Harbourside lot, Clontarf NSW 2093 (address withheld)

Alterations and additions to a dwelling house: a first floor addition with two bedrooms and ensuites, a new ground floor bedroom wing with ensuite and internal stair, internal alterations, a new double garage with a roof garden at the street frontage, a plant and storage room under the front terrace, an extended front deck with a pergola, bin storage with a ramp, front fence and gate, and landscaping

Council	Prepared for	Date	Reference
Northern Beaches Council	Example Architects	15 October 2025	LW-SAMPLE-01

Plans reviewed

Architectural set AS-01 to A-10, revision A, 28 September 2025; survey; landscape plans LDA01 to LDA02; stormwater plans; waste management plan

A draft prepared from the plans and information supplied and from public planning data, for you to review. It is not a certification of compliance and does not replace council's assessment. Every claim about the plans cites its sheet so it can be checked. It is prepared for Example Architects for this application only, and we accept no responsibility to anyone else who relies on it.

2	3	3
High Likely refusal, clause 4.6 request or redesign	**Medium** Likely request for information or a merit argument	**Check** Confirm before lodging

The house goes over the floor space ratio standard and needs a clause 4.6 request: the plans' own areas give 0.495:1 against 0.4:1, and counting the plant and storage room under the terrace takes it to 0.561:1, past what council will vary on this lot. The new garage on the front and side boundaries is the second risk. Council is also likely to ask about total open space, the side setbacks and the front terrace's privacy. Settle the floor area first: it decides how much else changes.

Before you lodge

Issues to resolve

1 **Floor space ratio 0.495:1 on the plans' own areas, limit 0.4:1** — High

Cut the floor area to 300m² or less, starting with the room under the terrace.

2 **New garage on the front and side boundaries, 6.625m wide against 6.2m** — High

Set the garage back to the old garage line and narrow it to 6.2m.

3 **Total open space 232m² against 361.2m²** — Medium

Free more of the front garden, for example by setting the garage back, or seek a variation.

4 **First floor and Bed 3 wing inside the side setbacks, with side windows within 3m** — Medium

Set the first floor's NW and SE walls back to one third of their height, or seek a variation.

5 **Front terrace 1.23m from No. 27 with no privacy screen** — Medium

Add a fixed privacy screen at standing eye height along the terrace's SE edge, or seek a variation.

6 **Three storeys stacked under the new stair wing** — Check

Show the lower level against existing ground on a section, so it reads as a basement understorey.

7 **One listed native tree, three required** — Check

Add two more trees from Schedule 4 Part B to LDA02, in deep soil clear of the lower level.

8 **Rear wall, path and garden on the harbour reserve** — Check

Find any approval or licence for the rear wall and path, and keep that land out of the site and open space figures.

Documents to prepare

- [ ] None missing: the clause 4.6 written request, the stormwater and landscape plans re-issued for the Rev A set, the preliminary acid sulfate soils assessment and the Schedule 11 landslip checklist accompany the application.

Site and compliance

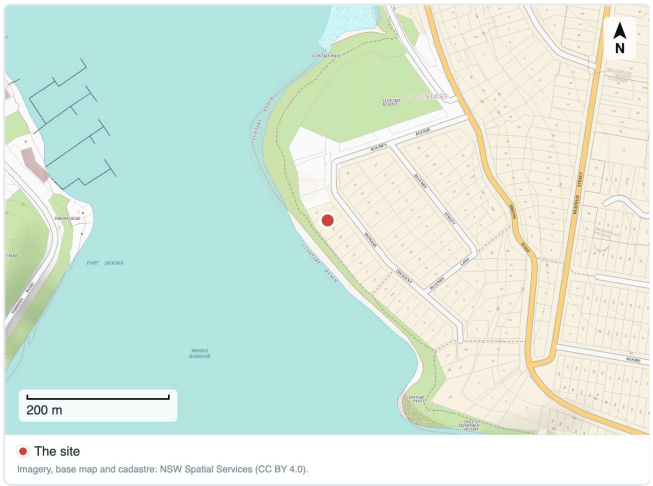
Site area	Zone	Frontage	Height limit
602.0m²	C3 Environmental Management	15.24m	8.5m

Floor space ratio limit

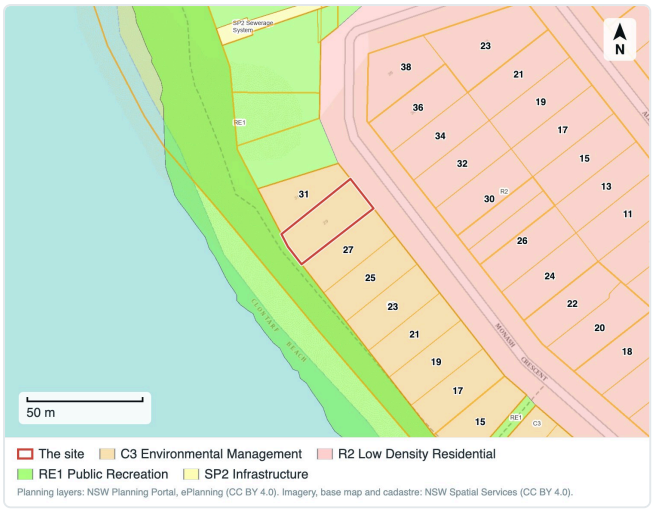
0.4:1



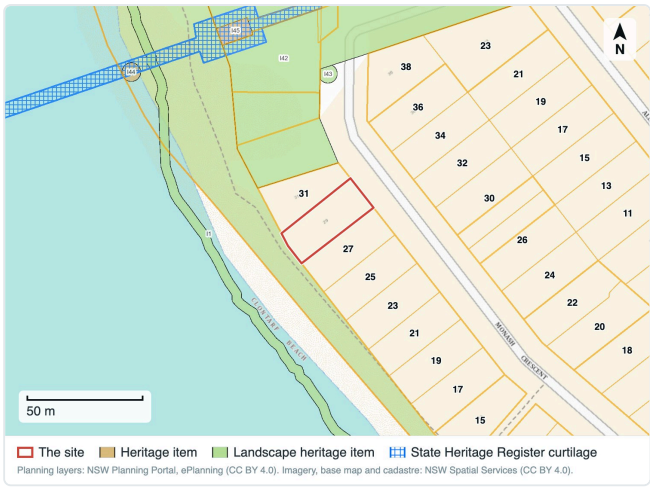
Aerial photograph of the site.



Locality plan.



Zoning map extract.



Mapped constraints. Mapped near the site: Heritage item; Landscape heritage item; State Heritage Register curtilage. State layers only: council's own flood and hazard maps may show more.

55 controls checked: **33** comply, **22** variations, **0** to confirm.

Variations

Control	Requirement	Proposal	Status
4.4 Floor space ratio	0.4:1	0.495:1	Variation Argued in SEE 7.1
3.9.1 Plant rooms	Plant rooms limited to the plant footprint plus 0.5m and not used for storage	Plant and storage room of 40.3m²	Variation Argued in SEE 7.1
4.1.2.1 Wall height: first floor front wall	Maximum 6.5m on flat land, rising to 8m at a slope of 1:4	7.28m to 7.70m	Variation Argued in SEE 7.8
4.1.2.2 Number of storeys	Maximum 2 storeys	Three levels under the stair wing, being the sub floor at RL 1.5, the ground floor at RL 3.70 and the first floor	Variation Argued in SEE 7.5
4.1.3.1 FSR on undersized lots	Up to 300m² on an undersized lot	298m² on the plans' floor area table; 338m² with the plant and storage room	Variation Argued in SEE 7.1
4.1.4.1 Front setback: garage	Minimum 6m	0m	Variation Argued in SEE 7.2
4.1.4.2(a) Side setback: garage	One third of the wall height, 1.3m	0m	Variation Argued in SEE 7.2
4.1.4.2(a) Side setback: Bed 3 wing	One third of the wall height, 1.0m to 1.5m	0.9m	Variation Argued in SEE 7.3
4.1.4.2(a) Side setback: first floor, north-west	One third of the wall height, 2.0m	0.86m	Variation Argued in SEE 7.3
4.1.4.2(a) Side setback: first floor, south-east	One third of the wall height, 2.1m	1.12m	Variation Argued in SEE 7.3
4.1.4.2(c) Side windows	3m from the side boundary	W/N 1 and W/N 2 (Bed 3 and ensuite) and W/N 4 (Bed 4)	Variation Argued in SEE 7.3

Control	Requirement	Proposal	Status
4.1.4.3(b) Walls within 0.9m of a side boundary	Walls up to 3m high, no windows, one side only, 35% of the boundary	Garage wall 3.92m to 3.98m on the boundary	Variation Argued in SEE 7.2
4.1.7.1 First floor additions	May follow the existing ground floor wall setbacks where neighbours are not adversely affected by overshadowing, view loss or loss of privacy	First floor on the existing wall lines, 0.9m to 0.93m and 1.18m from the side boundaries	Variation Argued in SEE 7.3
4.4.5.1(b) Ground within 0.9m of boundaries	Natural ground to be retained within 0.9m of side and rear boundaries	Garage floor raised 0.27m to 0.58m on the north-west boundary	Variation Argued in SEE 7.2
4.4.5.1(b) Ground within 0.9m: bin ramp	Natural ground to be retained within 0.9m of side and rear boundaries	Top of the bin ramp 0.43m to 0.48m above the existing path	Variation Argued in SEE 7.9
4.1.5.1 Total open space (OS4)	Minimum 361.2m²	232m²	Variation Argued in SEE 7.4
4.1.5.2(b) Soil depth	Minimum 1m soil depth	Garage roof garden 300mm to 400mm	Variation Argued in SEE 7.4
4.1.5.2(c) Native trees	Minimum 3 native trees	1 listed native tree	Variation Argued in SEE 7.6
4.1.6.1(b)(i) Garage at the front boundary	Garages not adjacent to the front boundary where there is a reasonable alternative on the site	Garage on the front boundary; existing garage set back 4.64m	Variation Argued in SEE 7.2
4.1.6.1(c) Garage width	Maximum 6.2m	6.625m	Variation Argued in SEE 7.2
4.1.6.4(a) Vehicular access	Vehicles enter and leave in a forward direction	Garage door on the front boundary, with no turning space; vehicles reverse out, as at present	Variation Argued in SEE 7.2
3.4.2.2 Balconies and terraces	Balconies and terraces to be screened to limit overlooking	Terrace 1.23m from No. 27, with a 0.8m stone parapet and planting, and no screen	Variation Argued in SEE 7.7

Every control checked, with the figures, is in the compliance schedule at the end of this report.

Issues in detail

1 Floor space ratio 0.495:1 on the plans' own areas, limit 0.4:1

High

Manly LEP 2013 cl 4.4, cl 4.6; Manly DCP 2013 4.1.3.1, 3.9.1

Council will not approve the floor area without a clause 4.6 request, and is likely to ask for it to come down. The floor area table totals 298m², against 240.8m² allowed: 23.8% over, so the DA goes to the Development Determination Panel. The table lists the storage room but leaves it out of the total. That room is the 40.3m² plant and storage room under the terrace. It is not a basement, because the terrace above stands well clear of the garden, and council counts any plant room area beyond the plant itself. Counted, the floor area is 338m² (0.561:1), above the 300m² that council lets a variation reach on a lot under the minimum size. The sub floor area and the room beside it on the lower level may be counted too. On a similar Manly DA council cut the floor area back to that cap, and it counted a relabelled plant room.

> **Options**
>
> **Amend the plans (recommended):** Cut the floor area to 300m² or less, starting with the room under the terrace.
>
> **Or seek a variation:** Needs a clause 4.6 request, with the room under the terrace counted on B-03.
>
> **Either way:** Show every lower level room on B-03, with the total and the FSR.

2 New garage on the front and side boundaries, 6.625m wide against 6.2m

High

Manly DCP 2013 4.1.4.1, 4.1.6.1, 4.1.6.4, 4.1.4.2, 4.1.4.3, 3.1.1.4

Council is likely to ask for the garage to be set back or narrowed before it decides. It is built on the front boundary, where the old stone garage stood 4.64m back, and on the NW boundary, with a wall about 3.92m to 3.98m high beside No. 31, taller than the DCP allows for a wall that close. Its street face is 6.625m against 6.2m. Council can refuse a garage at the front boundary where there is another place for it on the site, and the old garage position is one. The garage floor is 0.52m to 0.58m above the ground at the boundary with no ramp drawn inside the lot, so a ramp would land on the footpath, and cars reverse straight out across it. Council has accepted carports in a front setback where neighbours have them, but not a garage door facing the street. No. 31's garage also stands near the street, which helps the case.

> **Options**
>
> **Amend the plans (recommended):** Set the garage back to the old garage line and narrow it to 6.2m.
>
> **Or seek a variation:** Draw the driveway levels from the kerb to the garage floor inside the lot.
>
> **Either way:** Show No. 31's garage and the front building lines of Nos. 27 and 31 on the site plan.

3 Total open space 232m² against 361.2m²

Medium

Manly DCP 2013 4.1.5.1, 4.1.5.2; Map B Area OS4

Council is likely to ask for more open space or a stronger case for less. B-04 states 232m², 38.5% of the site, against the 361.2m² that Area OS4 needs, and its three parts add to more than the stated total, so the table needs checking. The soft landscaping total counts 40m² on the garage roof, where the planter holds only 300mm to 400mm of soil, too shallow to count, and it is hatched over the paved path. Landscaped area still meets its own minimum without those. The garage and the new wing take much of the front garden. Council asked for open space to be recounted and increased on a similar Manly DA.

> **Options**
> **Amend the plans:** Free more of the front garden, for example by setting the garage back.
> **Or seek a variation:** Correct B-04: leave the garage roof out of soft landscaping and make the parts add up.

4 First floor and Bed 3 wing inside the side setbacks, with side windows within 3m

Medium

Manly DCP 2013 4.1.4.2(a), 4.1.4.2(c), 4.1.7.1, 4.1.2.1

Council is likely to ask for justification and may ask for changes to the NW windows. Side setbacks are one third of the wall height: the first floor stands about 0.86m from No. 31 against 2.0m, and about 1.12m from No. 27 against 2.1m, both scaled because A-02 gives no dimension. The Bed 3 wing sits on the house's NW line. Council lets a first floor follow the ground floor walls only where the neighbours keep their sun, views and privacy, so the shadow diagrams must show No. 27 keeps its winter sun. Three new bedroom and ensuite windows face No. 31 closer than the DCP's window setback. They are drawn as highlight windows, which helps.

> **Options**
> **Amend the plans:** Set the first floor's NW and SE walls back to one third of their height.
> **Or seek a variation:** Dimension the first floor side setbacks and the window sills on A-02 and A-04.
> **Either way:** Mark W/N 1, W/N 2 and W/N 4 as fixed highlight windows on the elevations.

5 Front terrace 1.23m from No. 27 with no privacy screen

Medium

Manly DCP 2013 3.4.2.2

Council is likely to ask for a screen on the terrace's SE edge. The rebuilt terrace stands 1.25m to 2.0m above the old ground and its parapet about 1.23m from No. 27 (scaled, A-01), a solid parapet only about 0.8m high (scaled, A-04). The old terrace in the same place had a rendered wall to RL 6.03 on that side (survey), and B-01 demolishes it. On similar DAs council had raised terraces this close to a side boundary screened, by amended plans or by condition.

> **Options**
> **Amend the plans:** Add a fixed privacy screen at standing eye height along the terrace's SE edge.
> **Or seek a variation:** Show No. 27's windows and open space opposite the terrace on the site plan.

6 Three storeys stacked under the new stair wing

Check

Manly DCP 2013 4.1.2.2

Under the stair wing the sub floor area at RL 1.5, the ground floor and the first floor stack on Section 1 (A-06), against two storeys. The DCP allows an extra understorey that meets the meaning of a basement, and the old raised ground there was close to the ground floor level. Council did not count a garage level under the house on a similar Manly DA.

> **What to do**
> Show the lower level against existing ground on a section, so it reads as a basement understorey.

7 One listed native tree, three required

Check

Manly DCP 2013 4.1.5.2(c), Schedule 4 Part B

The DCP asks for 3 native trees from its list on a lot this size. LDA02 plants two: the Water Gum is on the list, Banksia serrata is not. The tree removed, survey tree 4/0.4/3, is below the height the DCP calls a tree.

> **What to do**
> Add two more trees from Schedule 4 Part B to LDA02, in deep soil clear of the lower level.

8 Rear wall, path and garden on the harbour reserve

Check

Manly LEP 2013 cl 4.5(4)(b); SEPP (Biodiversity and Conservation) 2021 s6.9

The survey shows the rear garden, path and rendered retaining wall running 1.61m to 3.77m beyond the rear boundary onto the Harbour Reservation. They are kept, not altered, but council owns that land and may ask what approval they have.

> **What to do**
> Find any approval or licence for the rear wall and path, and keep that land out of the site and open space figures.

Conditions to expect

- W/N 1, W/N 2 (Bed 3 and ensuite) and W/N 4 (Bed 4) on the NW wall: fixed highlight sills or obscure glazing (Manly DCP 2013 3.4.2.1).
- W/N 3, first floor stair window facing No. 31: louvres fixed in position (3.4.2.1).
- Front terrace SE edge facing No. 27: fixed privacy screen, if not added to the plans (3.4.2.2).
- Garage roof garden: not to be used as a terrace or trafficable area (4.1.5.1(c)(iv)).
- Vehicle crossing: Roads Act s138 approval to council's crossing profile and width; the redundant SE crossing removed and the kerb reinstated (4.1.6.4).
- Street trees beside the NW crossing: protection during the garage and crossing works (3.3.2.2(c)).
- Garage walls on the NW and front boundaries: boundary identification survey before works (possible); BCA fire separation to No. 31 (possible).
- Lower level excavation beside No. 31: dilapidation report on No. 31 (possible); tanking or pump-out as D05 notes.
- Excavation near the foreshore: acid sulfate soils and Aboriginal objects unexpected-finds procedures (cl 6.1, cl 5.10).

- Stormwater: connection to the existing outlet to Middle Harbour, inspected and upgraded where needed (D03; cl 6.4).
- Native trees from Schedule 4 Part B planted in deep soil (4.1.5.2(c)).
- BASIX commitments on the plans and in construction.
- Sediment and erosion controls as on B-05 (4.4.5.1(e)).
- Section 7.12 contribution under the Northern Beaches Section 7.12 Contributions Plan 2024 on the cost of works, $680,000.

Site history

- DA2021/2390. Found on council's tracker by the address, searching applications lodged before this DA; no other application was listed.
- The rear wall, path and garden on the Harbour Reservation: no approval found in that search (see the Check above).

Checklist

Item	Answer
Development standards	FSR fails (0.495:1 on the plans; clause 4.6 can reach cl 4.4); height: ridge 8.38m over the side path, the front edge over the old storage to be dimensioned (Check; clause 4.6 can reach cl 4.3); no subdivision, so no lot size or frontage test
Savings	No mapped layer amended after lodgement; Manly LEP 2013 as in force from 23 February 2024; SEPP (Biodiversity and Conservation) 2021 ch 6 as in force at lodgement
LEP local provisions	Clauses 6.1 to 6.22 answered in the SEE's LEP table; 6.1 and 5.21 need the documents above
Recomputed figures	FSR from B-03's own areas, with and without the storage room; open space share 38.5%; ridge 8.38m over the SE path and up to up to 8.77m over the old storage floor; first floor wall 6.35m to the soffit
Street typology	Two storey houses with garages at the street on both sides (survey: Nos. 27 and 31)
Lot pattern	No subdivision
Own open space sun	Rear yard faces the harbour (SW); sun hours depend on the shadow diagrams
Neighbours' sun and privacy	No. 27 lies to the SE, where the first floor's winter shadow falls; terrace privacy is a Medium; side windows are conditions
Views	Check: first floor in the foreshore scenic area
Plant	Plant room under the terrace; no external condensers or pumps drawn
Heating appliances	No fireplace or flue drawn
Setbacks by level	First floor side setbacks are a Medium; first floor 17m from the rear boundary
Existing older dwelling altered	Not a heritage item or in a conservation area
Heritage	Landscape items I1 Harbour foreshores and I42 Clontarf Park in the vicinity; no works to them; addressed in the SEE

Item	Answer
Parking	2 spaces required, 2 spaces in the garage; garage width and front setback are a High
Trees	One small tree removed; street trees kept beside the crossings; native tree count short (Check); No. 31's trees are at the rear, away from the works
Waste	Waste management plan B-05; bins in the SE side passage with a ramp
Hazards	Outside the ANEF; acid sulfate Class 3, the lower level 0.2m below natural ground; no council flood layer, habitable floors above the estuarine planning level; no bush fire; terrestrial biodiversity mapped; no contamination indicators on the plans; land under 5° on Map C
Site history	Searched: DA2021/2390
Existing works against approvals	Rear wall, path and garden on the reserve (Check)
Enclosed balconies	None
Pool height	No pool proposed
Landscaped area	Garage roof garden does not count (soil too shallow); in the open space Medium
First floor over a single storey house	Over the front of the house only, set well back from the rear
Reports cited on the plans	The arborist report cited on LDA01 and the BASIX certificate, both lodged
Plant, subfloor or void rooms	Plant and storage room and sub floor rooms counted in the FSR High
Side windows within the DCP distance	Yes: in the side setback Medium
Ancillary structures	Garage (High); pergola over the terrace
Referrals	No overhead lines drawn on the survey; no bush fire or classified road referral; Aboriginal Heritage Office advice possible for the foreshore dig
Consents from others	Garage wall on the NW boundary beside No. 31's garage: access for construction and maintenance needs No. 31's agreement
Room uses by level	Living rooms stay on the ground floor; bedrooms on the first floor
Locality	Clontarf harbour foreshore; Manly DCP 2013 has no locality part for it
Entries	Front door faces the street
Existing non-compliances	Rear wall 5.47m to 6.19m from the rear boundary (unchanged)
Change of use	None
BCA upgrade	Possible condition under the Regulation for the altered house
Contributions	Northern Beaches Section 7.12 Contributions Plan 2024 on the cost of works; no Housing and Productivity Contribution (no new dwelling)

Compliance schedule

Local environmental plan

Control	Requirement	Proposal	Status
Zone C3: permissibility	Dwelling houses permitted with consent	Alterations and additions to one dwelling house	Complies
4.3 Height of buildings	Maximum 8.5m	8.38m at the ridge above the side path, the building's highest point over existing ground	Complies
4.4 Floor space ratio	0.4:1	0.495:1	Variation Argued in SEE 7.1
5.10 Heritage conservation	Council must consider the effect on heritage items in the vicinity, including I1 Harbour foreshores and I42 Clontarf Park	Works at the street front, with the first floor 17m from the rear boundary and away from the foreshore items	Complies
5.21 Flood planning	Development in the flood planning area to be compatible with flood behaviour and to manage risk to life	Lower level at RL 1.5 in flood-compatible materials; habitable floors above Council's estuarine planning level for the site	Complies
6.1 Acid sulfate soils	Consent required on Class 3 land for works more than 1m below natural ground	Lower level 0.2m below the natural ground level of RL 1.7	Complies
6.2 Earthworks	Council must consider the effects of earthworks on drainage, soil stability, amenity and the quality of any fill	Cut for the lower level at RL 1.5; sediment and erosion control details SD 4-1 to SD 6-14	Complies
6.4 Stormwater management	Compliance with Council's Water Management for Development Policy	Drainage to the existing outlet to Middle Harbour; OSD not required; stormwater plans reissued for the Rev A design	Complies
6.5 Terrestrial biodiversity	Development on land mapped as Biodiversity to avoid or minimise adverse impacts	Removal of one small tree, survey tree 4/0.4/3, from the front garden	Complies
6.8 Landslide risk	Applies to land on the Landslide Risk Map	The site is not mapped; the DCP places it in Zone D (beach foredune and alluvial flats, under 5°)	N/A
6.9 Foreshore scenic protection area	Minimise contrast with the natural setting; non-reflective materials that blend in	Recessive tiles, stone and timber; first floor 17m from the rear boundary	Complies
6.10 Limited development on foreshore area	Development between the foreshore building line and the water limited to listed works	No works between the foreshore building line and the water; no new work in the rear yard	N/A
6.12 Essential services	Water, electricity, sewage disposal, stormwater drainage and vehicular access to be available	Existing connections retained; drainage to the existing outlet to Middle Harbour	Complies

Development control plan

Control	Requirement	Proposal	Status
3.9.1 Plant rooms	Plant rooms limited to the plant footprint plus 0.5m and not used for storage	Plant and storage room of 40.3m²	Variation Argued in SEE 7.1
4.1.2.1 Wall height: first floor side walls	Maximum 6.5m	6.35m	Complies
4.1.2.1 Wall height: first floor front wall	Maximum 6.5m on flat land, rising to 8m at a slope of 1:4	7.28m to 7.70m	Variation Argued in SEE 7.8
4.1.2.2 Number of storeys	Maximum 2 storeys	Three levels under the stair wing, being the sub floor at RL 1.5, the ground floor at RL 3.70 and the first floor	Variation Argued in SEE 7.5
4.1.2.3 Roof rise above the wall	Maximum 2.5m	2.03m	Complies
4.1.3.1 FSR on undersized lots	Up to 300m² on an undersized lot	298m² on the plans' floor area table; 338m² with the plant and storage room	Variation Argued in SEE 7.1
4.1.4.1 Front setback: garage	Minimum 6m	0m	Variation Argued in SEE 7.2
4.1.4.1 Front setback: house and first floor	Minimum 6m	Bed 3 wing 7.375m; first floor 13.3m	Complies
4.1.4.2(a) Side setback: garage	One third of the wall height, 1.3m	0m	Variation Argued in SEE 7.2
4.1.4.2(a) Side setback: Bed 3 wing	One third of the wall height, 1.0m to 1.5m	0.9m	Variation Argued in SEE 7.3
4.1.4.2(a) Side setback: first floor, north-west	One third of the wall height, 2.0m	0.86m	Variation Argued in SEE 7.3
4.1.4.2(a) Side setback: first floor, south-east	One third of the wall height, 2.1m	1.12m	Variation Argued in SEE 7.3
4.1.4.2(c) Side windows	3m from the side boundary	W/N 1 and W/N 2 (Bed 3 and ensuite) and W/N 4 (Bed 4)	Variation Argued in SEE 7.3
4.1.4.3(b) Walls within 0.9m of a side boundary	Walls up to 3m high, no windows, one side only, 35% of the boundary	Garage wall 3.92m to 3.98m on the boundary	Variation Argued in SEE 7.2
4.1.4.4 and 4.1.4.6 Rear setback and RE1 boundary	Minimum 8m	First floor 17m	Complies
4.1.7.1 First floor additions	May follow the existing ground floor wall setbacks where neighbours are not adversely affected by overshadowing, view loss or loss of privacy	First floor on the existing wall lines, 0.9m to 0.93m and 1.18m from the side boundaries	Variation Argued in SEE 7.3
4.4.5.1(b) Ground within 0.9m of boundaries	Natural ground to be retained within 0.9m of side and rear boundaries	Garage floor raised 0.27m to 0.58m on the north-west boundary	Variation Argued in SEE 7.2

Control	Requirement	Proposal	Status
4.4.5.1(b) Ground within 0.9m: bin ramp	Natural ground to be retained within 0.9m of side and rear boundaries	Top of the bin ramp 0.43m to 0.48m above the existing path	Variation Argued in SEE 7.9
4.4.5.2 Excavation	Excavation generally limited to 1m below natural ground, except for basement parking and pools	Lower level 0.2m below the natural ground level of RL 1.7	Complies
4.4.5.3 Fill	Maximum 1m above natural ground	Garage floor 0.27m to 0.58m above existing ground	Complies
3.3.2 Tree removal	Consent required to remove a tree, being a plant over 5m high	Removal of survey tree 4/0.4/3, which is below that height	Complies
4.1.5.1 Total open space (OS4)	Minimum 361.2m²	232m²	Variation Argued in SEE 7.4
4.1.5.1(b) Least dimension and area	At least 3m in any direction and 12m²	Met by the rear yard, terrace and front garden	Complies
4.1.5.1(c) Area above ground (terrace and landing)	Maximum 25% of total open space	48m²	Complies
4.1.5.2 Landscaped area	Minimum 92.8m²	204m²	Complies
4.1.5.2(b) Soil depth	Minimum 1m soil depth	Garage roof garden 300mm to 400mm	Variation Argued in SEE 7.4
4.1.5.2(c) Native trees	Minimum 3 native trees	1 listed native tree	Variation Argued in SEE 7.6
4.1.5.2(d) Driveway landscape strip	Landscaped strip beside a driveway along a side boundary	No driveway inside the lot	N/A
4.1.5.3 Principal private outdoor area	Minimum 18m²	90m²	Complies
3.1.1.2 Front fences and gates	Materials compatible with the house and the street, with no metal cladding	Timber gate and fence	Complies
3.7 Stormwater	Compliance with Council's Water Management for Development Policy	OSD not required; stormwater plans reissued for the Rev A design	Complies
3.8 Waste management	A waste management plan to accompany the application	A waste management plan accompanies the application; bins stored in the south-east side passage	Complies
4.1.6.1(b)(i) Garage at the front boundary	Garages not adjacent to the front boundary where there is a reasonable alternative on the site	Garage on the front boundary; existing garage set back 4.64m	Variation Argued in SEE 7.2
4.1.6.1(c) Garage width	Maximum 6.2m	6.625m	Variation Argued in SEE 7.2
4.1.6.3 Bicycle storage	Storage for two bicycles	A bicycle storage strip in the garage	Complies

Control	Requirement	Proposal	Status
4.1.6.4(a) Vehicular access	Vehicles enter and leave in a forward direction	Garage door on the front boundary, with no turning space; vehicles reverse out, as at present	Variation Argued in SEE 7.2
4.1.10 Front fence	1m (1.5m where at least 30% open above 1m)	1.0m	Complies
Schedule 3 Parking	Minimum 2 spaces	2 spaces	Complies
3.2.1.1 Heritage items in the vicinity	Council must consider the effect on heritage items in the vicinity	I1 Harbour foreshores and I42 Clontarf Park lie along the foreshore and the park, behind the house, and are not affected	Complies
3.4.1.1 and 3.4.1.2 Sunlight to neighbours	No more than one third of the existing winter sunlight to neighbours' private open space to be lost, and existing sunlight to their living room windows maintained	The 21 June shadow diagrams show that No. 27 retains more than two thirds of its existing winter sun to its private open space, and the sun to its living room windows is maintained as the DCP requires	Complies
3.4.2.1 Window design and orientation	Windows close to boundaries to be offset, narrow or obscured	Highlight windows with sills 2.0m above the floor; louvred shutters to the stair window W/N 3	Complies
3.4.2.2 Balconies and terraces	Balconies and terraces to be screened to limit overlooking	Terrace 1.23m from No. 27, with a 0.8m stone parapet and planting, and no screen	Variation Argued in SEE 7.7
3.4.3 Maintenance of views	Minimise view loss, assessed under the Tenacity planning principle	A view analysis from Nos. 27 and 31 and from the harbour shows that the harbour views from Nos. 27 and 31 are retained beside and behind the first floor	Complies
4.1.8 Geotechnical (Map C)	A checklist for load bearing works in Zone D (beach foredune and alluvial flats, under 5°)	The Schedule 11 preliminary landslip checklist, lodged with the application	Complies
4.1.9 Swimming pools	Controls for swimming pools	No pool proposed	N/A
5.4.1 Foreshore Scenic Protection Area	Minimise contrast with the natural setting; non-reflective materials that blend in	Terra cotta tiles, natural stone below ground floor level, painted timber screens and cladding to the first floor	Complies