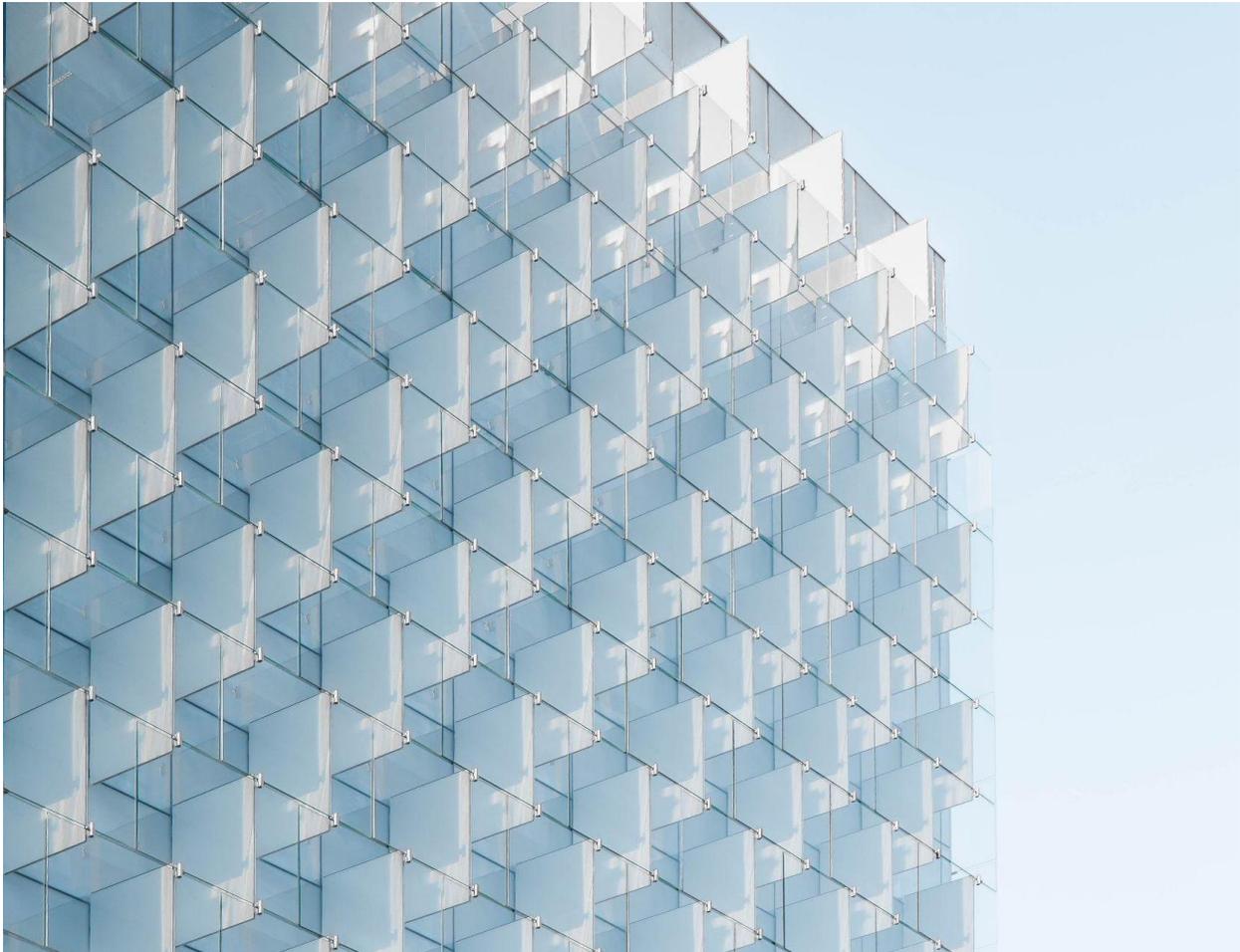


WILLOWTREE PLANNING



1 February 2024

Ref: WTJ23-388
Contact: Sejal Shetye



STATEMENT OF ENVIRONMENTAL EFFECTS:

PROPOSED DEMOLITION OF EXISTING STRUCTURES

49 Blackbutts Road and 21A Warili Road, Frenchs Forest
Lot 1809 DP 752038 & Lot 1 DP 524038

—
Prepared by Willowtree Planning Pty Ltd
on behalf of Sekisui House

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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders - past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located upon.

DOCUMENT CONTROL TABLE			
Document Reference:	WTJ23-338		
Contact	Sejal Shetye		
Version and Date	Prepared by	Checked by	Approved by
Version No. 1 - 24/08/2023	Sejal Shetye Graduate Town Planner	Asher Richardson Associate	Asher Richardson Associate
Version No. 2 - 31/01/2024	Sejal Shetye Graduate Town Planner	Asher Richardson Associate	Asher Richardson Associate
Version No. 3 - 01/02/2024	Sejal Shetye Graduate Town Planner	Asher Richardson Associate	Asher Richardson Associate
			

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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

APPENDICES LIST

Appendix	Document	Prepared by
1	Owners Consent	Applicant
2	Demolition Works Plan	ACE Civil Pty Ltd
3	Cost Summary Report	Applicant
4	Demolition Plan	CLD Studio
5	Survey Plan	LTS
6	Waste Management Plan	Atlas Demolition Group

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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

PART A SUMMARY

1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Sekisui House (the Applicant) and is submitted to Northern Beaches Council (Council) in support of a Development Application (DA) at 49 Blackbutts Road and 21A Warili Road, Frenchs Forest (the Site), which captures the following land parcels:

- Lot 1809 DP 752038
- Lot 1 DP 524038

This DA seeks development consent for demolition of existing structures at the Site, including other necessary works, as described in **PART C** of this SEE.

The Site is zoned R2 Low Density Residential zone, pursuant to the *Warringah Local Environmental Plan 2011* (WLEP2011), which is intended to:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

The Proposal seeks consent for demolition of all structures, which is permitted within the R2 zone and aligns with the zone objectives. The purpose of the demolition is to clear the Site for future low density residential development, which is sought as part of a separate DA.

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out under **PART D** of this SEE.

This SEE describes the Site and proposed development, provides relevant background information and responds to the proposed development in terms of the relevant matters set out in relevant legislation, environmental planning instruments and planning policies.

The structure of the SEE is as follows:

- **PART A SUMMARY**
- **PART B SITE ANALYSIS**
- **PART C PROPOSED DEVELOPMENT**
- **PART D LEGISLATIVE AND POLICY FRAMEWORK**
- **PART E ENVIRONMENTAL ASSESSMENT**
- **PART F CONCLUSION**

Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the DA be given.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

PART B SITE ANALYSIS

2.1 SITE LOCATION, CHARACTERISTICS AND CONTEXT

The Site is identified as 49 Blackbutts Road and 21A Warili Road, Frenchs Forest containing the following land holdings:

TABLE 1. SITE IDENTIFICATION		
Site Address	Legal Description(s)	Land Area (approx.)
49 Blackbutts Road, Frenchs Forest	Lot 1809 DP 752038	10,013 sqm.
21A Warili Road, Frenchs Forest	Lot 1 DP 524038	

The Site is a rectangular shaped lot fronted by Blackbutts Road to the north, Warili Road to the south and is surrounded by low density residential housing to the east, south and west. The surrounding area is characterised by smaller residential lots with single detached dwellings. 21A Warili Road is a small access handle lot that provides access from Warili Road in the south.

The Site contains a private driveway which allows vehicular access from the Blackbutts Road to the north and Warili Road to the south.

The Site in its existing state is occupied by multiple one and two storey buildings and established trees and is located in the suburb of Frenchs Forest, within the Northern Beaches Local Government Area (LGA). The local context exhibits a low density residential character, with surrounding development consisting primarily of detached dwelling houses, townhouses and villas. There are a number of public recreational areas, as well as shopping centres in close proximity to the Site. Across Blackbutts Road to the north is Frenchs Forest Showground and Lionel Watts Park. The Site is located within 700m of walking distance of Glenrose shopping centre. There is a bus stop located adjacent to the Site on Blackbutts Road for local buses.

The Site is not located on land identified as heritage conservation area or near and items of heritage significance. The land is not identified as being flood prone or bush fire prone.

Refer to **Figure 1** and **Figure 2** below.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

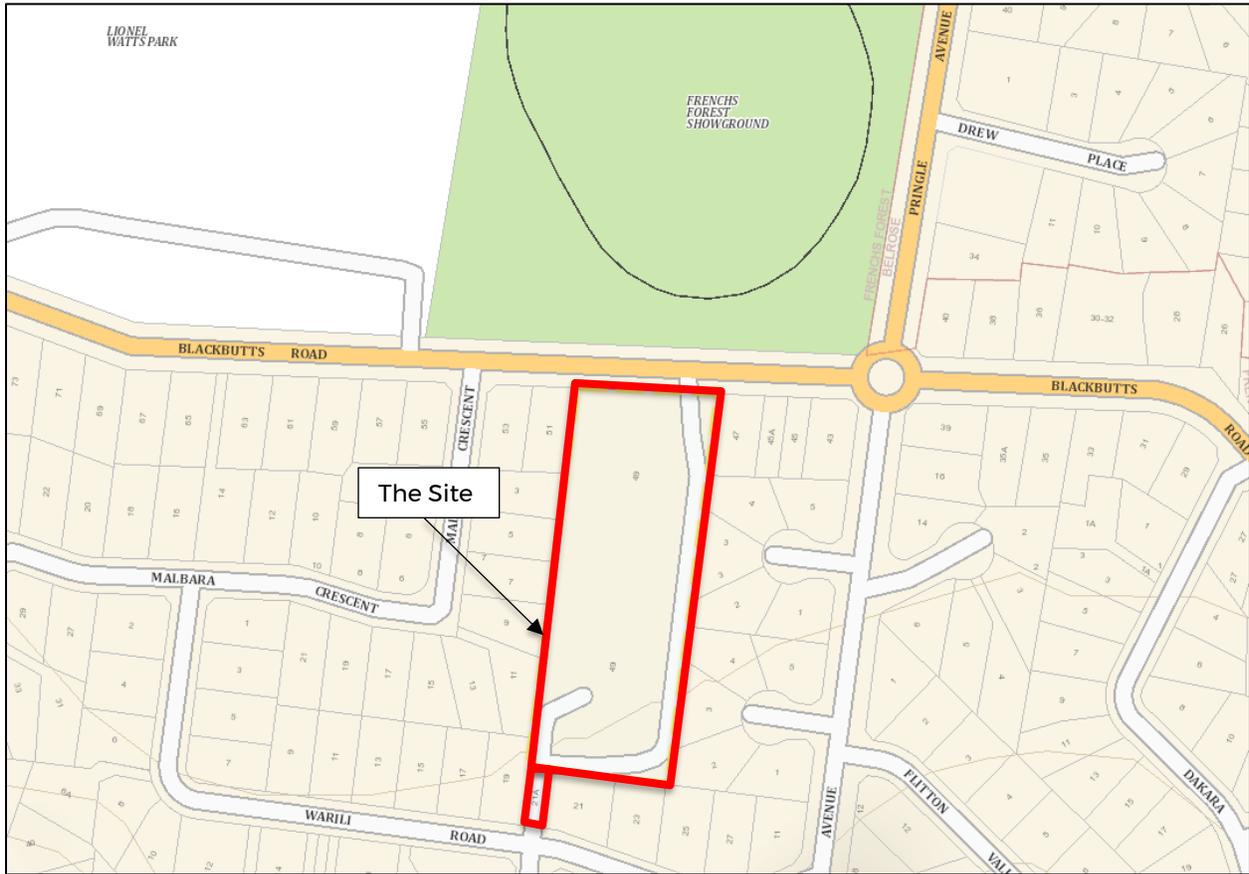


Figure 1. Cadastral Map (Source: SIX Maps, 2023)

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)



Figure 2. Aerial Map (Source: Near Map, 2023)

2.2 DEVELOPMENT HISTORY

Northern Beaches Council's online application tracker has been reviewed, however the only development consent application applicable to the Site relate to tree removal, references DA2012/0727 and DA2013/0721.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

PART C PROPOSED DEVELOPMENT

3.1 DEVELOPMENT OVERVIEW

The Proposal seeks demolition of all existing structures present on the Site. This constitutes the first development stage of the future low density residential development on Site.

It is noted that no tree removal is proposed as part of this DA. Any trees on Site that are within 2 metres of the existing buildings to be demolished and that meet the Northern Beaches Council exempt criteria for tree removal without a permit will be removed. Given the proximity of these trees to the buildings proposed to be demolished, the tree removal will be carried out concurrently with the demolition works.

3.2 DEVELOPMENT STATISTICS

The proposed development includes the demolition of all existing structures on the Site. The proposed demolition includes all existing structures on the Site as shown in **Figure 4** below.

The development particulars of the Site are identified in **TABLE 2** below.

TABLE 2. DEVELOPMENT PARTICULARS	
Component	Proposed
Site Area	10,013sqm.
Cost of Works	\$800,000 (see Appendix 3 for Cost Summary Report)

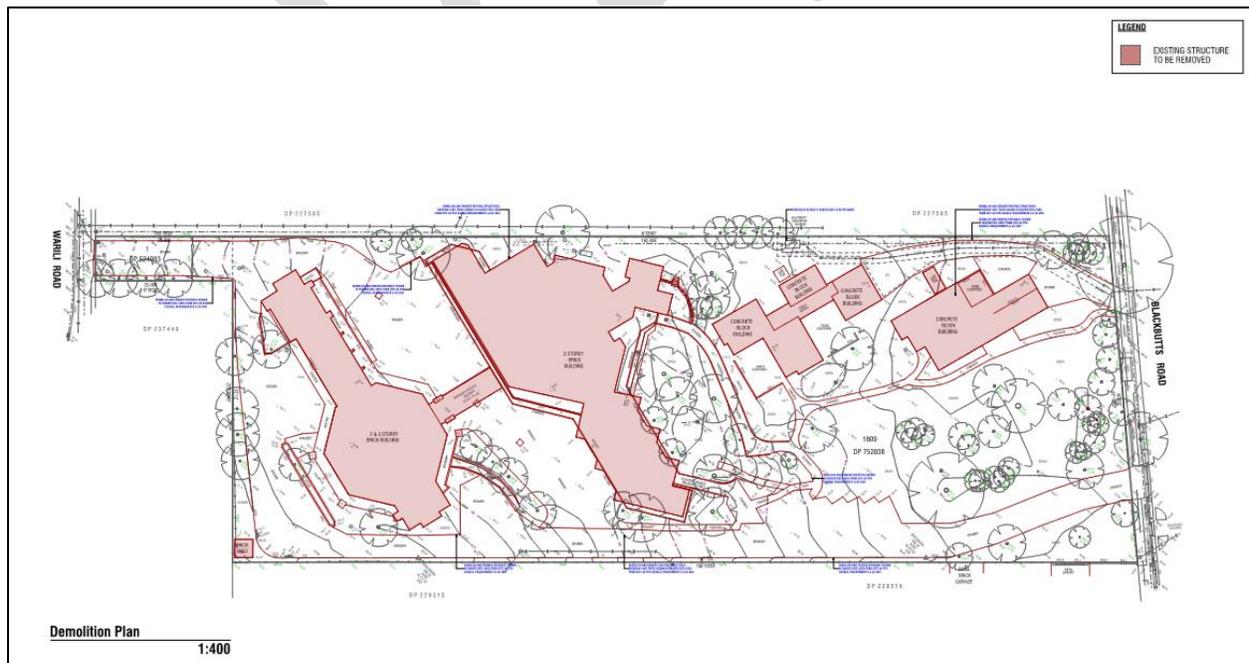


Figure 3. Demolition Plan (Source: Sekisui House, 2024)



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 CONTROLS AND POLICY OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the Site in accordance with the EP&A Act.

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this DA.

State Planning Context

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*

Local Planning Context

- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan 2011*

Draft Planning Instruments

No Draft Environmental Planning Instruments apply to the Site.

4.2 STATE PLANNING CONTEXT

4.2.1 Environmental Planning and Assessment Act 1979

The EP&A Act is the principal planning and development legislation in NSW.

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **TABLE 33** below.

TABLE 3. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	The WLEP2011 is the relevant Environmental Planning Instrument (EPI) applying to the Site, which is assessed in Section 4.3.1 of this SEE.
Section 4.15(1)(a)(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	No Draft Environmental Planning Instruments apply to the Site.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

Section 4.15(1)(a)(iii) any development control plan, and	The <i>Waringah Development Control Plan 2011</i> (WDPCP2011) applies to the Site and is addressed in Section 4.3.2 of this SEE.
Section 4.15(1)(a)(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	No Voluntary Planning Agreement applies to the Site.
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The EP&A Regulation is addressed in Section 4.2.2 of this SEE.
Section 4.15(1)(b)-(c)	These matters are addressed in PART E of this SEE.

Pursuant to Section 4.5(d) of the EP&A Act, the consent authority for the proposed local development is the local council of the Northern Beaches LGA which is the Northern Beaches Council.

4.2.2 Environmental Planning and Assessment Regulation 2021

The proposal has been prepared in accordance with the provisions of the EP&A Regulation. Division 1 of Part 3 of the EP&A Regulation stipulates how a DA must be “made”. This DA satisfies the relevant criteria of the Regulation as follows:

TABLE 4. HOW THE DA IS MADE	
Considerations	Response
Division 1 - Making development applications	
<i>Section 23 - Persons who may make development applications</i>	
(1) A development application may be made by— (a) the owner of the land to which the development application relates, or (b) another person, with the consent of the owner of the land.	This DA is made by Willowtree Planning on behalf of the owner. The owner of the land has provided consent in accordance with Clause 23(1) of the EP&A Regulation to allow for the DA to be made.
<i>Section 24 - Content of development applications</i>	
(1) A development application must— (a) be in the approved form, and (b) contain all the information and documents required by— (i) the approved form, and (ii) the Act or this Regulation, and (c) be submitted on the NSW planning portal.	The DA includes all relevant information including details of the development, address and formal particulars, estimated cost of development, owner's consent, supporting documents including detailed plans and SEE. This DA is submitted via the NSW planning portal.
<i>Section 25 - Information about concurrence or approvals</i>	
A development application must contain the following information—	Not Applicable



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

<p>(a) a list of the authorities –</p> <ul style="list-style-type: none">(i) from which concurrence must be obtained before the development may lawfully be carried out, and(ii) from which concurrence would have been required but for the Act, section 4.13(2A) or 4.41, <p>(b) a list of the approvals of the kind referred to in the Act, section 4.46(1) that must be obtained before the development may lawfully be carried out.</p>	
---	--

4.2.3 State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) contains planning provisions relating to remediation of contaminated land and to minimise the risk of harm.

Chapter 4 - Remediation of land

Under the provisions of Chapter 4 of the Resilience and Hazards SEPP, where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless (as stipulated by Clause 4.6 of the SEPP):

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Under the Resilience and Hazards SEPP, the Site has previously been considered suitable for the existing land use under the original development consent. The Proposal involves demolition of existing structures only and any future use of the Site will be the subject of a separate DA.

Therefore, the Proposal does not warrant any further investigations to be undertaken in relation to Resilience and Hazards SEPP.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

4.3 LOCAL PLANNING CONTEXT

4.3.1 Warringah Local Environmental Plan 2011

The WLEP2011 is the primary Environmental Planning Instrument that applies to the Site. The relevant provisions of WLEP2011 as they relate to the Site are considered in the following subsections.

4.3.1.1 Zoning and Permissibility

The Site is located within the R2 Low Density Residential zone under WLEP2011 as shown in **Figure 4**.

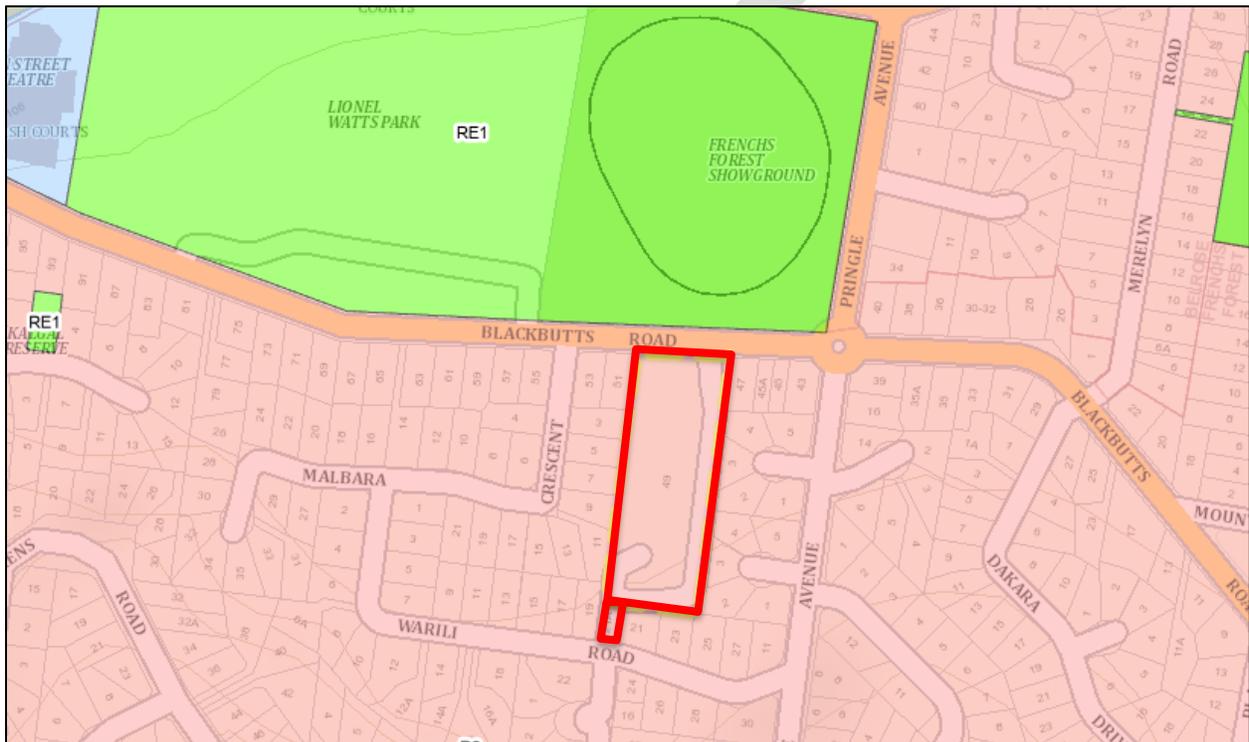


Figure 4. WLEP2011 Zoning Map (Source: NSW Legislation, 2024)

The objectives of the R2 zone include:

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

Within the R2 zone, the following development is permitted with consent:



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

- *Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; **Dwelling houses**; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals*

The proposed future use of the Site as for the purpose of low density residential accommodation, specifically **dwelling houses** is permitted with consent pursuant to WLEP2011. The proposed demolition is to facilitate future residential use of the Site and is therefore permitted with consent. The Site remains wholly consistent with the objectives of the R2 Low Density Residential zone.

4.3.1.2 Key Controls

TABLE 5 outlines the developments consistency and compliance with the relevant key controls under WLEP2011.

TABLE 5. WLEP 2011 KEYU CONTROLS	
Clause	Comment
Clause 2.7 - Demolition requires consent	Clause 2.7 prescribes that the demolition of a building or work may be carried out only with development consent. The Proposal includes demolition of buildings and therefore development consent is sought as part of this DA.
Clause 4.1 - Minimum Lot Size	Minimum lot size applicable to the Site is 600sqm. The Proposal does not involve subdivision.
Clause 4.3 - Height of Buildings	Maximum height of buildings applicable to the Site is 8.5m. The proposal seeks demolition of existing structures on the Site. Therefore, no further consideration of Clause 4.3 is warranted.
Clause 4.4 - Floor Space Ratio	Maximum Floor Space Ratio is not applicable to the Site. The proposal seeks demolition of existing structures on the Site. Therefore, no further consideration of Clause 4.4 is warranted.
Clause 4.6 - Exceptions to development standards	The proposal does not seek variation to any development standards.
Clause 5.10 - Heritage	The Site is not located on land identified an item of environmental heritage or located within a heritage conservation area. Therefore, no further consideration of Clause 5.10 is warranted.
Clause 7.3 - Flood Planning	The Site is not identified as flood prone land.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

4.3.2 Warringah Development Control Plan 2011

The WDCP 2011 provides detailed planning and design guidelines to support the planning controls of the WLEP 2011.

WDCP 2011 generally prescribes controls for new development with very few controls relevant to demolition works only. The following parts of WDCP 2011 are relevant to the Proposal.

TABLE 6. WDCP 2011 KEY CONTROLS	
Clause	Comment
C8 Demolition and Construction	
<i>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.</i>	<p>The Proposal involves the demolition of all existing structures on the Site. A Waste Management Plan has been prepared in accordance with the Northern Beaches Council Waste Management Guidelines and is provided at Appendix 6.</p> <p>The WMP aims to achieve the following objectives of C9 of WDCP 2011:</p> <ul style="list-style-type: none">• To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD)• To achieve waste avoidance, source separation and recycling• To minimise risks to health and safety associated with handling and disposal of waste and recycled material and ensure optimum hygiene.
C9 Waste Management	
<i>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.</i>	<p>The Proposal involves the demolition of all existing structures on the Site. A Waste Management Plan has been prepared in accordance with the Northern Beaches Council Waste Management Guidelines and is provided at Appendix 6.</p> <p>The WMP aims to achieve the following objectives of C9 of WDCP as discussed above.</p>



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

4.3.3 Northern Beaches Section 7.12 Contributions Plan 2022

Northern Beaches Section 7.12 Contributions Plan 2022 applies to the Site. The Section 7.12 levy rates are given in the table below.

TABLE 7. SECTION 7.12 LEVY RATES	
Development Type	Levy Rates
Development that has a proposed cost of carrying out the development:	
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5% of that cost
More than \$200,000.	1% of that cost

Any applicable S7.12 contributions will be based on the capital investment value. There is no specific exemption listed for demolition in the Northern Beaches Section 7.12 Contributions Plan 2022, however given there is no additional demand for services and facilities brought about by an application for demolition, payment of a Section 7.12 levy is not considered to be warranted.

Any future residential development of the Site will be subject to relevant development contributions.

4.4 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No Draft Environmental Planning Instruments apply to the Site.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

PART E ENVIRONMENTAL ASSESSMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

5 LIKELY IMPACT OF THE DEVELOPMENT

5.1 DEMOLITION WORKS

The proposed demolition work would be undertaken in compliance with the Building Code of Australia (BCA) and relevant Australian Standards. A Demolition Works Plan has been provided at **Appendix 2** which addresses the following matters as required by the Demolition Code of Practice

- the location of the site on which the structure to be demolished stands.
- the overall height of the structure above ground level and the least distance from the structure to each site boundary.
- the type of building (occupancy class), its structural support system and the principal materials of its construction
- the proposed methods of demolition including the number and types of major items of plant.
- the proposed methods for handling and disposing of demolished materials and hazardous materials.
- the proposed methods of controlling and maintaining access and egress to workplace.
- the proposed sequence of carrying out the demolition works and an estimate of the time (in days) it is likely to take to complete all of each of the stages of the work.
- the proposed hoardings, scaffolding and fencing and of any overhead sidewalk protection.
- any other plans, illustrations, written documents, or specialist reports as may be necessary to support the proposed methods of work or protective structures.
- traffic management arrangements, which includes managing vehicles and mobile plant hazards in relation to operation at the workplace and interaction with the public..
- the location and condition of the following:
 - underground essential services including:
 - electricity
 - drainage and sewerage
 - gas
 - water
 - communications cables (for example, telephone, radio, and television relay lines)
 - hydraulic pressure mains
 - liquid fuel lines
 - lubrication systems
 - process lines (chemical, acid)
 - above ground essential services
 - hazardous materials, including asbestos.
- any confined spaces where work will be undertaken.
- the general condition of structures on adjoining properties, particularly where these are close to or on the boundaries of the demolition workplace.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

- the effect demolition may have on people working in adjoining properties or seeking access to and egress from those properties, and
- the emergency arrangements, which should include equipment for the rescue of injured persons..

6 SUITABILITY OF SITE FOR DEVELOPMENT

Having regard to the characteristics of the Site and its location, the Proposal is appropriate as:

- It is consistent with the objectives of the R2 Low Density Residential zone.
- The proposed demolition will not visually affect the scale of the neighbourhood and is compatible with the character of the wider area.
- It does not have any significant adverse environmental impacts in relation to the adjoining properties.

As demonstrated throughout this SEE, the Proposal will not result in any significant adverse environmental impacts and is therefore suitable as proposed.

7 SUBMISSIONS

Any submissions made during the course of notification of the application will be addressed by the Applicant, at the request of Council.

8 THE PUBLIC INTEREST

The Proposal is in the public interest as it will have limited impact on the surrounding locality. The proposed demolition is of a minor scale and will not place unnecessary pressure on the infrastructure and services within the immediate vicinity. Therefore, the Proposal is within the public interest.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed demolition of existing structures

49 Blackbutts Road and 21A Warili Road, Frenchs Forest (Lot 1809 DP 752038 & Lot 1 DP 524038)

PART F CONCLUSION

The purpose of this SEE has been to present the proposed demolition of existing structures at 49 Blackbutts Road and 21A Warili Road, Frenchs Forest and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act

The Proposal has been prepared after taking into consideration the following key issues:

- The development history of the Site;
- The context of the site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act;
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments; and

The Proposal is considered to warrant a favourable determination for the following reasons:

- The proposed demolition is permitted with consent in the R2 Low Density Residential zone pursuant to WLEP 2011.
- The proposed demolition will facilitate the future use of the Site for low density residential accommodation in accordance with the objectives of the R2 zone.
- The proposed demolition will not result in any negative amenity impacts on adjoining residential accommodation and will be carried out in accordance with the relevant standards.

As stipulated previously in this SEE, the matters for consideration under Section 4.15(1) of the EP&A Act have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Northern Beaches Council.

