

# STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed

## Alterations & Additions

- Upper Floor Addition; Internal and  
External modifications;  
Rectifications and Improvements;  
and Landscape Concept incl. Semi  
in-ground Swimming Pool

to

**32 Ettalong Street,  
Wheeler Heights, NSW  
2097**

February 2022

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## Detailed breakdown of 3. Development Standards: WDCP Pages 14-19

This report has been conducted in relation to the Warringah Local Environment Plan 2011 & Warringah Development Control Plan 2011. The following is a list of the relevant controls that apply and have been addressed in this report.

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### *Issue B*

<b>DA-113.</b> EXISTING & PROPOSED PERSPECTIVE-STREETSCAPE	@ A4
<b>DA-114.</b> EXISTING & PROPOSED PERSPECTIVE-STREETSCAPE	@ A4

### *Issue B*

<b>DA-115.</b> NOTIFICATION SITE PLAN	NTS @ A4
<b>DA-116.</b> NOTIFICATION ELEVATIONS	NTS @ A4

## OTHER DOCUMENTS

DETAIL & LEVEL SURVEY	Lawrence Consulting Group
STORMWATER ENGINEERING DESIGN	Structa Consulting Engineers
GEOTECHNICAL ASSESSMENT REPORT	
BASIX CERTIFICATE	RP Design Studio
WASTE MANAGEMENT PLAN	Hargroves Design Consultants
STATEMENT OF ENVIRONMENTAL EFFECTS_A	Hargroves Design Consultants
EXCEPTION TO DEVELOPMENT STANDARD	Hargroves Design Consultants

## DETAILS SUMMARY

### Site and Proposal Details

*See also Application Form*

<b>Address of Site</b>	32 Ettalong Street, Wheeler Heights, NSW 2097
<b>Survey Reference</b>	Lot 61; DP 8871
<b>Site Area</b>	Total: 1,075m <sup>2</sup>
<b>Council</b>	Northern Beaches Council (Warringah)
<b>Locality Zone</b>	Zone R2 Low Density Residential
<b>DCP Control</b>	Warringah LEP 2011; Warringah DCP 2011
<b>Purpose of Proposal under the Planning and Scheme</b>	<p>Alterations &amp; Additions</p> <p>Works include: New Upper Floor Addition; Internal and External modifications; Rectifications and Improvements; and Landscape Concept incl. Semi in-ground Swimming Pool</p> <p>Rainwater Tank and Concept Stormwater Drainage.</p>
<b>Registered Proprietor</b>	Jason & Verina Cummings

## Introduction

The land is administered by Northern Beaches (Warringah) Council.

This report aims to:

- Provide the context for the proposal's planning assessment by describing the existing site/local environment and outlining the relevant planning controls;
- Describe the proposed development; and
- Assess all relevant environmental and planning issues under Section 79C (1) of The Environmental Planning and Assessment (Amendment) Act 1997.

Relevant Planning Instruments: Warringah Local Environmental Plan 2011, *current version 14 July 2021*.

Relevant Development Control Plan: Warringah Development Control plan 2011, *amd. 15 Dec 2020*.

## Background

The report aims to:

- Explain how the proposed development adheres to an increased level of local amenity and environmental sustainability; in order to
- Demonstrate how the proposed development will create and maintain a high level of environmental quality for the site within the Warringah Local Environmental Plan; by
- Assessing the proposed development against the Objectives of the Warringah DCP 2011 by describing the development against Part C to Part E of the DCP;

Extract from Part A of the Warringah DCP 2011

### **1.1.1 A.5 Objectives**

*The overriding objective of the DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability. The other objectives of this plan are:*

#### **1.1.1.1 Objectives**

- *To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood*
- *To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome*
- *To inspire design innovation for residential, commercial and industrial development*
- *To provide a high level of access to and within development.*
- *To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained*
- *To achieve environmentally, economically and socially sustainable development for the community of Warringah*

## 1. Overview of Proposal

The proposal seeks approval for Alterations and Additions to the existing one & two storey detached style dwelling in Wheeler Heights. The subject site is No. 32 Ettalong Street, Wheeler Heights, a standard allotment in a street under transition.

Works include:

- **New Upper Floor Additions**
- **Internal and External modifications**
- **Rectifications and Improvements**
- **Landscape Concept incl Swimming Pool**
  - **Rainwater Tank**
  - **Stormwater Drainage**

This proposal will maintain the existing character of the area and the character of the existing site itself, therefore retaining the desired future character. The style of housing is maintained by retaining the detached nature of each dwelling with interspersed landscaping features. Works will enhance the existing landscaping and vegetation, improve access, and amenity by providing a moderate resolution to the housing and services that meet the day to day needs of the residents within the constraints of the site's orientation and the development controls. This has been achieved through the guidance of the objectives outlined in the Warringah Local Environmental Plan as follows:

- 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.

Under the Affordable Housing SEPP 2009 State Legislation, a secondary dwelling, 60m<sup>2</sup> or less, is permissible within an R2-Low Density Residential zoned site, whilst still maintaining a low-density residential environment. An existing secondary dwelling exists on site, reference DA2015/0570, CC2015/0570 and OC2015/0929. The proposal does not involve any alterations to the secondary dwelling and maintains the minimum principal private open space.

Continuing from the DCP:

Built Form Controls, Siting Factors, Design and Natural Environment have been developed to promote a **high standard of residential development**.

The character of the immediate area, Ettalong Street, and the Wheeler Heights locality where No. 32 is situated, generally has an inconsistency in built form and visual pattern with no predominant roof form. The immediate Streetscape would be described as mixed, with existing original dwellings of the mid-late century era, and more recent developments or renovations that have modified the Streetscape. A mixture of mature Palm Trees, tropical vegetation, and a scattering of larger, mature native and non-native Vegetation is present to private properties.

The immediate area is predominantly detached style 2 storey dwellings with a mixture of roof forms, materials and fencing types. No.23-25 is a multi-dwelling site with a combination of 2 storey townhouses.

Throughout the design process, consideration has been given to the essential environmental and contextual issues such as achieving the targeted Basix requirements, cross ventilation, sunlight penetration, maintainability and durability of the property and its surroundings. The essence of the design is to provide a comfortable family orientated home. It is considered that the composition of the new work addresses these issues as best as the site, budget and local context could permit, and being consistent with the controls and objectives of the DCP.

The style, materials and finishes selected are a consistent style of the home that will sit nicely within the existing Streetscape. A light and bright colour scheme with natural, warm highlights of timber and stone. This is consistent with the controls and objectives of the DCP. The selections have also been made to maximise durability and interest. In turn, this will enhance the presentation to the street, whilst maintaining a sense of the current streetscape, the roof form and providing an entry defining covered portico, without compromising the bulk and scale.

### **Proposed Works**

**The new works comprises of the following base construction:**

- **Roof: Framed Skillion roof with metal roof sheeting in Shale Grey.**
- **New Walls: Lightweight framed with external smooth set FC cladding, painted. Internal walls are to be lightweight frames, lined both sides or tiled to wet areas.**
- **Fascia & Barge Boards: Prefinished metal in Surfmist.**
- **Roof Plumbing: Pre-finished metal to match roof sheeting, Shale Grey in colour.**
- **Existing Walls to be rendered and finished in off white to match the new work.**
- **Paving: Combination of Sandstone Steppers and Decking**



## The site

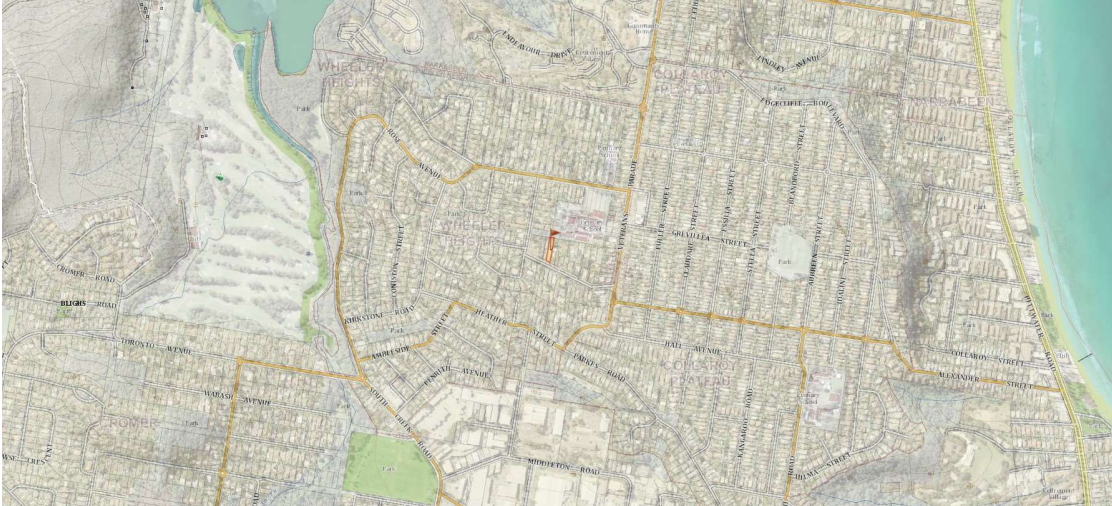


Image 1. Six Maps satellite image – site in context

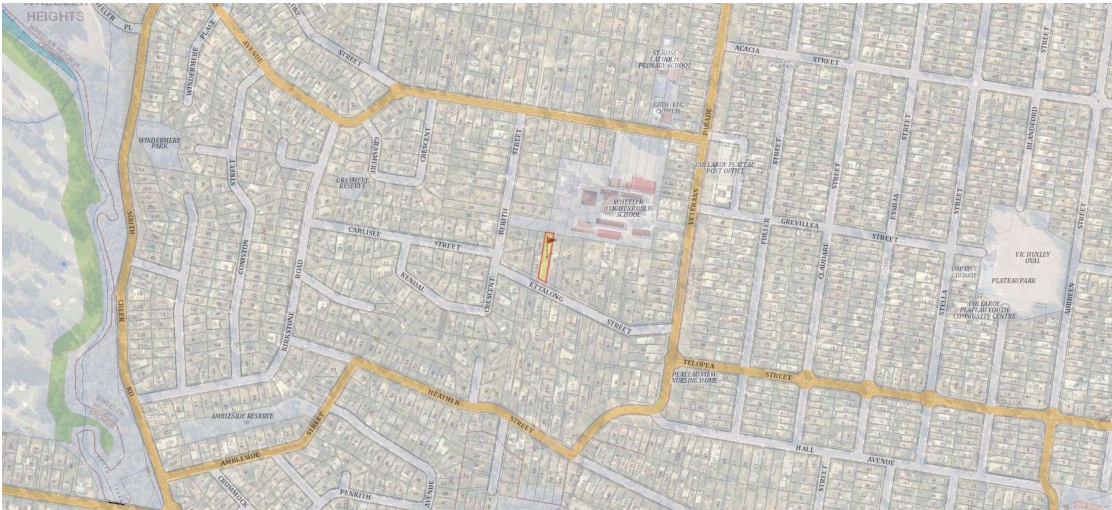


Image 2. Six Maps satellite image – site



Image 3. Site Photo Ettalong Street



## 1.1. Site suitability and context

### Site Constraints: Such as Slope, Flooding, Geotechnical and Groundwater issues

The subject site has a fall from West to East to the width of the site. The site also has central mound with falls to the street and to the rear along the length. It is likely that an existing stormwater discharge point is located to Ettalong Street. A Stormwater Design has been prepared by Consulting Engineers to provide an overall Stormwater Plan for the new work in accordance with Council's Water Management for Development Policy and to suit the new development, along with Rainwater Tanks. The existing building is partially elevated with a subfloor garage.



Image 4. Survey Plan

Appropriate ag line and landscaping is included to mitigate the effects of the site's topography and the natural water flow over the site. Where possible deep soil planting is positioned to absorb enough water to assist in reducing the level of pooling in the lower parts of the site and between properties.

### Riparian Lands and Watercourses

The site is not within a designated Riparian Land or Watercourse

### Terrestrial Biodiversity

The site is not within a designated Biodiversity area

### Acid Sulfate soils

The subject site is not within an Acid Sulfate Soil Zone.

### Landslip Risk

The site is within a designated Landslip Risk area. Area D, Collaroy Plateau Area Flanking Slopes 5 to 15 degrees

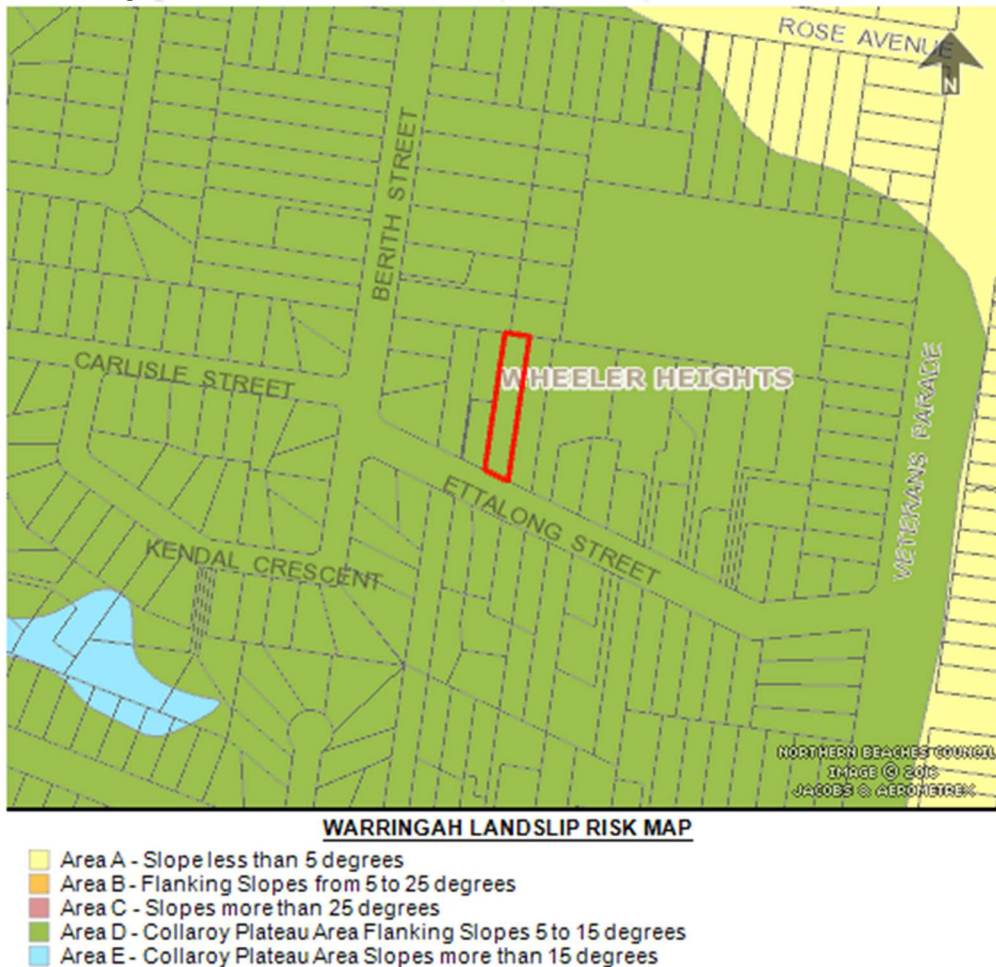


Image 5. Council Landslip Maps.

### Bushfire Prone Land

The site is not within a designated Bushfire Prone Zone.

### Flood Prone Land

The site is not within Risk Flood zone.

### Proximity to transport services, shops, community, recreational and infrastructure facilities

The subject site is surrounded by existing easily accessible natural features, public reserves and recreational facilities and environments. Beaches and shops are all within walking distance to the site, making it a highly desirable and convenient locality. Essential community facilities are immediate to the site's surroundings via car or bus. Warringah Mall and Dee Why CBD all in close range.

### Compatibility to adjoining development

Adjacent sites are residential use sites or community facilities. The continued use for this site is compatible.

### Compatibility with land zoning

The site is zoned R2-Low Density Residential. Therefore, our proposed use is permissible.

### **Size and shape of the allotment**

The site is irregular in shape with an area surveyed at 1,075m<sup>2</sup> by Title. A site width surveyed at the existing building line is to 13.408m, and the overall length of the site (along the Eastern Boundary) is 82.48m. The front boundary is angled.

Ettalong Street binds the site to the South. 4 neighbouring properties bind the site to the West, North and East.

### **Age and condition of existing buildings on-site**

The subject building is a mid-late 20<sup>th</sup> century house partially elevated to overcome the site slope with outbuildings and a rear located detached secondary dwelling built in 2015. The existing primary dwelling is in sound condition. The proposed works will require partial demolition of part of the existing primary dwelling. Investigations will need to be carried out for the structural adequacy of the existing primary dwelling and its footings to ensure the new work can be undertaken and can be done so in accordance with the Geotechnical Engineer's requirements.

## **1.2. Previous, present and proposed uses of the site**

**Present use of the site:** House

**Date the present use commenced:** When built, mid-late 20th century.

**Previous use of the site:** Not known.

**Uses of adjoining land:** All adjacent sites are residential use sites.

**Whether the present or previous use of the site is a potentially contaminating activity (e.g. workshop, service station, land filling, lead paint removal, termite treatment):** Previous use not known.

**Whether the client is aware that the site is or is not contaminated:** Not known-unlikely.

**Whether there has been any testing or assessment of the site for land contamination:** No.

## 2. Development Standards: Northern Beaches Council (Warringah) Local Environmental Plan 2011

### Maps:

<b>ASS_009:</b>	The site is not within an Acid Sulphate Soils Zone.
<b>APU_009:</b>	Not Applicable
<b>BIO_009:</b>	Not Applicable
<b>CHZ_009:</b>	Not Applicable
<b>FBL_009:</b>	Not Applicable
<b>FSR_009:</b>	Not mapped
<b>GTH_009:</b>	Not Applicable
<b>HER_009:</b>	Not a Heritage Item; Not within a Heritage Conservation Area; Not in the Vicinity of a Heritage Item; No known Aboriginal Significance or Archaeological Site.
<b>HOB_009:</b>	Area I, 8.5m
<b>KYS_009:</b>	Not mapped
<b>LRA_009:</b>	Not Applicable
<b>LSR_009:</b>	The site is within a Landslip Risk Area, Area D, Collaroy Plateau Area Flanking Slopes 5 to 15 degrees
<b>LZN_009:</b>	R2 Low Density Residential. Surrounding areas R2.
<b>LSZ_009:</b>	Not applicable
<b>RPL_009:</b>	Not applicable
<b>URA_009:</b>	Not mapped

### Hazard:

Bushfire Prone Land:	No
Flood Prone Land:	No
Landslip Risk:	Yes, Area D Flanking Slopes 5 to 15 degrees

### Protection:

Acid Sulphate Soils:	No
Airport Noise:	No
Drinking Water Catchment:	No
Ground Water Vulnerability:	No
Mineral:	No
Obstacle:	No
Riparian Land:	No
Salinity:	No
Scenic Protection:	No

Biodiversity:	No
Wetlands:	No
Environmentally Sensitive:	No
Mine Subsidence:	No
Wildlife Corridor:	No
Threatened and High Conservation Habitat:	No
Native Vegetation:	No
Coastal Zone:	No

## Zone R2 Low Density Residential Land Zoning Map sheet LZN\_010A

### 1 Objectives of zone

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

### 2 Permitted without consent

Home-based child care; Home occupations

### 3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; **Dwelling houses**; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals; Water recreation structures

### 4 Prohibited

Any development not specified in item 2 or 3

**The proposed development of Alterations & Additions to an existing Primary Dwelling is permissible and does not compromise the objectives of the zone.**

#### 4.4 Floor space ratio

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

- (a) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,
- (b) to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain,
- (c) to minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development,
- (d) to maximise solar access and amenity for public places,
- (e) to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items,
- (f) to manage the visual impact of development when viewed from public places, including waterways,
- (g) to allow for the reasonable sharing of views.

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the **Floor Space Ratio Map**.

**The FSR is not mapped. The proposed new dwelling and the secondary dwelling is proposed at 0.22:1 FSR, under a GFA Calculation. Under a Floor Space Calculation, the Secondary Dwelling is 60m<sup>2</sup> in total, therefore being under Clause 5.4 (9) of the WLEP 2011 this is compliant.**

### 3. Development Standards: Northern Beaches Council (Warringah) Development Control Plan 2011

#### Part B-Built Form Controls

B1	Wall Heights
B2	Number of Storeys
B3	Side Boundary Envelope
B4	Site Coverage
B5	Side Boundary Setbacks
B7	Front Boundary Setbacks
B9	Rear Boundary Setbacks

The proposed development will have an encroachment upon the controls of **B1**, given the proposed **Wall Height** is measured at 7.610m at its maximum point to the underside of the eaves of the uppermost roof level. The requirement under this clause is a maximum of 7.2m to underside of ceiling on the uppermost floor.

Extract from Clause B1:

#### Exceptions

*This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building:*

- does not exceed the 8.5 metre height development standard;*
- is designed and located to minimise bulk and scale; and*
- has a minimal visual impact when viewed from the downslope sides of the land.*

The site is sloping. The existing dwelling is partially elevated in its current configuration to the front western corner. The ground floor of the Primary Dwelling is measured at 2.98m above the street level. The Garage space, (at 32m<sup>2</sup>), is positioned as a subfloor, non-habitable space, at a width of 3.9m. The encroachment is to the area where the garage exists, the front western corner. At this location the proposal is seeking approval for a Front Balcony. This element provides a break or articulation void to the uppermost floor level to reduce the overall bulk and scale of this corner. The minor encroachment over the permitted 7.2m, of 410mm is seeking consideration under a clause 4.6 Exception to a Development Standard. The overall building height is compliant. The shallow pitch to the new proposed roof reduces the overall impact, and the design incorporates suitable articulation within the façade to minimise the bulk and scale.

It is considered that the objectives of the clause are met.

The proposed development is generally consistent with the objectives of **B2**, given the proposed **Number of Storeys** is generally 2. The requirement under this clause does not apply to this site as it is not mapped under the DCP map Number of Storeys. It is therefore relying on compliance with the Objectives and Building Height

It is considered that the area designated as Garage is non-habitable and although reads as a storey, this area is no greater than 32m<sup>2</sup> and is not fit for renovation or increase to be made into a height compliant storey. The area where the building has a subfloor garage, the uppermost floor is to be balcony in part to assist in being consistent with the objectives. The nature of the site and change in levels between the central part of the house and the street means the façade in part will read as 3 storeys, with effort made in façade articulation to assist in avoiding this as much as possible. The rear and eastern side of the site read as 2 storeys only.



The proposed development will have an encroachment upon the controls of **B3, Side Boundary Envelope**. The site is mapped at 4m at a projected 45degree angle under the Side Boundary Envelope Map of the DCP. As per the issues raised for clauses B1 and B2, the change in levels between the existing ground floor and the street boundary create a constraint to the building footprint and the proposal is seeking approval for a new upper floor that fits to the existing ground floor footprint.

The design has taken into consideration this encroachment and has taken the following measures to reduce the overall impact and to retain consistency with the objectives of the development standard:

- The bulk of the new Upper Floor is kept to the front of the site, to reduce impact of overshadowing to the Eastern vulnerable neighbour.
- The Northernmost part of the dwelling is proposed to be removed, and that area will be retained as new outdoor space (no additional footprint to the Northern rear setback, including no upper floor to this part).
- The Upper Floor Footprint follows the building line below with a modest 11.28m wall to the Western Side.
- A front Balcony will assist with reducing the overall Bulk and Scale. Fitted with a screen for privacy and for a breakup in material.
- The Western Wall is articulated further with a feature detail structural element to eliminate the appearance of a blank wall.
- Street facing Planter Boxes to the façade are proposed to assist in reducing Bulk and Scale and improve the Architectural Integrity of the streetscape.
- The Upper Floor Wall Height is kept to a maximum of 2.4m at the Western Side, making the roof line low at this point.
- The overall Building Height is compliant and does not exceed the 8.5m height restriction.

The site is sloping. The existing dwelling is partially elevated in its current configuration to the front western corner. The ground floor of the Primary Dwelling is measured at 2.98m above the street level. The Garage space, (at 32m<sup>2</sup>), is positioned as a subfloor, non-habitable space, at a width of 3.9m. The encroachment is to the area where the garage exists, the front western corner and centrally to the house. The encroachment over the permitted 4m at a projected 45degree angle, of 6.47 and 6.0m is seeking consideration under a clause 4.6 Exception to a Development Standard.

The proposed development is consistent with the objectives of **B4**, given the proposed **Site Coverage** is calculated at 280m<sup>2</sup>, 25.0%, 0.26:1 of the site. The requirement under this clause does not apply to this site as it is not mapped under the DCP map Site Coverage. The proposal is requesting an increase of 4m<sup>2</sup>, 1.4% over the existing situation.

The objectives are as follows:

- To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation.
- To minimise the bulk and scale of development.
- To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.
- To limit impervious areas and encourage natural drainage into the sub-surface.

As the disturbance to land and vegetation is minimised with the retention in most part of mature trees and plantings, all lower boundary levels are to remain intact, along with both front and rear boundaries to be consistent with the existing. The requirements under the Open Landscape Area are compliant, therefore the proposed development is consistent with the objectives of this clause.

The proposed development is consistent with the requirements and objectives of **B5, Side Boundary Setbacks**. The site is mapped at a Side Setback of 900mm. The proposal has the following side setbacks proposed:

West: GROUND	1,013mm	UPPER FLOOR	1,013mm	POOL	2,813mm
East: GROUND	3,155mm & 4,960mm	UPPER FLOOR	3,155mm & 4,96mm	POOL	6,595mm

All side setbacks are Landscaped or pathways.

The Side Boundary Setbacks are therefore compliant.

The proposed development is consistent with the requirements objectives of **B7, Front Boundary Setbacks**. The site is mapped at a Front Setback of 6.5m. The subject site is irregular in shape and the existing building is aligned to the side boundaries, not the front boundary. The proposal has the following front setbacks proposed:

GROUND	Existing not altering. New Front Planter is 670mm deep and is an articulation element and awning element.
NEW UPPER FLOOR	8,220mm & 9,311mm – measured from boundary line splay. New Front Planter is 670mm deep and is an articulation element and awning element.
NEW FRONT BALCONY	6,756mm

The front setback is to remain Landscaped and Paved for Driveway / Parking Hardstand.

The Front Boundary Setbacks are therefore compliant.

The proposed development is consistent with the controls and objectives of **B9, Rear Boundary Setbacks**. The site is mapped at a Front Setback of 6.5m. The proposal has the following rear setbacks proposed:

GROUND	Existing is being increased. 59,420mm	POOL	46,605
NEW VERANDAH	Existing building line. 54,905mm		
NEW UPPER FLOOR	59,420mm		

The Rear Boundary Setbacks are therefore compliant.

## Part C-Siting Factors

C2	Traffic, Access, and Safety
C3	Parking Facilities
C4	Stormwater
C7	Excavation and Landfill
C8	Demolition and Construction
C9	Waste Management

The proposed development is consistent with the controls and objectives of **C2**, given the **Vehicular Access** points are existing

The proposed development is therefore compliant to this clause.

The proposed development is consistent with the controls and objectives of **C3**, given the proposed **Parking Facilities** meet the following applicable requirements:

1. The following design principles shall be met:

- Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site. **Yes, the design is integrated and follows the façade treatment as a means of articulation.**
- Parking is to be located so that views of the street from front windows are not obscured. **Yes, all parking is away from window views to the street.**
- Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. **Yes. The Garage door is 3.255m wide.**

4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.

Under Appendix 1:

Dwelling house and dual occupancy                      2 spaces per dwelling

The proposed development has an existing allowance for 1 garaged parking space and 2 parking spaces available to the Driveway as additional. Requirements for Secondary Dwelling is not tabled.

There is a minimum of 3 spaces available on site and is therefore consistent with the requirements under Clause C3 and Appendix 1.

The proposed development is consistent with the controls and objectives of **C4, Stormwater**. A qualified, registered Engineer has been engaged to provide a detailed Stormwater Design suitable for the new development, to be done so in accordance with Council's Water Management for Development Policy for Construction and PCA requirements. A new rainwater tank is proposed, to collect from the new roof areas. A total of 2,000L. Overflow will discharge, gravity fed to the street system – as per the existing situation. The proposed development is therefore compliant to this clause.

The proposed development is consistent with the controls and objectives of **C7, Excavation and Landfill**. There is limited excavation required for the proposed development. Excavation is required for the new Swimming Pool and the areas where new footings will be implemented. If excavated material is clean and suitable for reuse, then the majority of this will be used on site within the garden spaces and to create the level lawn area.

It is anticipated that all levels at the boundary lines and to adjoining properties will be maintained and appropriate protection measures put in place while excavation is underway to ensure stability of adjoining structures. The proposed development is therefore compliant to this clause.

The proposed development is consistent with the controls and objectives of **C8, Demolition and Construction**. A Waste Management Plan has been prepared as part of this submission and in accordance with the requirements of the Policy to reduce waste, encourage reuse where possible, and avoid illegal dumping. The Demolition of the existing structures on site are to be carried out in accordance with AS 2601-2001 'Demolition of Structures', and the Code of Practice for the Safe Removal of Asbestos, 2<sup>nd</sup> Edition. The proposed development is therefore compliant to this clause.

The proposed development is consistent with the controls and objectives of **C9, Waste Management**. A Waste Management Plan has been prepared as part of this submission and in accordance with the requirements of the Policy to facilitate sustainable waste practices, reduce waste, encourage reuse where possible, avoid risk, ensure waste management services can be conducted and avoid illegal dumping.

## Part D-Design

D1	Landscaped Open Space and Bushland Setting
D2	Private Open Space
D3	Noise
D6	Access to Sunlight
D7	Views
D8	Privacy
D9	Building Bulk
D10	Building Colours and Materials
D11	Roofs
D12	Glare and Reflection
D14	Site Facilities
D15	Side and Rear Fences
D16	Swimming Pools and Spa Pools
D20	Safety and Security
D21	Provision and Location of Utility Services
D22	Conservation of Energy and Water

The proposed development is consistent with the controls and objectives of **D1, Landscaped Open Space and Bushland Setting**.

Under the Requirements of this Clause:

1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:

- Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;
- The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;
- Landscaped open space must be at ground level (finished); and
- The minimum soil depth of land that can be included as landscaped open space is 1 metre.

The site is mapped as Landscaped Open Space **40%**. The total Landscape Open Space is 73.9% and 58.1% of the site being permeable and 2.9% of the site being pool space.

The following diagram and compliance table shows the proposed development meets the requirements under this Clause:

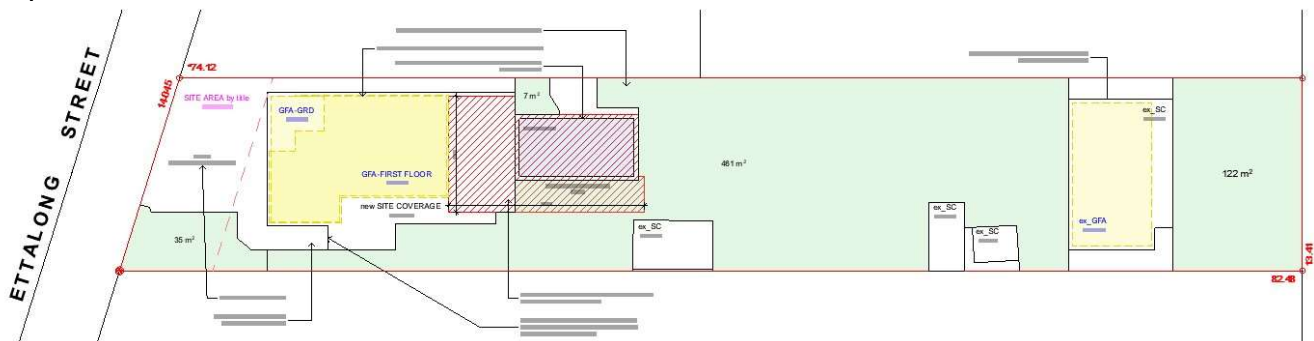


Image 6. Schedule of Areas Plan.

<b>TABLE OF COMPLIANCE</b>	
<b>AREAS</b>	
<u>SITE AREA</u>	1,075m <sup>2</sup>
<u>SITE COVERAGE (overall)</u>	
EXISTING:	276m <sup>2</sup>
PROPOSED:	280m <sup>2</sup>
<i>COMPLIES - UNDER THE OBJECTIVES</i>	
<u>FSR (GFA overall)</u>	
EXISTING:	0.15:1 (15.3%) @ 165m <sup>2</sup>
PROPOSED:	0.22:1 (22%) @ 235m <sup>2</sup> INCLUSIVE OF 55m <sup>2</sup> TO SECONDARY DWELLING
<i>AN ADDITIONAL 70m<sup>2</sup> OF GFA</i>	
<b>COMPLIES</b>	
<u>LANDSCAPE OPEN SPACE (overall)</u>	
PROPOSED:	79.3% (795m <sup>2</sup> ); permeable 58.1% (625m <sup>2</sup> )
REQUIREMENT:	40% (430m <sup>2</sup> )
<b>COMPLIES</b>	
<u>PRIVATE OPEN SPACE (primary dwelling)</u>	
EXISTING:	14m <sup>2</sup>
PROPOSED:	99m <sup>2</sup> incl. Pool Space (level to verandah)
REQUIREMENT:	60m <sup>2</sup>
<b>COMPLIES</b>	

The proposed development is consistent with the controls and objectives of **D2, Private Open Space**.

Under the requirements of this Clause:

Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m <sup>2</sup> with minimum dimensions of 5 metres
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The proposed Private Open Space for the site is 99m<sup>2</sup>, including the Pool, but not including the Front Balcony. 33m<sup>2</sup> of this calculation is designated covered outdoor space, the remainder is to be level lawn and pool that is set level to the verandah.

The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D3, Noise**. The proposed development does not generate any noise concerns. The site is Residential Use and will remain that.

Pool pump and Filter will be set on a timer

Any new air conditioning units will be located away from neighbouring boundaries and kept within the site or enclosed within a sound proofing enclosure.

The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D6, Access to Sunlight**. Shadow Diagrams for the worst-case scenario in the year, June 21 at 9am, 12pm and 3pm for Solar Access to the site itself and to the 4 neighbouring properties have been modelled and assessed. The proposed development avoids unreasonable overshadowing to the neighbours given the siting of the 2 storey Primary Residence is towards the Southern End of the site. All subject dwellings are granted at least 50% of the required area of Private Open Space to receive a minimum 3 hours of sunlight between 9am and 3pm during the Winter Solstice. Diagrams have been provided as part of this submission and they depict the result of the new developments shadowing at this time.

The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D7, Views**. The subject site and the surrounding sites do not have any significant views in the immediate surroundings. The existing configuration of the site is not too dissimilar to the proposed, with setbacks generally consistent allowing all residents views out of their property to sky and tree lines. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D8, Privacy**. The design does out of courtesy to the neighbours and to protect all residents and their privacy, the side Western and Eastern upper floor windows are at high level, with a sill height of 1.6m above finished floor level. The Window proposed to the Master Bedroom to the Eastern Side will be fitted with opaque glass where below 1.6m

Windows for Living areas, habitable rooms and Private Open Space areas are directed more towards the Rear and to the large side setback to the East. The glazing that faces North is vital for comfort, and appropriate screen planting is provided in the proposal to limit views between Primary Residence and Secondary Dwelling access. Screening to the Western side of the pool is incorporated into the design to assist with shielding Western Sun, and the Privacy of all occupants on the site. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D9, Building Bulk**. The proposed front setbacks to Ettalong Street and the Western facade have been evaluated under the Building Envelope requirement to assess its impact in relation to Bulk and Scale. The Primary Dwelling's visual impact to the street is compatible to the area. The height and scale are not dissimilar to properties within the immediate area. The façade to all boundaries is articulated to avoid blank walls and singular material treatments that would create an unnecessary bulk. The existing Landscaping and the proposed Landscaping aims to soften the building from all angles, which is vital in assisting with separation between dwellings. The proposed development is compliant with this clause.



The proposed development is consistent with the objectives of **D10, Building Colours and Materials**. The proposal is offering a light and bright colour scheme with warm textual elements such as timber and stone that is not inconsistent with buildings in the immediate area. The colour scheme is in line with the Architectural Style Intent and the highlighting elements to assist in unnecessary bulk and allow some softening. This will be applied to exposed trusses and in part battening / cladding to Garage and Balcony. The new roof areas will be light, shale grey Trimdek or similar. Gutters and Downpipes to match roof colour. Fascias to be in select Crisp White along with Glazed Frames. The external Render is to be an Off White and the highlights will be clad with Sandstone Crazy Pattern stone cladding. The proposed development is compliant with this clause and current BCA standards that encourage the use of light-coloured materials for thermal comfort.



Image 7. Finishes

The proposed development is consistent with the controls and objectives of **D11, Roofs**. The proposal is for consistent pitched rooves that complement the immediate skyline. The roof design is a 3° pitch to keep the building within an appropriate scale of the height and building envelope. The roof areas will be metal sheet and fitted with skylights. The proposed development is compliant with this clause.



The proposed development is consistent with the controls and objectives of **D12, Glare and Reflection**. The proposal has non-reflective surfaces or treatments to the building façade. All materials and finishes are matt in finish. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D14, Site Facilities**. The new works have made allowances for the following:  
House Number and Letter Box for each Dwelling will be existing.  
Bin Storage for each Dwelling and access to the street to and from that area.  
Garden Taps accessible for each Dwelling and close to the Pool.

The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D15, Side and Rear Fences**. The condition of the existing Side and Rear Fencing that is common fencing between properties will be decided upon during the Construction period. Any replacement will be like-for-like and as agreed between neighbours. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D16, Swimming Pools and Spa Pools**. The proposed pool is to service the Primary Residence. The location of the Pool to the rear of the Primary Residence, level with the Rear Verandah. There is ample screening, and the Pool is not visual from the Street. The Pool will be enclosed in accordance with AS1296.1-2012 and ensure the safety of all occupants on site. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D20, Safety and Security**. The safety and security of the site is to be improved by this new development. There is no opportunity within budget to provide a Street Facing Door / Entry point, therefore the new front balcony and front facing windows will be the source of casual surveillance. The street will have increased levels of casual surveillance opportunities in this regard. There is limited impact upon pedestrian safety with the existing vehicle access point is the existing configuration. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D21, Provision and Location of Utility Services**. The Secondary Dwelling will retain its separate utility services and metered separately. All other utilities will be existing, with meter locations suitably modified to reflect the associated Dwelling. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D22, Conserving Energy and Water**. Throughout the design process, consideration has been given to the essential environmental and contextual issues such as achieving the targeted Basix requirements, cross ventilation, sunlight penetration, maintainability, durability, outlook and the amenity of the property and its surroundings. A Basix assessment has been conducted for the design and supports the submission to the required levels needed to pass. This will be enforced to be installed as required under the BCA. On site collection of water is encouraged and forms part of the proposal. The proposed development is compliant with this clause.

## Part E-The Natural Environment

E1	Preservation of Trees or Bushland Vegetation
E2	Prescribed Vegetation
E5	Native Vegetation
E10	Landslip Risk

The proposed development is consistent with the controls and objectives of **E1, Preservation of Trees or Bushland Vegetation** and **E2, Prescribed Vegetation**. The site is currently home to 19 mature sized Trees and a variety of plantings. The proposed development looks to retain a existing mature trees and vegetation. There is no plan to provide new large trees given the coverage these existing trees offer. A landscape Plan has been provided and offers complementary plantings to be in keeping with the Architectural Intent of the site.

The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **E5, Native Vegetation**. There is native vegetation on site. There is no native corridors on site and in the immediate area. The new concept landscaping design does incorporate native ferns and plants, but selections have been guided by low water use plants, durable plants, and their evergreen nature relevant to the design intent. The proposed development is compliant with this clause.

The proposed development has limited excavation but does warrant a Geotechnical Assessment for planning purposes. **E10, Landslip Risk**. The subject site is within a designated Landslip Risk Area, Area Class D. Therefore, the proposed development must be carried out in accordance with good Engineering practice and Stormwater discharge from the land is to be enhanced, again with good Engineering practice.

<b>LANDSLIP RISK CLASS</b>			
<b>Landslip Risk Class</b>	<b>Topographic Position</b>	<b>Slope Angle (degrees)</b>	<b>Geology</b>
<i>D</i>	<i>Flanking slopes  (Collaroy Plateau area)</i>	<i>5 to 15</i>	<i>Colluvial and residual soils (possibly deeper than in Class A) developed on Narrabeen Group or Hawkesbury Sandstone. Minor detached sandstone blocks, occasional exposures of sandstone in cliffs and road cuts. Occasional fill areas associated with playing fields, roads and some developments.</i>

<b>1.0</b>	<b>LANDSLIP RISK CLASS (circle Landslip Risk Class in which site is located)</b>
	<i>D Preliminary assessment of site conditions required to determine whether a geotechnical report required.</i>

A Geotechnical Assessment is required, and has been prepared for this submission.

## 4. Conclusion

The proposed new development at No. 32 Ettalong Street, Wheeler Heights overall consistent with the objectives, the controls, and the future desired character as outlined in the *Warringah Local Environmental Plan* and *Warringah Development Control Plan*.

The proposed development of a Primary and Secondary dwelling is permissible and does not compromise the objectives of the zone, the general residential controls, or the relevant building codes.

The architectural style, form and materials complements the character of the locality, and the extent of works aims to bring the property more in line with the current DCP and LEP objectives and requirements.

The proposed works are moderate, and they will revitalise the property and provide a very effectively utilised property. At all times the proprietor, along with each design and technical consultant has made every effort to minimise any sort of impact upon any adjoining vulnerable properties, the streetscape, the land fall, access, heights and hence it is anticipated that it will be given appropriate consideration.

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