style="list-style-type: none"> <li>- permanent and fixed;</li> <li>- made of durable materials; and</li> <li>- designed and painted or coloured to blend in with the dwelling.</li> </ul> </li> </ul> </li> </ul> <p><b>Variations</b>  <u>Secondary Dwellings:-</u></p> <ul style="list-style-type: none"> <li>For a secondary dwelling informal sharing arrangement for open space for occupiers is encouraged.</li> </ul>	<ul style="list-style-type: none"> <li>Complies. No private open space is overlooked upon from the upper level of the proposed secondary dwelling.</li> <li>Complies. No windows look upon the private open space of the principle dwelling or neighbouring lots.</li> <li>The secondary dwelling will share the private open space area of the main dwelling.</li> </ul>
<b>C1.6 Acoustic Privacy</b>	<ul style="list-style-type: none"> <li>Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.</li> </ul>	<ul style="list-style-type: none"> <li>Complies.</li> </ul>



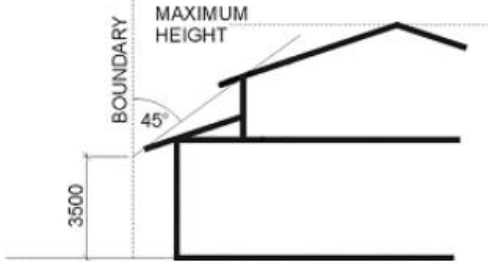
CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	<ul style="list-style-type: none"> <li>Walls and/or ceilings of dwellings that are attached to another dwelling/s shall have a noise transmission rating in accordance with Part F(5) of the Building Code of Australia. (Walls and ceilings of attached dwellings must also comply with the fire rating provisions of the Building Code of Australia).</li> <li>Noise generating plants including pool/spa motors, air conditioning units and the like shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary.</li> <li>Developments must comply in all respects with the Protection of the Environment Operations Act 1997, and other relevant legislation.</li> </ul>	<ul style="list-style-type: none"> <li>Can be conditioned.</li> <li>Any air conditioning unit will be located away from neighbouring properties.</li> <li>Noted.</li> </ul>
<b>C1.7 Private Open Space</b>	<p><b><i>b) Secondary Dwellings: -</i></b></p> <ul style="list-style-type: none"> <li>For a secondary dwelling informal sharing arrangement for open space for occupiers is encouraged.</li> </ul>	<ul style="list-style-type: none"> <li>Complies. The secondary dwelling will share private open space with the main dwelling.</li> </ul>
<b>C1.11 Secondary Dwellings and Rural Worker's Dwellings</b>	<ul style="list-style-type: none"> <li>The development of a secondary dwelling or rural worker's dwelling will result in not more than two (2) dwellings being erected on an allotment of land.</li> <li>A secondary dwelling or rural worker's dwelling contains not more than two (2) bedrooms and not more than one (1) bathroom.</li> <li>A landscaping strip of 1.5m minimum width shall be provided along the side boundary where any driveway is located adjacent to an existing dwelling.</li> <li>Where the secondary dwelling or rural worker's dwelling is separate from the principal dwelling, only one storey will be allowed.</li> <li>Where the secondary dwelling or rural worker's dwelling is located within, or is attached to the principal dwelling (including the garage) the maximum building height is to be in accordance with the height controls contained within Pittwater Local Environmental Plan 2014.</li> <li>A secondary dwelling above a detached garage is not supported.</li> </ul>	<ul style="list-style-type: none"> <li>Complies.</li> <li>Complies. Two (2) bedrooms and one (1) bathroom are proposed for secondary dwelling.</li> <li>Complies. A landscaping strip will be provided to the western boundary.</li> <li>Secondary dwelling is attached.</li> <li>The height of secondary dwelling is proposed at 7.1m.</li> <li>The Secondary dwelling above the</li> </ul>

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
		garage is attached to the main dwelling.
<b>C1.12 Waste and Recycling Facilities</b>	<ul style="list-style-type: none"> <li>All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan</li> </ul>	<ul style="list-style-type: none"> <li><b>Refer to submitted Waste Management Plans submitted under separate cover.</b></li> </ul>
<b>C1.13 Pollution Control</b>	<ul style="list-style-type: none"> <li>Residential development must be designed, constructed, maintained and used in a proper and efficient manner to prevent air, water, noise and/or land pollution.</li> <li>Developments must comply in all respects with the Protection of the Environment Operations Act 1997, and other relevant legislation.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> </ul>
<b>C1.17 Swimming Pool Safety</b>	<ul style="list-style-type: none"> <li>Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the Swimming Pools Act 1992 and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures.</li> </ul>	<ul style="list-style-type: none"> <li>A swimming pool already exists on site. No works are proposed near the swimming pool.</li> </ul>
<b>C1.23 Eaves</b>	<ul style="list-style-type: none"> <li>Dwellings shall incorporate eaves on all elevations.</li> <li>Eaves must be a minimum of 450mm in width, excluding any fascia/barge boards and gutters.</li> </ul>	<ul style="list-style-type: none"> <li>The design incorporates some eaves.</li> </ul>
<b>Section D Locality Specific Development Controls</b>		
<b>D14 – Warriewood Locality</b>		
<b>D14.1 Character as viewed from a public place</b>	<ul style="list-style-type: none"> <li>Buildings which front the street or creekline corridors must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.</li> <li>Walls without articulation shall not have a length greater than 8 metres to any street frontage.</li> <li>Any building facade to a public place must incorporate at least two of the following design features: <ul style="list-style-type: none"> <li>entry feature or portico;</li> <li>awnings or other features over windows;</li> <li>verandahs, balconies or window box treatment to any first floor element;</li> <li>recessing or projecting architectural elements;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>N/A. Site does not have a street or creekline presence.</li> <li>N/A, as the site is a battle axe allotment.</li> <li>N/A.</li> </ul>

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	<ul style="list-style-type: none"> <li>- open, deep verandahs; or</li> <li>- verandahs, pergolas or similar features above garage doors.</li> <li>• The bulk and scale of buildings must be minimised.</li> <li>• Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking structures should be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.</li> <li>• Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.</li>   <li>• Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened as far as possible from public view.</li> <li>• General service facilities must be located underground.</li> <li>• Attempts should be made to conceal all electrical cabling and the like. No conduit or sanitary plumbing is allowed on facades of buildings visible from a public space.</li> </ul>	<ul style="list-style-type: none"> <li>• Complies.</li> <li>• Garage proposed in secondary dwelling will not be visible from a public place.</li> <li>• Existing landscaping will be retained, notwithstanding the building will not be visible from a public space.</li> <li>• Noted.</li>   <li>• Noted.</li> <li>• Noted.</li> </ul>
<b>D14.2 Scenic protection - General</b>	<ul style="list-style-type: none"> <li>• Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.</li> </ul>	<ul style="list-style-type: none"> <li>• Complies. No views are impacted from proposed development.</li> </ul>
<b>D14.3 Building colours and materials</b>	<ul style="list-style-type: none"> <li>• External colours and materials shall be dark and earthy tones as shown below: <ul style="list-style-type: none"> <li> Black ✓     Dark grey ✓     Dark green ✓</li> <li> Dark brown ✓     Mid grey ✓     Green ✓</li> <li> Brown ✓     Dark blue ✓</li> </ul> </li> <li>• White, light coloured, red or orange roofs and walls are not permitted: <ul style="list-style-type: none"> <li> White ✗     Light blue ✗     Red ✗</li> <li> Orange ✗     Light grey ✗     Beige ✗</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Complies. <b>Please refer to External Finishes Schedule within Architectural Plans prepared by Pagano Architects.</b></li> </ul>

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY																				
	<ul style="list-style-type: none"> <li>Limited use of corporate colours may be permitted within Business and Light Industrial zoned land.</li> <li>Finishes are to be of a low reflectivity.</li> </ul>																					
<b>D14.7 Front building line</b>	<ul style="list-style-type: none"> <li>The minimum front building line shall be in accordance with the following table.</li> </ul> <table border="1" data-bbox="439 475 1702 1086"> <thead> <tr> <th data-bbox="439 475 1249 512">Land</th> <th data-bbox="1249 475 1702 512">Front Building Line (meres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="439 512 1249 603">Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living adjoining Mona Vale Road</td> <td data-bbox="1249 512 1702 603">10 or established building line, whichever is the greater</td> </tr> <tr> <td data-bbox="439 603 1249 667">All other land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living</td> <td data-bbox="1249 603 1702 667">6.5, or established building line, whichever is the greater</td> </tr> <tr> <td data-bbox="439 667 1249 730">Land zoned B6 Enterprise Corridor adjoining Pittwater Road</td> <td data-bbox="1249 667 1702 730">10 or established building line, whichever is the greater</td> </tr> <tr> <td data-bbox="439 730 1249 826">Land zoned B7 Business Park adjoining Mona Vale or Pittwater Road</td> <td data-bbox="1249 730 1702 826">30, with a minimum setback for vehicle parking/turning areas of 15m</td> </tr> <tr> <td data-bbox="439 826 1249 890">All other land zoned B1 Neighbourhood Centre, B2 Local Centre or B6 Enterprise Corridor</td> <td data-bbox="1249 826 1702 890">3.5</td> </tr> <tr> <td data-bbox="439 890 1249 954">Land zoned B7 Business Park NOT adjoining Mona Vale or Pittwater Road or land zoned IN2 Light Industrial</td> <td data-bbox="1249 890 1702 954">10</td> </tr> <tr> <td data-bbox="439 954 1249 1018">Land zoned RU2 Rural Landscape or SP2 Infrastructure adjoining Mona Vale Road</td> <td data-bbox="1249 954 1702 1018">30</td> </tr> <tr> <td data-bbox="439 1018 1249 1050">All other land zoned RU2 Rural Landscape</td> <td data-bbox="1249 1018 1702 1050">20</td> </tr> <tr> <td data-bbox="439 1050 1249 1086">All other land</td> <td data-bbox="1249 1050 1702 1086">Merit Assessment</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Built structures, other than driveways, fences and retaining walls are not permitted within the front building setback.</li> <li>Where new streets or accessways are proposed in residential flat buildings and multi dwelling housing, a minimum front setback of 3 metres must be provided between the carriageway and dwellings.</li> </ul>	Land	Front Building Line (meres)	Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living adjoining Mona Vale Road	10 or established building line, whichever is the greater	All other land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living	6.5, or established building line, whichever is the greater	Land zoned B6 Enterprise Corridor adjoining Pittwater Road	10 or established building line, whichever is the greater	Land zoned B7 Business Park adjoining Mona Vale or Pittwater Road	30, with a minimum setback for vehicle parking/turning areas of 15m	All other land zoned B1 Neighbourhood Centre, B2 Local Centre or B6 Enterprise Corridor	3.5	Land zoned B7 Business Park NOT adjoining Mona Vale or Pittwater Road or land zoned IN2 Light Industrial	10	Land zoned RU2 Rural Landscape or SP2 Infrastructure adjoining Mona Vale Road	30	All other land zoned RU2 Rural Landscape	20	All other land	Merit Assessment	<ul style="list-style-type: none"> <li>Complies. Secondary dwelling is not proposed in front of the front building line. Notwithstanding, the site is a battle axe allotment and assessment against the front building line controls is not applicable in this instance.</li> </ul>
Land	Front Building Line (meres)																					
Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living adjoining Mona Vale Road	10 or established building line, whichever is the greater																					
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Land zoned B7 Business Park NOT adjoining Mona Vale or Pittwater Road or land zoned IN2 Light Industrial	10																					
Land zoned RU2 Rural Landscape or SP2 Infrastructure adjoining Mona Vale Road	30																					
All other land zoned RU2 Rural Landscape	20																					
All other land	Merit Assessment																					
<b>D14.8 Side and rear building line</b>	<ul style="list-style-type: none"> <li>The minimum side and rear building line for built structures including pools and parking structures, other than driveways, fences and retaining walls, shall be in accordance with the following table:</li> </ul> <table border="1" data-bbox="439 1281 1702 1410"> <thead> <tr> <th data-bbox="439 1281 1003 1318">Land</th> <th data-bbox="1003 1281 1702 1318">Side and Rear Building Line Setback (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="439 1318 1003 1410">Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living</td> <td data-bbox="1003 1318 1702 1410">2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)</td> </tr> </tbody> </table>	Land	Side and Rear Building Line Setback (metres)	Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living	2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)	<ul style="list-style-type: none"> <li>Refer to section 4.3.1(b) of this SEE.</li> </ul> <p>Side Building Line Setback = 3.04m (western boundary)</p>																
Land	Side and Rear Building Line Setback (metres)																					
Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living	2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)																					

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL		COMPLY
		<b>Residential flat buildings and multi dwelling housing; See below</b>	<p>Rear Building Line Setback = 3.27m (northern boundary)</p> <ul style="list-style-type: none"> <li>The variation to the rear setback is considered acceptable given that there are no privacy, overshadowing or view impacts caused to adjoining properties. The rear setback to the garage structure is increasing from the existing conditions and will allow new landscaping to be planted along the rear boundary.</li> </ul>
Notwithstanding the above, land zoned R2 Low Density Residential in Arnott Crescent and Sydney Road adjoining the reserve	9.0 (rear)		
Land zoned B1 Neighbourhood Centre, B2 Local Centre, B6 Enterprise Corridor, or IN2 Light Industrial adjoining land zoned R2 Low Density Residential, R3 Medium Density Residential, E4 Environmental Living, RE1 Public Recreation, or E2 Environmental Conservation	3.0		
Land zoned B1 Neighbourhood Centre, B2 Local Centre, B6 Enterprise Corridor, or IN2 Light Industrial adjoining land other than land zoned R2 Low Density Residential, R3 Medium Density Residential, E4 Environmental Living, RE1 Public Recreation, or E2 Environmental Conservation	Nil		
Land zoned RU2 Rural Landscape adjoining land other than a road or a reserve	7.5		
Land zoned RU2 Rural Landscape adjoining a reserve	20.0		
Land zoned B7 Business Park	5.0 (side) 5.0 (rear)		
<b>D14.11 Building envelope</b>	<ul style="list-style-type: none"> <li>Buildings are to be sited within the following envelope:</li> </ul>		

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	 <p style="text-align: center;">STREET FRONTAGE</p>	<p>building envelope is considered appropriate.</p>
<p><b>D14.13</b> <b>Landscaped Area - Environmentally Sensitive Land</b></p>	<ul style="list-style-type: none"> <li>The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.</li> <li>The use of porous materials and finishes is encouraged where appropriate.</li> <li>Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.</li> </ul>	<ul style="list-style-type: none"> <li>Variation proposed. Proposed landscaping = 427.5m<sup>2</sup> (39%).</li> </ul> <p><b>Refer to section 4.3.1.(c) in this SEE.</b></p> <ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> </ul>

