

DCP Assessment Table

Proposed Construction of a Dwelling House

19 Kooloora Avenue, Freshwater (Lot 16 Section 2 DP7022)

Warringah Development Control Plan 2011 (WDCP 2011) Controls		
WDCP 2011 Clause	Planning Assessment	Planning Assessment Compliance:
B1 Wall Heights		
(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). 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.	All external walls are below 7.2m from the existing ground level and hence are compliant with the maximum wall height requirement.	YES
B3 Side Boundary Envelope		
(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: ▪ 4 metres, or ▪ 5 metres as identified on the map. Exceptions Land Zoned R2 or E4 or Zoned RU4 with frontage to The Greenway For all land zoned R2 or E4, or land zoned RU4 with frontage to "The Greenway", Duffy's Forest: ▪ Fascias, gutters, downpipes, eaves (up to 0.675 metres from the boundary), masonry chimneys, flues, pipes or	As shown on the Architectural Plans (Appendix 3), the side boundary envelopes taken at the face of Ensuite wall and Bed 1 wall are compliant with the DCP requirement. It is noted that the proposed dwelling house demonstrates a minor encroachment to the side boundary envelopes due to the service infrastructures provided on the north elevation. Given the exceptions prescribed by WDCP2011, the encroachments illustrated on the Architectural Plans are acceptable. The proposed dwelling is considered to be of appropriate bulk and scale and is consistent with the built form of the surrounding properties.	YES

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other services infrastructure may encroach beyond the side boundary envelope. Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control.		
B5 Side Boundary Setbacks		
(1) Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map. (2) Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences. Exceptions Land Zoned R2 All development: Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback Ancillary to a dwelling house: Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause	In accordance with the Side Setback Map of WDCP2011, the site is subject to a minimum side setback of 0.9m. As shown on the Architectural Plans, a 0.9m setback is provided along the south eastern boundary and a 0.92m setback is provided along the north western boundary. The proposed setback areas will also be adequately landscaped. While a side setback is not provided for the cabana, it is noted that the cabana will be provided in the existing outbuilding located at the south western corner of the site. Therefore the proposed side setbacks are compliant with the DCP requirements.	YES
B7 Front Boundary Setbacks		
(1) Development is to maintain a minimum setback to road frontages. (2) The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences. (3) Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks.	It is noted that the site affords a primary frontage to Kooloora Avenue and a secondary frontage to Charles Street. In accordance with Part B7 of WDCP2011, the site is subject to a minimum front setback of 6.5m from the primary frontage and a 3.5m setback from the secondary frontage, provided that the character of the secondary street and the predominant setbacks on that street are taken into consideration.	YES

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The area between the primary setback and the road boundary is only to be used for landscaping and driveways. Exception Land Zoned R2 or R3 On corner allotments or sites with a double street frontage, where the minimum front building setback is 6.5 metres to both frontages, the front building setback may be reduced to a minimum of 3.5 metres for the secondary frontage, but secondary street variations must consider the character of the secondary street and the predominant setbacks existing to that street.	As illustrated on the Architectural Plans, the proposal provides a setback of 6.5m from the primary frontage. The front setback area is free of any structures other than the proposed driveway and garden. While a 0.92m setback from the Charles Street is proposed to be provided for the north western boundary, it is consistent with the building setbacks adopted for the existing dwelling on site and 36A Kooloora Avenue. The proposed setback from the secondary frontage is considered to maintain the visual continuity of the buildings along Charles Street. As such, the variation from the secondary street setback is considered appropriate for the proposal and is not anticipated to result in adverse visual impacts.	
B9 Rear Boundary Setbacks		
(1) Development is to maintain a minimum setback to rear boundaries. (2) The rear setback area is to be landscaped and free of any above or below ground structures. Exceptions Land Zoned R2 and Land Zoned RU4 with frontage to The Greenway On land zoned R2 Low Density Residential, and land zoned RU4 Rural Small Holdings that has frontage to "The Greenway", Duffy's Forest, where the minimum rear building setback is 6 metres, exempt development, swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, provided that the objectives of this provision are met. Corner Allotments on Land Zoned R2 or R3 On corner allotments for land zoned R2 Low Density Residential or R3 Medium Density Residential, where the minimum rear building setback is 6 metres, the rear building setback does not apply.	The site is subject to a minimum rear setback of 6m. However given that the site is located on a corner allotment, the rear setback requirement is not applicable to the site.	YES
C2 Traffic, Access and Safety		
Vehicular Access	Vehicular and pedestrian access to the site would be facilitated via Kooloora Avenue. A new driveway is proposed to facilitate access to	YES

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(1) Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives. (2) Vehicle access is to be obtained from minor streets and lanes where available and practical. (3) There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way. (4) Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315. (5) Vehicle crossing construction and design is to be in accordance with Council's Minor works specification. On-site loading and unloading (6) Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: appropriate to the size and nature of the development; screened from public view; and designed so that vehicles may enter and leave in a forward direction.	the garage. The proposal is not anticipated to result in any adverse impacts on the traffic of the area. Given that the garage would only be used by the occupants of the proposed dwelling, the proposal would not result in vehicles queuing on public roads or interference with public transport facilities, traffic, pedestrians or cyclists. No loading facilities are proposed.	
C3 Parking Facilities		
(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; ▪ Laneways are to be used to provide rear access to carparking areas where possible; ▪ Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments; ▪ Parking is to be located so that views of the street from front windows are not obscured; and ▪ 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.	The proposed garage door has been designed to integrated with the dwelling design and is not considered to dominate the façade. Parking would be located on site. The garage opening is approximately 3.1m and is less than 50% of the building width. Therefore the proposed garage opening is of appropriate width.	YES

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(2) Off street parking is to be provided within the property demonstrating that the following matters have been taken into account: ▪ The land use; ▪ The hours of operation; ▪ The availability of public transport; ▪ The availability of alternative car parking; and ▪ The need for parking facilities for courier vehicles, delivery/service vehicles and bicycles.	Off-street parking is provided within the garage for use by the residents.	YES
(3) Carparking, other than for individual dwellings, shall: ▪ Avoid the use of mechanical car stacking spaces; ▪ Not be readily apparent from public spaces; ▪ Provide safe and convenient pedestrian and traffic movement; ▪ Include adequate provision for maneuvering and convenient access to individual spaces; ▪ Enable vehicles to enter and leave the site in a forward direction; ▪ Incorporate unobstructed access to visitor parking spaces; ▪ Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places; ▪ Provide on site detention of stormwater, where appropriate; and ▪ Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1.	N/A.	N/A
(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.	The proposed garage would provide two parking spaces which are compliant with the parking requirement of Appendix 1 of WDCP2011.	YES

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(5) Adequate provision for staff, customer and courier parking, and parking and turning of vehicles with trailers must be provided if appropriate to the land use.	N/A.	N/A
(6) For bulky goods premises adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking must be provided.	The site is not a bulk goods premises.	N/A
(7) Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.	N/A.	N/A
(8) For Forest Way Village car parking at ground level is to be provided for individual units.	The proposed development is not located at Forest Way Village.	N/A
C4 Stormwater		
(1) 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.	The stormwater drainage system for the proposal is provided in the Civil Engineering Plans at Appendix 6 .	YES
(2) The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.	As shown on the Civil Engineering Plans (Appendix 6), the proposed stormwater drainage systems have been designed in accordance with Council's requirements.	YES
C5 Erosion and Sedimentation		
(1) All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised. (2) Any erosion and sedimentation is to be managed at the source. (3) Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy. (4) An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of up to 2500m ² of land. (5) Soil and Water Management Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of more than 2500m ² of land.	The proposed sediment and erosion controls are illustrated in the Architectural Plans. The erosion and sediment controls have been designed in accordance with council's Water Management Policy and Landcom's Managing Urban Stormwater: Soil and Construction Manual.	YES

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C7 Excavation and Landfill		
(1) All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation. (2) Excavation and landfill works must not result in any adverse impact on adjoining land. (3) Excavated and landfill areas shall be constructed to ensure the geological stability of the work. (4) Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment. (5) Rehabilitation and revegetation techniques shall be applied to the fill. (6) Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.	A Demolition and Excavation Cut and Fill Plan is provided within the Architectural Plans at Appendix 3 . The proposed cut and fill works have been designed to ensure the geological stability of the works. The proposed cut and fill has been designed in accordance with the relevant legislation.	YES
C8 Demolition and Construction		
(1) 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.	A Waste Management Plan has been provided at Appendix 8 .	YES
D1 Landscaped Open Space and Bushland Setting		
(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: a) 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; b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; c) Landscaped open space must be at ground level (finished);	It is noted that the site is subject to providing a minimum of 40% of the site area as landscaped open space, which is equal to 150.72m ² . As shown on the Architectural Plans (Appendix 3), the proposal would provide a total of 151.3m ² of landscaped open space, and hence is compliant with the requirement.	YES

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d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.										
(2) Where land is shown on DCP Map Landscaped Open Space and Bushland Setting as “Bushland Setting”, a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural bushland or landscaped with locally indigenous species.	The site is not identified as bushland setting.	N/A								
(3) In Cottage Point the relationship of the locality with the surrounding National Park and Cowan Creek waterway will be given top priority by enhancing the spread of indigenous tree canopy and protecting the natural landscape including rock outcrops and remnant bushland.	The site is not located in Cottage Point.	N/A								
D2 Private Open Space										
(1) Residential development is to include private open space for each dwelling.	A private open space has been provided for the proposal.	YES								
(2) The minimum area and dimensions of private open space are as follows:	The proposal with four bedrooms is subject to the provision of a total of 60m ² with minimum dimensions of 5m. As shown on the Architectural Plans, adequate private open space has been provided for the proposal.	YES								
<table><tr><th>DWELLING Type</th><th>Area and Minimum Dimensions per dwelling</th></tr><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms</td><td>A total of 35m2 with minimum dimensions of 3 metres</td></tr><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms</td><td>A total of 60m2 with minimum dimensions of 5 metres</td></tr><tr><td>Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing</td><td>A total of 10m2 with minimum dimensions of 2.5 metres</td></tr></table>	DWELLING Type	Area and Minimum Dimensions per dwelling	Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres	Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres	Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres		
DWELLING Type	Area and Minimum Dimensions per dwelling									
Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres									
Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres									
Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres									
(3) Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children’s play.	The private open space is directly accessible from a living area.	YES								
(4) Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.	The private open space has been designed to ensure the privacy of the occupants of the adjoining properties and the proposed dwelling.	YES								
(5) Private open space shall not be located in the primary front building setback.	The private open space is located at the rear setback area of the site.	YES								

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(6) Private open space is to be located to maximise solar access.	As shown on the Shadow Diagram within the Architectural Plans, adequate solar access would be provided for the proposed development.	YES
D6 Access to Sunlight		
(1) Development should avoid unreasonable overshadowing any public open space.	The proposal would not result in unreasonable overshadowing of any public open space.	YES
(2) At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	As shown on the Shadows Diagram, the proposal would provide adequate solar access as required.	YES
D7 Views		
(1) Development shall provide for the reasonable sharing of views.	The proposal has been sited and designed to accommodate view sharing.	YES
D8 Privacy		
(1) Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	The proposed dwelling has been designed to optimise privacy and avoid overlooking issues.	YES
(2) Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.	The windows, habitable rooms and living areas have been orientated to limit overlooking.	YES
(3) The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.	The doors and windows have been effectively located to avoid overlooking.	YES
(4) The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.	As the adjoining dwelling at 21 Kooloora Avenue is located approximately only 4m from the site's south eastern boundary, the windows of the proposal are unable to be situated 9m away from the adjoining dwelling. However the proposed windows have been designed to avoid direct views into the adjoining properties and are not considered result in overlooking.	YES
(5) Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment.	The proposal does not involve an apartment.	N/A
D9 Building Bulk		
(1) Side and rear setbacks are to be progressively increased as wall height increases.	As stated previously, appropriate side and rear setbacks have been provided for the proposal.	YES

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(2) Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.	As shown on the Architectural Plans, the proposed dwelling has been designed to avoid large areas of continuous wall planes. Appropriate setbacks and windows have been used to provide visual relief.	YES
(3) On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular: The amount of fill is not to exceed one metre in depth. Fill is not to spread beyond the footprint of the building. Excavation of the landform is to be minimised.	A Cut and Fill Plan has been provided within the Architectural Plans to illustrate the proposed cut volume. While the site is slightly sloped downwards to Kooloora Avenue, the proposed dwelling has been designed to be of appropriate height and bulk.	YES
(4) Building height and scale needs to relate to topography and site conditions.	The proposed height and scale have been designed to respond to the site topography and conditions.	YES
(5) Orientate development to address the street.	The proposal has been orientated to address Kooloora Avenue.	YES
(6) Use colour, materials and surface treatment to reduce building bulk.	Appropriate colours, materials and surface treatment have been adopted to reduce building bulk. The schedule of materials and finishes are provided within the Architectural Plans.	YES
(7) Landscape plantings are to be provided to reduce the visual bulk of new building and works.	High quality landscape design has been adopted for the proposal. Further details are provided within the Landscape Plans at Appendix 7 .	YES
(8) Articulate walls to reduce building mass.	The proposed building walls have been articulated to reduce building mass.	YES
D10 Building Colours and Materials		
(1) In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping. (2) The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape. (3) The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.	As shown on the Architectural Plans, the proposal would be of appropriate materials and finishes and has been designed to integrate with the surrounding natural landscape. The site is not located in the vicinity of Cottage Point.	YES

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(4) The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged.		
D11 Roofs		
(1) Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs. (2) Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. (3) Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas. (4) Roofs shall incorporate eaves for shading. (5) Roofing materials should not cause excessive glare and reflection. (6) Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.	The proposal does not contain any lift overruns or plants. The proposed roof of the dwelling is considered to complement the forms of the existing buildings on the streetscape. Appropriate architectural elements have been incorporated to articulate the roof design. The proposed roof materials would not cause excessive glare and reflection.	YES
D12 Glare and Reflection		
(1) The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours; ▪ Minimising the lit area of signage; ▪ Locating the light source away from adjoining properties or boundaries; and ▪ Directing light spill within the site. (2) Any glare from artificial illumination is to be minimised by utilising one or more of the following: ▪ Indirect lighting; ▪ Controlling the level of illumination; and ▪ Directing the light source away from view lines. (3) Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:	The light source of the proposed dwelling has been located away from adjoining properties. The proposed dwelling is not anticipated to cause overspill of light or sun reflection. Appropriate materials and finishes would be used for the proposed dwelling. The materials for the proposed roof and wall claddings are provided within the Architectural Plans.	YES

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▪ Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones; ▪ Orienting reflective materials away from properties that may be impacted; ▪ Recessing glass into the façade; ▪ Utilising shading devices; ▪ Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and ▪ Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.		
D13 Front Fences and Front Walls		
(1) Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character. (2) Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence. (3) Fences located within the front building setback area are to complement the existing streetscape character. (4) Fences are to be constructed to allow casual surveillance, except where there is excessive noise. (5) Gates are not to encroach over the property boundary when opening or closing. (6) Fences should complement the architectural period of the building.	A sliding entry gate, a pedestrian entry gate and 1.2m timber fencing with masonry piers would be provided for the proposed dwelling. The proposed fencing has been designed to complement the existing streetscape and character of the locality. The proposed gates would not encroach over the property boundary.	YES
D14 Site Facilities		
(1) Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places. In particular: ▪ Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection;	A drying area and a bin storage area would be provided for the proposed dwelling. The garbage area has been designed to avoid problems such as smell and noise from collection vehicles and would be adequately screened.	YES

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▪ All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets; ▪ Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers; ▪ Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and ▪ Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.		
D15 Side and Rear Fences		
(1) Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites, or 1.8 metres measured from the low side where there is a difference in either side of the boundary. (2) For sloping sites, the height of fences may be averaged and fences and walls may be regularly stepped. (3) All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or broken glass is not permitted.	1.8m paling fencing would be provided along the side and rear boundaries of the site. The proposed fencing is considered to complement the streetscape and character of the neighbourhood.	YES
D16 Swimming Pools and Spa Pools		
(1) Pools are not to be located in the front building setback. (2) Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage. (3) Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.	The proposed swimming pool is located in the rear setback area and is not located in the primary street frontage. The proposed swimming pool is appropriately set back from the surrounding trees and vegetation.	YES
D20 Safety and Security		
(1) Buildings are to overlook streets as well as public and communal places to allow casual surveillance.	The proposed development would allow for passive surveillance to surrounding public and communal areas.	YES

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(2) Service areas and access ways are to be either secured or designed to allow casual surveillance.	All access ways would continue to allow for casual surveillance.	YES
(3) There is to be adequate lighting of entrances and pedestrian areas.	The proposed development would ensure that all entrances are adequately lit.	YES
(4) After hours land use activities are to be given priority along primary pedestrian routes to increase safety.	The proposed development does not involve an afterhours land use activity.	N/A
(5) Entrances to buildings are to be from public streets wherever possible.	Entrances to the proposed dwelling would be from Kooloora Avenue.	YES
(6) For larger developments, a site management plan and formal risk assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required. This is relevant where, in Council's opinion, the proposed development would present a crime, safety or security risk. See Crime Prevention and Assessment of Development Applications – Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979 prepared by the Department of Urban Affairs and Planning (now Department of Planning).	The proposal is for a residential dwelling. The proposal has been designed to provide passive surveillance in order to address crime, safety and security risks.	YES
(7) Buildings are to be designed to allow casual surveillance of the street, for example by: (a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved; (b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance; (c) Locating high use rooms to maximise casual surveillance; (d) Clearly displaying the street number on the front of the building in pedestrian view; and (e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters.	The proposed development would allow for passive surveillance to and from the site by locating windows on the primary frontage and the west elevation to overlook Kooloora Avenue and Charles Street.	YES
(8) Casual surveillance of loading areas is to be improved by: (a) Providing side and rear openings from adjacent buildings that overlook service areas and clear sight lines; and (b) Providing adequate day and night lighting which will reduce the risk of undesirable activity.	The proposal does not comprise loading areas.	N/A

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(9) Design entrances to buildings from public streets so that: (a) Building entrances are clearly identifiable, defined, lit and visible; (b) The residential component of a shop top housing development has a separate secure pedestrian entrance from the commercial component of the development; (c) Main entrances are clearly identifiable; (d) Pavement surfaces and signage direct pedestrian movements; and (e) Potential conflict between pedestrians and vehicles is avoided.	The entrance to the proposed dwelling is well-defined and clearly identifiable.	YES
D22 Conservation of Energy and Water		
(1) The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy. (2) Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties. (3) Buildings are to be designed to minimize energy and water consumption. (4) Landscape design is to assist in the conservation of energy and water. (5) Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks. (6) All development must comply with Council's Water Management Policy.	The orientation and proposed landscaping of the site have been designed to facilitate natural ventilation, daylight and solar energy. As shown on the Civil Engineering Plans, rainwater would be reused to facilitate water conservation. The civil components of the proposal have been designed in accordance with Council's Water Management Policy.	YES
E1 Preservation of Trees or Bushland Vegetation		
When a DA required for clearing vegetation the following requirements apply: (6) Development is to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species.	The proposal includes the removal of trees as shown on the Architectural Plans. An Aboricultural Impact Assessment Report (Appendix 5) has been prepared for the proposal. It is noted that the tree removal is proposed due to the proposed construction, new surfacing and trees being in a poor condition or re-landscaping. The street tree located on Kooloora Avenue would be retained in a viable condition. As such,	YES

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(7) Where the applicant demonstrates that no reasonable alternative design exists and a tree must be removed, suitable compensatory tree planting is required. Details including proposed species and the location of replacement planting are to be provided. (8) Development must also avoid any impact on trees on public land. (9) For development applications involving the construction of new buildings and works containing Classes 2-9 (BCA), the information contained in Appendix 11 is to be submitted. (10) Where trees proposed to be retained may be affected by the construction of new buildings and works of Classes 1 and 10, a Tree Protection Plan as per Appendix 12 is to be submitted. (11) Development applications which require the removal of bushland on land under the Warringah LEP 2011 must address relevant objectives and requirements of Parts E2, E3, E4, E5, E6, E7 and E8 of the Warringah DCP 2011.	the proposed tree removal is considered appropriate and would not result in adverse impacts on remnant native vegetation.	
E6 Retaining unique environmental features		
(1) Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land. (2) Development should respond to these features through location of structures, outlook, design and materials.	The proposal has been designed to respond to the existing natural vegetation on site and the environmental features of Kooloora Avenue and Charles Street.	YES
E10 Landslip Risk		
(1) The applicant must demonstrate that: ▪ The proposed development is justified in terms of geotechnical stability; and ▪ The proposed development will be carried out in accordance with good engineering practice. (2) Development must not cause detrimental impacts because of stormwater discharge from the land. (3) Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.	The site has been identified as being sloped <5° (Area A). While the proposal involves the construction of garage and workshop on the basement level, the proposed dwelling house would be carried out in accordance with the relevant engineering practice. The proposal is also not anticipated to result in adverse impacts on stormwater discharge.	YES

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(4) To address Requirements 1 to 3: i) For land identified as being in Area A: Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent. If the preliminary assessment determines that a geotechnical report is required, the same provisions apply in Area A as those that apply in Area B and Area D.		
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