

# Statement of Environmental Effect Section 96 - 2019



## New House and New Pool @ 24 Lancaster Crescent, Collaroy

Prepared for Garling Family



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Project No: 1612

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## SITE CONTEXT + ANALYSIS

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This Statement of Environmental Effects accompanies a Section 96 Application for a minor amendments to an approved Development Application (**DA2016/0963**) and subsequent MOD (**Mod2017/0057**). The house is currently in construction. The original DA was granted deferred commencement approval on the 23<sup>rd</sup> January 2016. Revised documentation satisfying the deferred commencement conditions was submitted to council in 2017 with approval granted on 21<sup>st</sup> February 2017.

This application is for a number minor amendments born from changes during the construction of the house. These changes are listed below:

- Basement Storeroom layout modified.
- Basement Rainwater Tanks relocated below pool.
- External entry stair adjusted to suit existing rock outcrop.
- Landscaping revised adjacent pool.
- Landscaping revised in rear garden.
- Access stair added off pool area to access garden.
- Ground Floor - Cinema – northern window size reduced, western wall window removed.
- Ground Floor - Secure Entry Structure removed from boundary, relocated to entry.
- Ground Floor - Privacy Screen added adjacent pool.
- Ground Floor - Pergola over entry removed.
- First Floor - BBQ area Roof revised, pergola removed.
- First Floor - Dining Room window reduced in size.
- First Floor - Sun Room - windows reduced in size, window added.
- Second Floor – Walk in Robe – Window reduced in size and split into 2 slot windows.
- Second Floor - Master Bedroom - Balcony length reduced.
- Second Floor - Master Bed - Southern wall gazing revised/reduced.
- Second Floor - Master Bed – Frosted Windows added to eastern wall for added light.

The changes listed above are very minor and have minimal environmental impact and minimal impact on neighbouring properties. The additional windows on the upper floor are frosted and have been added for additional light. The additional window in the sun room is below the level of the boundary fence and has no impact on privacy. The new privacy screen maintains views but provides additional privacy between the neighbouring properties at 22 and 24 Lancaster crescent.

All other changes are either internal changes, landscape changes or aesthetic changes that have no impact on the neighbouring properties or the environment.

Revised original Statement of Environmental Effects follows. A new Basix Certificate and Landscape Plan has been submitted. All other reports remain unchanged due to the nature of the application.

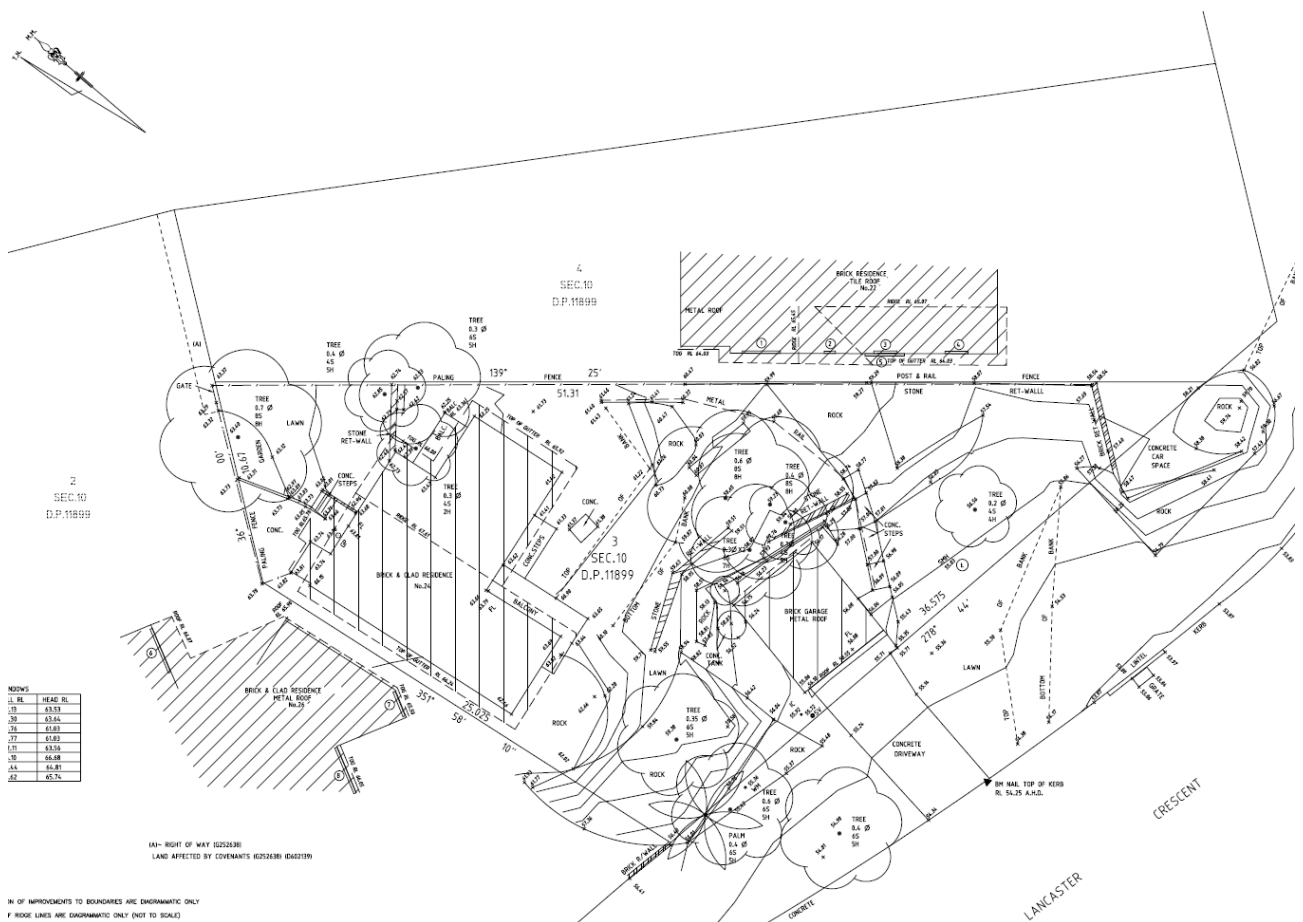
## SITE CONTEXT + ANALYSIS

This Statement of Environmental Effects accompanies a development application for demolition of an existing single story dwelling to be replaced by a new 3 storey single dwelling and new pool.

A pre lodgement meeting was held on 21<sup>st</sup> July 2016 at Northern Beaches Council (Warringah). Present at the meeting were: Rod Piggott (Manager NBC), Phil Lane (Senior Planner NBC), Joseph Di Cristo (Senior Development Engineer NB), Luke Trovato (Architect), and Jon Garling (Owner). A report following this meeting has been issued.

The design, location on site and size of the proposal is a carefully measured response to the nature of the existing/proposed multi-storey dwellings on either side of the site and to the topography of the site itself. The dwelling to the adjoining north side boundary is under construction and will be a large 3 storey home with a three storey presentation to the street with a tall wall facing the common side boundary. The existing dwelling to the south is an older 1970's style large two-storey dwelling, and similar in height to the north dwelling. The proposed dwelling sits harmoniously between these two dwellings in terms of size, scale and setbacks. This application addresses the design requirements of the new owners of the property with respect to increasing the accommodation of the dwelling to provide adequate living space for a family of 5.

The site is irregular in shape positioned on the high norther side of Lancaster Crescent. The site is wedge shaped with the main restricting design factor of the site is the narrowing of the site towards the rear. The site rises from the road to the rear setback with 2 prominent rock outcrops located in the front of the property.



Whilst the application is generally compliant with all aspects of Council policies, the application seeks a minor variation to the front and rear boundary setbacks, with justification for these departures from the controls based on site analysis and the context of the topography of the site.



Aerial view of site in street context

## DESIGN PROPOSAL

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The proposal seeks approval for demolition of the existing single storey dwelling which has not been well maintained over the years, to be replaced with a 3 storey dwelling with basement and a swimming pool to the front of the property. The main living areas are located on the mid level with the bedrooms on the ground and upper floors to ensure adequate privacy to adjoining residences. The basement/garage level has been excavated to ensure building height compliance.

The proposed new dwelling has been designed with a contemporary design aesthetic. The presentation to the street provides a great deal of interest, modulation and texture and provides a building similar to its neighbours in terms of bulk. The proposal differs from its neighbours in the design of an undulating building façade that splits up the mass of the front of the dwelling and creates an interesting presentation to the street. The building materials consist of zinc cladding, stone cladding and render creating a modern composition.



Street front view of the proposal.

The basement garage is positioned directly under main bedroom level and adjacent to the main entrance due to the existing rock outcrop that are prominent in the front setback and are to be preserved on site. The principal entrance to the dwelling is concealed under the first floor slab but lined with landscaping to ensure it is located easily from the street by pedestrians. An entry portico and gate has also been located at the boundary adjacent the main rock to clearly identify the entrance whilst maintaining security for the house. The upper floor is designed with a low gradient flat roof to comply with the height limits. The proposed dwelling provides a family home with 4 bedrooms, an open plan living dining kitchen area with guest bedroom and rumpus/games and a cinema. It is adequately sized for a modern family living with the aim of maximising views to the ocean and allowing maximum light penetration whilst retaining the privacy to the neighbours.

The design has provided particular attention to privacy to the northern neighbour, with blade walls and screen to the front deck, no windows from the living areas and a screen on the top floor bedroom in the proximity of the neighbours.

This section of the report addresses the relevant LEP considerations

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#### **Part 4 Principal Development Standards**

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##### Zoning

|            |                                                                                                                                          |
|------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Map        | The site is located within the R2 zone on council maps. This zone is Low Density Residential                                             |
| Compliance | The proposed use of the site for single dwellings is permissible within the zone. The development is consistent with the zone objectives |

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##### 4.3 Height of Buildings

|            |                                                                                                                                                |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Map        | The site is located within the classification 'I' on maps. This zone provides a maximum height of 8.5m.                                        |
| Compliance | The entire proposed dwelling remains below 8.5m above existing natural ground, and the proposal complies with the 8.5m maximum height control. |

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##### 6.4 Development on Sloping Land

|            |                                                                                                                  |
|------------|------------------------------------------------------------------------------------------------------------------|
| Map        | The site is located within an Area D – Collaroy Plateau Flanking Slopes 5 to 15 degrees. on the Landslip Maps,   |
| Compliance | A Geotechnical Report has been prepared White Geotechnical Group and forms part of this Development Application. |

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## WARRINGAH DEVELOPMENT CONTROL PLAN

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This section of the report addresses the relevant DCP considerations

### PART B: BUILT FORM CONTROLS

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#### B1. Wall Heights

|              |                                                                                                                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requirements | 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). |
| Outcomes     | The 7.2m is marginally breached. This allows for a modern low pitch roof to the dwelling.                                                                                                              |

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#### B3. Side Boundary Envelope

|            |                                                                                                                                                                                                                                       |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | 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 as identified on the map.

|          |                                                                                                       |
|----------|-------------------------------------------------------------------------------------------------------|
| Outcomes | The proposal is generally compliant with side boundary envelope, with specific compliance as follows: |
|----------|-------------------------------------------------------------------------------------------------------|

- House – north side boundary – marginal breach in envelope



- House – south side boundary – marginal breach in envelope.



○ We submit that the minor variations to envelope for the north side and south side boundary are very minor and will have nil impact on privacy or over shadowing of the neighbouring properties.

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## B.5 Side Boundary Setbacks

|          |                                                                                                                                                                                      |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Controls | 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.<br><br>All land in R2 zone: 0.9m |
| Outcomes | The proposed dwelling has minimum setback of 1 meter at ground level. The proposal complies.                                                                                         |

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## B7. Front Boundary Setbacks

|              |                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requirements | All other land in R2 zone: 6.5m front Setback                                                                                                                                                                                                                                                                                                                                                 |
| Outcomes     | Due to the irregular shape of the site and due to the extra wide frontage to Lancaster Crescent minor non compliances are sought for basement wall and pool walls that punch through the required 6.5m setback. Typically the building is compliant with the 6.5m front setback. However the front basement wall is forward of the setback by 500mm and the pool edge has a setback of 3.47m. |

With such a wide street frontage and with a large road reserve between the kerb and the site boundary these non compliances are minimal and do not impact the streetscape in a negative way. The building façade is heavily modulated with a mixture of finishes and materials whilst the property is to be heavily landscaped providing a green buffer to the street.



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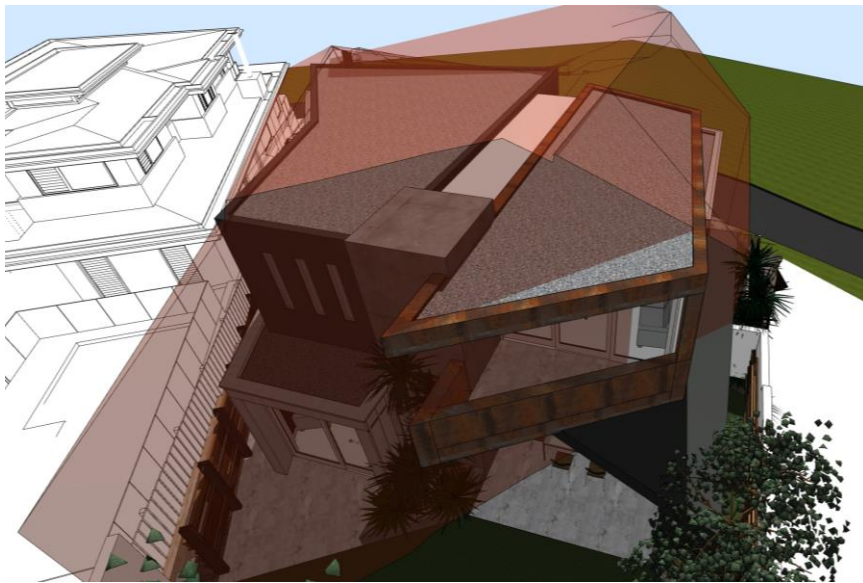
## B9. Rear Boundary Setbacks

|              |                                                                 |
|--------------|-----------------------------------------------------------------|
| Requirements | All other land in R2 zone: 6m Rear Setback                      |
| Outcomes     | A minor non compliance is sought for the rear boundary setback. |

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Image of rear of proposal



Rear setback plane shown in red

The non compliance relates to a frame that surrounds the rear terrace leading off the sun room on the upper floor. The frame assists in the privacy to the neighbouring property and with sun shade control. The bulk and scale of the non compliance is minimal and will have minimal impact on privacy or overshadowing of the neighbouring properties.

## PART C: SITING FACTORS

### C2. Traffic, Access and Safety

#### Requirements

##### **VEHICULAR ACCESS**

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.

#### Outcomes

The existing driveway shall be removed and a new 4m wide driveway is proposed. The proposed garage caters for accommodation of cars behind the building line. The proposal complies.

### C3. Parking Facilities

#### Objectives

- 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.
- To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.

#### Outcomes

4 Off Street Parking spaces are provided for the new dwelling. The proposal complies.

### C4 Stormwater

#### Objectives

- To ensure the appropriate management of stormwater.
- To minimise the quantity of stormwater run-off.
- To incorporate Water Sensitive Urban Design techniques and On-Site Stormwater Detention (OSD) Technical Specification into all new developments.
- To ensure the peak discharge rate of stormwater flow from new development is no greater than the *Permitted Site Discharge (PSD)*.

#### Outcomes

The proposal complies

A stormwater management plan is has been prepared by Barrenjoey Consulting Engineers and forms part of the Development Application.

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#### C5. Erosion and Sedimentation

|            |                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"><li>• To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.</li><li>• To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.</li><li>• To prevent any reduction in water quality downstream of the development site</li></ul> |
| Outcomes   | Sediment control fencing will used on the southern end of the site which is low end to control run off. Details as shown on the site plan.                                                                                                                                                                                                                                                                     |

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#### C6. Building over or adjacent to Constructed Council Drainage Easements

|            |                                                                                                                                                                     |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | To ensure efficient construction, replacement, maintenance or access for emergency purposes to constructed public drainage systems located within private property. |
| Outcomes   | N/A                                                                                                                                                                 |

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#### C7. Excavation and Landfill

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"><li>• 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.</li><li>• To require that excavation and landfill does not create airborne pollution.</li><li>• To preserve the integrity of the physical environment.</li><li>• To maintain and enhance visual and scenic quality.</li></ul> |
| Outcomes   | The proposal involves the excavation of the basement garage. The excavation will be undertaken using professionals that will control all aspects of the work.                                                                                                                                                                                                                                                                  |

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#### C8. Demolition and Construction

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"><li>• To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment.</li><li>• To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.</li><li>• 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</li><li>• To discourage illegal dumping.</li></ul> |
| Outcomes   | The demolition of this proposal will be undertaken using professionals. Any waste produced during demolition and construction will be recycled where possible and disposed of in the correct manner.                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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## PART D: DESIGN

### D1. Landscaped Open Space and Bushland Setting

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"><li>• To enable planting to maintain and enhance the streetscape.</li><li>• To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.</li><li>• To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.</li><li>• To enhance privacy between buildings.</li><li>• To accommodate appropriate outdoor recreational opportunities that meets the needs of the occupants.</li><li>• To provide space for service functions, including clothes drying.</li><li>• To facilitate water management, including on-site detention and infiltration of stormwater.</li></ul> <p>40% as identified on map</p> |
| Outcomes   | <p>The proposal achieves a Landscaped Open Space of 40.3% refer drawing DA-13</p> <p>The proposal achieves ALL objectives of the DCP in this regard providing substantial landscaping to the streetscape frontage and rear area. The proposal complies.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### D2. Private Open Space

|            |                                                                                                                                        |
|------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | Residential houses with 3 bedrooms or more require a minimum 60m <sup>2</sup> of private open space.                                   |
| Outcomes   | The proposal provides a rear private open space of over 75m <sup>2</sup> plus a pool area of 33m <sup>2</sup> , The Proposal Complies. |

### D6. Access to Sunlight

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"><li>• To ensure that reasonable access to sunlight is maintained.</li><li>• To encourage innovative design solutions to improve the urban environment.</li><li>• To maximise the penetration of mid winter sunlight to windows, living rooms, and high use indoor and outdoor areas.</li><li>• To promote passive solar design and the use of solar energy.</li></ul> <p>To minimise the need for artificial lighting.</p> |
| Outcomes   | Shadow diagrams have been prepared in support of the proposed development and indicate that the proposal will not result in any unreasonable overshadowing of adjoining properties. Refer DA-13                                                                                                                                                                                                                                                              |

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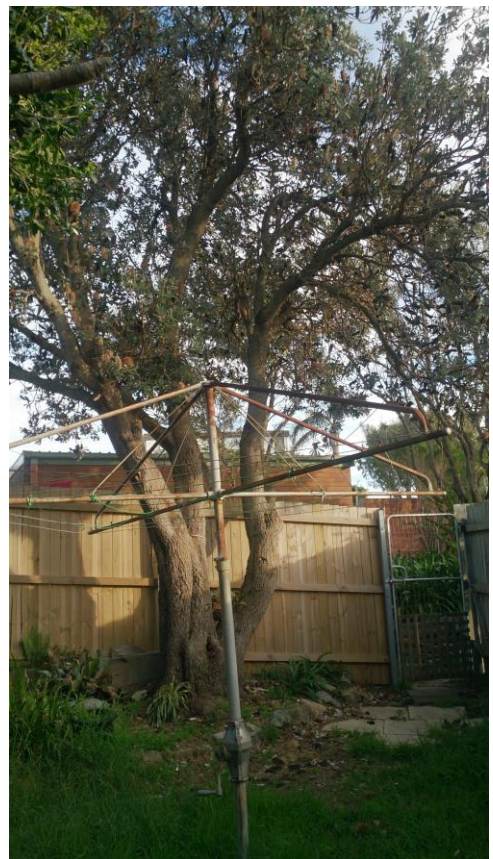
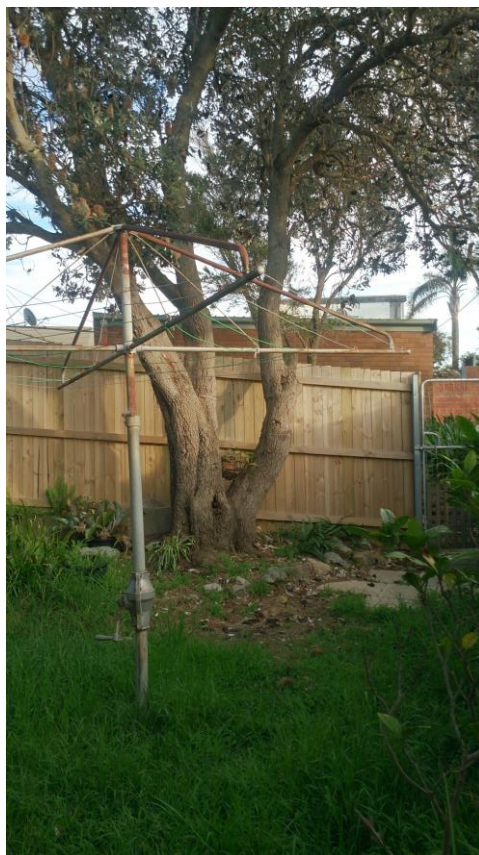
## D7. Views

### Objectives

- To allow for the reasonable sharing of views.
- To encourage innovative design solutions to improve the urban environment.
- To ensure existing canopy trees have priority over views

### Outcomes

The proposal has been design with compliance to height and side setbacks with minor non compliances with side boundary envelope. View sharing has been maintained from all neighbouring properties with view corridors maintained between 22 & 24 Lancaster Crescent and 24 & 26 Lancaster Crescent. A large tree is located in the rear of the property that also impacts the views from the neighbours to the rear.



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#### D8. Privacy

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"><li>• To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.</li><li>• To encourage innovative design solutions to improve the urban environment.</li><li>• To provide personal and property security for occupants and visitors.</li></ul>                                                                                                                                                                                                                                                                                                       |
| Outcomes   | <p>The proposal has been designed to minimise window openings to the side elevations to ensure privacy for no 22. and no.26 is well maintained.</p> <p>It is deemed that great care has been given to address the objectives of the Privacy design and it is therefore considered to comply.</p> <p>The new windows in the master bedroom are to be frosted to allow light but to maintain privacy. A new privacy screen has been designed adjacent the pool. The privacy screen is a louvre design allowing the neighbours at 22 Lancaster Crescent to maintain their views but also to provide additional privacy between the neighbouring properties.</p> |

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#### D9. Building Bulk

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|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"><li>• To encourage good design and innovative architecture to improve the urban environment.</li><li>• To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</li></ul> |
| Outcomes   | <p>The main dwelling is designed to provide minimal bulk and scale through a high degree of modulation, material detailing and low pitched roofs. On this basis it is submitted that the proposal complies.</p>                                                                                          |

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#### D10. Building Colours and Materials

|            |                                                                                                                                                                                                    |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"><li>• To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.</li></ul> |
| Outcomes   | <p>A colour and finishes board has been submitted with this application. The materials and colours selected are in harmony with the surrounding dwellings.</p> <p>The proposal complies.</p>       |

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#### D11. Roofs

|            |                                                                                                                                                                                                                                                                     |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"><li>• To encourage innovative design solutions to improve the urban environment.</li><li>• Roofs are to be designed to complement the local skyline.</li><li>• Roofs are to be designed to conceal plant and equipment.</li></ul> |
| Outcomes   | <p>The roof form has been carefully designed to provide interest, variation and a low pitching height to the perimeter. The overhangs allows for sun protection to the interior.</p> <p>The proposal complies.</p>                                                  |

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#### D12. Glare and Reflection

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- |            |                                                                                                                                                                                                                                                                                                                                      |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"> <li>• To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.</li> <li>• To maintain and improve the amenity of public and private land.</li> <li>• To encourage innovative design solutions to improve the urban environment</li> </ul> |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|          |                       |
|----------|-----------------------|
| Outcomes | The proposal complies |
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#### D13. Front Fences and Front Walls

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|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <p>To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.</p> <ul style="list-style-type: none"> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• To avoid a 'walled in' streetscape.</li> </ul> |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

- To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.
- To encourage innovative design solutions to improve the urban environment.
- To avoid a 'walled in' streetscape.

- To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.
- To encourage innovative design solutions to improve the urban environment.
- To avoid a 'walled in' streetscape.

|          |                                                                                                                                                                                                                                                                                                    |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outcomes | <p>The front wall and of the basement is stone clad and well screened with landscaping. The road reserve and front setback is proposed to be heavily landscaped to reduce bulk and scale through a high degree of modulation.</p> <p>On this basis it is submitted that the proposal complies.</p> |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Front wall facing Lancaster Crescent

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#### D14. Site Facilities

- |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"> <li>• To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.</li> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• To make servicing the site as efficient and easy as possible.</li> <li>• To allow for discreet and easily serviceable placement of site facilities in new development.</li> </ul> |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|          |                                                                                                                                            |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Outcomes | The proposal complies. Domestic garbage bins will be located out of sight, placed within the proposed garbage enclosure within the garage. |
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## D16. Swimming Pools and Spas

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"> <li>• To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.</li> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.</li> <li>• To encourage innovative design solutions to improve the urban environment.</li> </ul>                                                                 |
| Outcomes   | <p>Due to the irregular shape of the site the proposed pool is located at the front of the property where there is more space. It is located on the ground floor which is elevated about the basement and the natural ground at the street. The pool is accessed via the rumpus room and terrace area. With the pool raised and with proposed lush landscaping it allows the pool to be well screened and not visible from the street.</p> <p>The pool is also well screened from the neighbour at 22 Lancaster Crescent with hedge planting proposed.</p> |



Location of elevated pool



Location of hidden elevated pool with screening to street.

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#### D20. Safety and Security

|            |                                                                                               |
|------------|-----------------------------------------------------------------------------------------------|
| Objectives | • To ensure that development maintains and enhances the security and safety of the community. |
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|----------|-----------------------|
| Outcomes | The proposal complies |
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#### D21. Provision and Location of Utility Services

|            |                                                                                                                                                                                                                          |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• To ensure that adequate utility services are provided to land being developed.</li> </ul> |
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|----------|-----------------------|
| Outcomes | The Proposal Complies |
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#### D22. Conservation of Energy and Water

|            |                                                                                                                                                                                        |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• To ensure energy and water use is minimised.</li> </ul> |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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|----------|-------------------------------------------------------------------------|
| Outcomes | A compliant Basix Certificate has been submitted with this application. |
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### PART E: THE NATURAL ENVIRONMENT

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#### E1. Private Property Tree Management

|            |                                                                                                                                                                              |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | • To improve air quality, prevent soil erosion and assist in improving; water quality, carbon sequestration, storm water retention, energy conservation and noise reduction. |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

- To protect human life and property through professional management of trees in an urban environment.
- To provide habitat for local wildlife.
- Promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term with regard to the original 1750 community.
- To preserve and enhance the area's amenity.

Outcomes N/A

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## E2. Prescribed Vegetation

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|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"> <li>• To preserve and enhance the area's amenity, whilst protecting human life and property.</li> <li>• To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.</li> <li>• To provide habitat for local wildlife, generate shade for residents and provide psychological &amp; social benefits.</li> <li>• To protect and promote the recovery of threatened species, populations and endangered ecological communities.</li> <li>• To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.</li> <li>• To retain and enhance native vegetation communities and the ecological functions of wildlife corridors.</li> <li>• To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological functions of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community.</li> <li>• Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal communities to survive in the long-term.</li> </ul> |
| Outcomes   | <p>An arborist report has been prepared by Selena Hannan and is submitted with the Development Application.</p> <p>The proposal complies with the objectives.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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## E6. Retaining unique environmental features

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|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | To conserve those parts of land which distinguish it from its surroundings.                                                                                                                                                                                                                                                                                                                              |
| Outcomes   | <p>2 Rock out crops at the southern boundary facing Lancaster Crescent are prominent on the site. It is the intention to protect and maintain these rock out crops as they are unique to the site. The largest rock outcrop to the southwest of the site will be have a small part of the upper rock removed which is not visible from the street as this is within the proposed building footprint.</p> |



Existing rock outcrop to be retained



The proposal complies with the objectives.

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## E10. Landslip Risk

|            |                                                                                                                                                                                                                                                                                                                            |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | <ul style="list-style-type: none"><li>• To ensure development is geotechnically stable.</li><li>• To ensure good engineering practice.</li><li>• To ensure there is no adverse impact on existing subsurface flow conditions.</li><li>• To ensure there is no adverse impact resulting from stormwater discharge</li></ul> |
| Outcomes   | <p>The subject site is located on Area D - Collaroy Plateau Flanking Slopes 5 to 15 degrees. on the Landslip Maps,</p> <p>A Geotechnical Report has been prepared White Geotechnical Group and forms part of this Development Application.</p>                                                                             |

## CONCLUSION

The works proposed for a new dwelling and a swimming pool are generally compliant with Northern Beaches planning controls for the Warringah Council area.

The proposal has been carefully designed to minimise any adverse environmental impacts and is in keeping with the aims and objectives of council policies. The design has produced an outcome, which maintains the natural and built characteristics of the area, to make an improvement to the area and it is considered that there are no reasons preventing Council from granting consent.

