

Statement Of Environmental Effects

For Proposed Alterations
and a First floor addition

Property: 3 Merrilee Crescent, Frenchs Forest

Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches / Warringah Council. Consent is sought for a Alterations and Additions including a First Floor Addition and Ground floor alterations to an existing dwelling at 3 Merrilee Crescent, Frenchs Forest.

A development application is submitted pursuant to the provisions of Warringah Local Environment Plan 2011. This Statement of Environmental Effects has been undertaken to assess the proposed development in terms of Section 79C of the Environmental Planning and Assessment Act and surmises that the proposal is worthy of approval on its merits.

Existing Use:

Single residential dwelling

Site Analysis:

Legal description: Lot 15 DP 234788

The site is situated within a residential zone.

The site is Rectangular in shape with a slope of the area to the southwest across the site at average 15 to 25 degrees

Site area: 696.8m²

The subject site is surrounded by 1 and 2 storey residential dwellings.

Project aims and objectives

-To integrate the proposed First Floor Addition with the existing building, the surrounds and the desired future character of the locality.

-To achieve a development that enhances not only the existing building but hence the visual amenity of the area, whilst integrating into the local street-scape.

-To create additional space and amenity for the occupants, while creating a building which meets or exceeds the architectural standard of the area.

Design/Streetscape Statement:

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area.

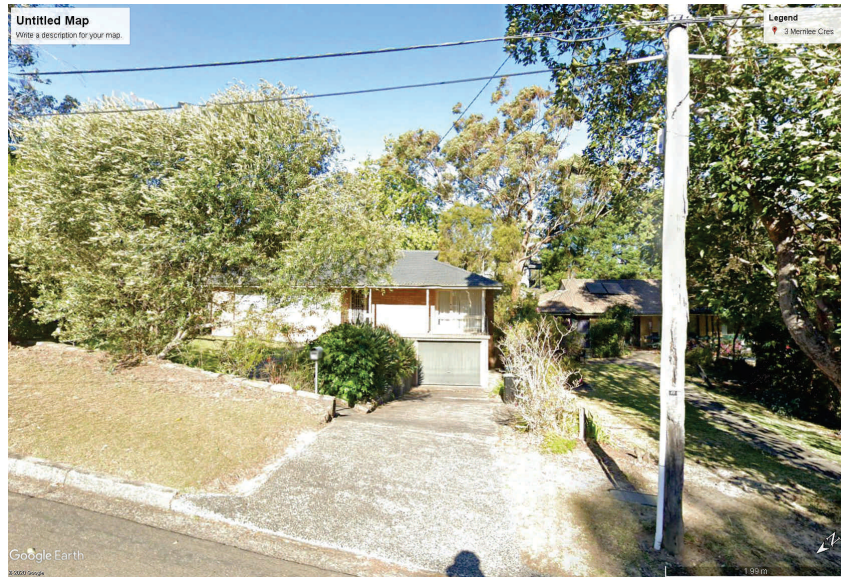
The design of the building is sympathetic to surrounding development and makes allowances for environmental objectives (i.e. solar penetration, cross ventilation, minimising of shadows etc).

Proposed finishes are varied between lightweight cladding, existing Brickwork, and glass, to reduce the bulk and more clearly articulate the architectural forms. This, coupled with existing pergolas, sun screening devices, and decks, and the articulation of building elements results in a dwelling of appropriate scale and architectural relief so as to be readily absorbed into the context.

The proposed building integrates within the established pattern of the local context by maintaining the predominant scale and bulk of surrounding dwellings. Thus, the development is in keeping with the surrounding scale of developments and local morphology (footprints and space) of the area and the predominant 'subdivision' pattern.



Views toward current Home at 3 Merrilee Crescent, Frenchs Forest including landscaped gardens and tree lines streetscape to be maintained



View towards adjoining property at 37 Sorlie Road with tree line landscaped gardens in side and rear setback



View towards adjoining property at 5 Merrilee Crescent with tree lined streetscape, landscaped gardens in front setback



First floor addition at 3 Merrilee Crescent, Frenchs Forest with tree lined streetscape, landscaped gardens in front and side setbacks to be maintained

WLEP 2011 Considerations (as relevant)

Part 4.3 Height of Buildings

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

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Comment:

Variation to the building height is sought in this instance for the purpose of a first floor addition that partially exceeds the building height plane. The non compliance is wholly contained to the uppermost portion of the roof ridge lines which are centrally located within the site above the lower Garage which gives rise to the partial non compliance and then immediately diminishes to full compliance along the fall of the roof line. Please refer to provided Clause 4.6 variation at end of document.

Part 6.1 Acid Sulphate

(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

(2) 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](#).

Comment:

N/A

Part 6.2 Earthworks

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

- (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
- (b) to allow earthworks of a minor nature without requiring separate development consent.

Comment:

N/A

Part 6.3 Flood Planning

Comment:

N/A

Part 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,

(2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the [LandslipRisk Map](#).

Comment:

Subject site has been identified as "Landslip Risk Area B", A preliminary Geotechnical assessment has been carried out by "Hodgson Consultanting Engineers" and has found the proposed development will be satisfactory from a geotechnical and landslip perspective. Please see attached documents for Geotech report.

Part 6.5 Coastline Hazards

Comment:

N/A

DCP Plan 2011 Considerations (as relevant)

DCP Part B1 Wall Heights

To provide a reasonable sharing of views to and from public and private properties, To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

Requirements

1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).

Comment:

The proposal exceeds the southwestern wall height limit to a small extent (Northeast wall height varies between = 5.87m - 5.93m Complies, Southwest wall height 7.96m), This is due to the existing site constraints and the home being built up off the ground due to the slope of the land and allowance for off street parking located underneath. The breach to the wall height requirement is compensated in this instance as;

- The breach occurs due to the proposed first floor addition (as acceptable under WLEP2011). The breach is minor and is well setback from the boundary line.(refer to site plans)
- Where the breach occurs articulation has been used coupled with terracing of the design minimising the appearance of bulk and scale when viewed from public places. There is adequate separation between dwellings so there is sufficient light, ventilation and open space to not appear 'crowded' or over-developed.
- The slope of the area falls to the southwest across the site at an average 15 to 25 degrees (refer to submitted section and elevation plans). Refer to submitted shadow diagrams for June 21, Neighbouring dwellings will have adequate access to sunlight to private open space.
- The breach occurs due to the limited space for creating a viable, economic and structurally sound First Floor addition.
- Demolition of the existing roof results in reduced bulk. (see section and elevation plans for reference).
- The proposal does not result in any unreasonable loss of privacy or over shadowing to private open space

-Strict compliance is unreasonable in this case as the required space and structural requirements needed for a First Floor Addition would not be achieved, resulting in an unuseable dwelling for the owners and will hinder the promotion of social and economic welfare of the community and stop the economic use of the land.

DCP Part B2 Number of Storeys

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.

Comment:

Proposed First Floor Addition Complies with Requirements identified on DCP Map/ DCP Controls

DCP Part B3 Side Boundary Envelope

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..

Comment:

The proposed First Floor Addition Complies with Requirements identified on DCP Map/ DCP Controls. The addition has been designed to help minimise privacy impacts, Reduce overshadowing to neighbouring dwellings and create a sense of openness. The architectural form of the building as a whole takes into consideration issues of Height, bulk and scale, The use of varied cladding styles coupled with a modern roof form minimise the appearance of bulk and scale when viewed from public and private spaces. Existing trees and vegetation located in and around the land will be maintained keeping a feeling of consistency. The proposal is considered appropriate in this case and will be readily absorbed into the built environment and landscaped setting of the locality.

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.

Requirements

1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 5 metres

R2 Side Boundary Envelope Exceptions

Existing dwelling house: Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not

DCP Part B4 Site Coverage

To minimise the bulk and scale of development, To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.

Comment:

N/A

DCP Part B5 Side Boundary Setbacks

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.

Comment:

The proposed First Floor Addition Complies with Requirements identified on DCP Map/ DCP Controls. Articulation and terracing of the design has been incorporated into the First Floor addition to help minimise privacy impacts, Reduce overshadowing to neighbouring dwellings and create a sense of openness (Northeast Side setback = 3.53m, Southwest Side setback varies between 3.88m - 4.34m)

DCP Part B7 Front Boundary Setbacks

To maintain the visual continuity and pattern of buildings and landscape elements. To protect and enhance the visual quality of streetscapes and public spaces.

Comment:

Complies with Requirements identified on DCP Map/ DCP Controls

DCP Part B9 Rear Boundary Setbacks

To preserve the amenity of adjacent land, particularly relating to privacy between buildings. To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.

Comment:

Complies with Requirements identified on DCP Map/ DCP Controls

DCP Part C3 Parking Facilities

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.

Complies with Requirements identified with the DCP Controls, Two off street parking spaces are provided within the Garage.

DCP Part C4 Stormwater

To ensure the appropriate management of stormwater. To minimise the quantity of stormwater run-off.

Comment:

The proposed addition is over the existing dwelling / within the existing roofed area and is gravity fed into Councils existing Easement to drain water located along the rear boundary line (as shown on submitted plans). All stormwater services are hooked up and connected to the stormwater system, No additional load on the existing storm-water system will be created.

DCP Part C5 Erosion and Sedimentation

To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.

Comment:

No excavation required, Erosion and sediment prevention measures will be in place on site if required.

DCP Part C7 Excavation and landfill

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.

Comment:

N/A

DCP Part C8 Demolition and Construction

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

Comment:

Waste Materials to leave site will be separated and taken to appropriate waste facilities to be recycled. Waste materials stored onsite will be located in an undisturbed area any covered if required.

DCP Part C9 Waste Management

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.

Comment:

Appropriate waste management procedures will be implemented during the construction phase. See Waste, Construction management plan.

DCP Part D1 Landscape open space and Bushland setting

To enable planting to maintain and enhance the streetscape. To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.

Comment:

Complies with Requirements identified on DCP Map/ DCP Controls. Existing open space to be retained and enjoyed

DCP Part D2 Private open space

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.

Comment:

Complies with Requirements identified on DCP Map/ DCP Controls. Existing Private open space to remain as is.

DCP Part D3 Noise

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.

Comment:

The proposal is reasonably offset from adjoining properties. No adverse noise is anticipated from a typically domestic use.

DCP Part D4 Electromagnetic radiation

To ensure the safety of the community from electromagnetic radiation.

Comment:

N/A

DCP Part D5 Orientation and energy efficiency

To consider the placement of buildings within sites to maximise solar access and natural ventilation. To encourage innovative design solutions to improve the urban environment.

Comment:

Provision has been made for natural light and daylight into the design.

DCP Part D6 Access to sunlight

To ensure that reasonable access to sunlight is maintained. To encourage innovative design solutions to improve the urban environment.

Comment:

Refer to submitted shadow diagrams for June 21, Neighbouring dwellings will have adequate access to sunlight.

DCP Part D7 Views

To allow for the reasonable sharing of views. To encourage innovative design solutions to improve the urban environment.

Comment:

The subject site is not situated in a recognised view corridor. Views from adjoining sites which will not be effected by the proposal.

DCP Part D8 Privacy

To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.

Comment:

The proposed development does not result in any significant loss of privacy to adjoining dwellings.

DCP Part D9 Building Bulk

To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation.

Comment:

The proposed design reduces perceived bulk due to:

- increase front setback respective of height
- articulation and manipulation of the design, enhancing the existing facade.
- use of light-weight materials.

DCP Part D10 Building colours and materials

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

Comment:

.The colours and materials used for alterations and additions to The first floor addition shall complement the existing external building façade.

DCP Part D11 Roofs

To encourage innovative design solutions to improve the urban environment. Roofs are to be designed to complement the local skyline.

Comment:

The proposed roofline complements the local skyline and integrates with existing development.

DCP Part D12 Glare and Reflection

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.

Comment:

The proposed development will not result in undue glare from artificial illumination or sun reflection. The proposed roof will be in the medium to dark colour range and the external wall finishes will be non-reflective finish.

DCP Part D13 Front Fences

Comment:

N/A

DCP Part D14 Site Facilities

To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.

Comment:

All site facilities are currently available to the site. It is not proposed to alter the current arrangement in terms of site facilities.

DCP Part D15 Side and Rear Fences

Comment:

N/A

DCP Part D16 Swimming Pools and Spa Baths

Comment:

N/A

DCP Part D20 Safety and Security

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

Comment:

Surveillance is maximised by orienting the outlook from the building towards the street.

DCP Part D21 Provision and location of utility services

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

Comment:

Existing utilities and services to remain as per existing and will be used for the First floor Addition.

DCP Part D22 Conservation of energy and water

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

Comment:

First floor Addition to intergrate:

- Site layout to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties.
- Buildings are to be designed to minimize energy and water consumption.
- Landscape design is to assist in the conservation of energy and water.

DCP Part E3 Threatened Species

To protect and promote the recovery of threatened species, populations and endangered ecological communities. To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.

Comment:

N/A

DCP Part E4 Wildlife Corridor

To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits.

Comment:

N/A

DCP Part E8 Waterways and Riparian lands

Encourage development to be located outside waterways and riparian land. Avoid impacts that will result in an adverse change in watercourse or riparian land condition. Minimise risk to life and property from stream bank erosion and flooding by incorporating appropriate controls and mitigation measures.

Comment:

N/A

DCP Part E9 Coastline Hazard

To ensure that development does not adversely impact on the coastal processes affecting adjacent land. To retain the area's regional role for public recreation and amenity.

Comment:

N/A

DCP Part E10 Landslip Risk

To ensure development is geotechnically stable. To ensure good engineering practice.

Comment:

Subject site has been identified as "Landslip Risk Area B", A preliminary Geotechnical assessment has been carried out by "Hodgson Consulting Engineers" and has found the proposed development will be satisfactory from a geotechnical and landslip perspective. Please see attached documents for Geotech report.

DCP Part E11 Flood prone Land

To ensure the development is compatible with the flow regime of the waterway. To ensure that existing development is not adversely affected through increased flood damage and / or flood hazard as a result of new development.

Comment:

N/A

WLEP Schedule 15 Summary

The proposed addition is designed to enhance the resultant home and integrate within the local context and is therefore consistent with the existing and desire future character of the area. The proposed development is consistent with the general principles of development control of WLEP2011, namely:

- Design takes into consideration neighbouring dwellings with regard to access to light, ventilation bulk and scale;
- There are no adverse effects of the proposed development on the environment, either biophysical, economical, or social.
- There is no significant overshadowing to adjoining private open space (ref. shadow diagrams) or neighbouring residential properties.
- The design, colour, and materials used are in keeping with the style of the surrounding area.
- The proposed addition maintains the visual pattern and predominant scale of buildings in the locality and the immediate context.

Summary

The proposed addition is designed to enhance the existing dwelling and integrate within the local residential area and is therefore consistent with the objectives of Warringah Council's LEP and DCP

Hence, it is our professional opinion that there would be no detrimental impact to the surrounding built environment in this instance.

Prepared by:

Your Style Designer Home additions



Clause 4.6 Exception to Development standards

Consent is sought for a Alterations and Additions including a First Floor Addition with internal alterations to an existing Home at 3 Merrilee Crescent, Frenchs Forest. A development application is submitted pursuant to the provisions of Northern Beaches / Warringah Local Environment Plan 2011

Definition of Building height

The definition of building height contained in the Dictionary to the LEP is defined as

(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The Development Standard for Building Height

In accordance with the Building Height Map of the LEP, the site is subject to a building height standard of 8.5m

Objectives

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

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
 - (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,
 - (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,
 - (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

The Proposed Building Height

The proposed building height located under the uppermost ridge point above the existing lower level garage is 9.55m as shown on submitted DA sectional plans which is maximum variation 12.3% variation over the development standard. the breech then diminishes to full compliance along the fall of the roof and rise of the land to which building height 7.6m is underneath the roof ridge line.

(refer to submitted plans).The slope of the area falls to the southwest across the site at an average 15 to 25 degrees.

The applicant proposes a variation from the building height development standard.

1. The objectives of this clause are as follows:

- a. to provide an appropriate degree of flexibility in applying certain development standards to particular development,
- b. to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

Comment:

Clause 4.6 of the LEP notably is designed to provide flexibility when applying development standards particularly when the variation of the standard enables a better development outcome.

The variation to the height control arises because of the topography of the site and elevated nature of the existing dwelling to which is attributed to off street parking been located under the home taking advantage of the slope of the site. The encroachment into the height plane is wholly located to the roof ridge lines below the uppermost ridge point, These ridge lines are centrally located on the site and immediately diminishes to full compliance along the fall of the roof and rise of the land.

It is significant to note that the variation does not request to alter land zoning or density. All efforts have been made to design the building to follow the contours of the land; provide a reasonable home addition and minimise excess bulk and scale of the dwelling. An amended design to the roof or overall Design and positioning of the addition would compromise the overall aesthetics and viability of the addition and would have no noticeable gains other than to diminish the aesthetics of the design and hinder the social and economic use of the land for the current and future owners of the home.

2. Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

Comment:

The height development standard is not expressly excluded from the operation of clause 4.6.

3. Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- a. that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and b. that there are sufficient environmental planning grounds to justify contravening the development standard.

Comment:

The encroachment is located centrally to the land and is wholly contained to the roof ridge above the existing lower Garage and owing to the fall in the land and elevated nature of the home. Strict compliance with the development standard is unreasonable and unnecessary in the circumstances for the reasons that a revised roof design or First floor addition may adversely compromise the aesthetics of the dwelling or desired outcomes of the current or future owners of the home without achieving any material gain and hinder the promotion of social and economic welfare of the community and stop the economic use of the land.

With set limitations in viable options for extending this modest home, The architectural form of the building as a whole takes into consideration issues of bulk and scale. The proposal is considered appropriate in this case and will be readily absorbed into the built environment and landscaped setting of the locality.

- The breach occurs due to the proposed first floor addition (as acceptable under WLEP and the WDCP). The breach is minor (12.3%) and well setback from the front, Rear and side boundaries.
- Articulation of the design has been thought of by terracing the design which minimises the appearance of bulk and scale when viewed from public places, Coupled with the existing tree lined streetscape and shrubs creating a visual break between adjacent dwellings.
- (Refer to Design and Streetscape context Statement pictures of the Statement of Environment effects)**
- There is more than adequate separation between dwellings so there is sufficient ventilation and open space to not appear 'crowded' or over-developed. The breach will not contribute to any additional perceived overshadowing of adjoining properties in this case, the non-compliance occurs at the roof ridge of the dwelling, the extent of overshadowing is non material as shadowing is contained to the front setbacks, partly of side boundaries then contained to the rear setback of the proposed addition.
- Demolition of the existing ridge line results in some reduced bulk and compensates for the minor breach
- The proposal does not result in any unreasonable loss of privacy or over shadowing as detailed in submitted Statement of Environmental effects to private open space as noted above with boundary trees/vegetation create a visual break minimising any privacy concerns.
- There is no impact on the coastal or bushland environment
- The proposed development does not introduce the need for demolition of existing dwellings resulting in any potential requirement for cut and fill.
- Existing site constraints including the existing house and the home being built up off the ground due to the slope and allowing for off street parking below the home gives rise to the non compliance
- Ceiling heights to the First floor addition have been kept at 2.4m to reflect the existing home and minimise overall building height

To ensure the proposal is compatible with the surrounding developments and not become overly dominant, Articulation has been introduced into the design by "setting in" the First floor addition by way of "terracing the design" to reduce the appearance of large vertical walls to minimise the appearance of bulk and scale and integrate the dwelling into the existing streetscape while maintaining the spatial proportions of the street character when viewed from public places.

Existing trees, vegetation and Boundary fences will be maintained keeping the streetscape consistent.

It is reasonably concluded that "there are sufficient environmental planning grounds to justify contravening the development standard" in this instance.

COMPARATIVE DWELLINGS WITHIN THE IMMEDIATE VICINITY WITH SIMILAR ORIENTATION, AND GREATER OR SIMILAR BULK, SCALE, HEIGHT AND SETBACKS WHICH ARE CONSISTENT WITH THE PROPOSED DEVELOPMENT APPLICATION AT 3 MERRILEE CRESCENT, FRENCHS FOREST



14 Merrilee Crescent, Frenchs Forest



22 Merrilee Crescent, Frenchs Forest



24 Merrilee Crescent, Frenchs Forest

4. Development consent must not be granted for development that contravenes a development standard unless:
a. the consent authority is satisfied that:
i. the applicant's written request has adequately addressed the matters required to be demonstrated by subclause, and ii. the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and b. the concurrence of the Secretary has been obtained.

Comment:

The objectives of the zone are 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 and Northern Beaches.

The objectives of the height control are:

a. to ensure that buildings are compatible with the height and scale of surrounding and nearby development, b. to minimise visual impact, disruption of views, loss of privacy and loss of solar access, c. to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments, d. to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.

Comment:

The proposed height variation arises in respect to the roof ridge. The proposed height encroachment does not result in any significant view loss, loss of privacy or overshadowing in the context of the site as detailed through this statement of Environmental effects. There are no adverse heritage impacts associated with the proposed development. The proposed height and scale of the development is sympathetic to the local streetscape.

As detailed in point 3, The proposal is consistent with the objectives of the height control and the objectives of the zone.

(b) the concurrence of the Director-General has been obtained.

Comment:

It is expected Council will obtain the concurrence of the Director-General as required.

5. In deciding whether to grant concurrence, the Secretary must consider:

a. whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
b. the public benefit of maintaining the development standard,
and c. any other matters required to be taken into consideration by the Secretary before granting concurrence. Comment:

The proposed variation does not raise any matter of significance for State or regional environmental planning.

There is no public benefit that would be achieved by maintaining the development standard or compromised by approving the building as proposed.

6. Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if: *a. the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or b. the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.* Note. When this Plan was made it did not contain Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU6 Transition or Zone R5 Large Lot Residential.

Comment:

Not relevant as the Proposed addition is not for subdivision or within the zones specified in the clause.

7. After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).

Comment:

It is assumed that the consent authority will keep the required records.

8. This clause does not allow development consent to be granted for development that would contravene any of the following:

a. a development standard for complying development,

b. a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,

c. clause 5.4. (8A) Also, this clause does not allow development consent to be granted for development that would contravene a development standard for the maximum height of a building shown on the Height of Buildings Map on land shown on the Key Sites Map as the Dee Why Town Centre.

Comment:

The proposed additions will not impact the above planning controls.

Summary

The proposed addition is designed to enhance the resultant home and integrate within the local context and is therefore consistent with the existing and desire future character of the area, the proposed variation from the development standard is reasonable in this instance.

Strict compliance is unreasonable in this case as the required space building height and structural requirements needed for a First Floor Addition would not be achieved, An amended design to the roof or First Floor addition would compromise the overall aesthetics of the addition and would have no noticeable gains other than to diminish the aesthetics and viability of the design resulting in an unuseable dwelling for the owners and will hinder the promotion of social and economic welfare of the community and stop the economic use of the land.

Prepared by:

Your Style Designer Home additions

