

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to an existing dwelling

7 Boree Road, Forestville



20 MAY 2025

FINELINE PLANNING & DESIGN

Project Details

Project: Alterations and additions to an existing dwelling
Property: Lot 17 Section 44, DP 245236, No. 7 Boree Road, Forestville
LGA: Northern Beaches
Client: Fides Environmental

Document Control

Date	Purpose	Issue	Author	Reviewed
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Signed



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1. INTRODUCTION

Alterations & Additions to Dwelling House
7 Boree Road, Forestville

1.1 Background

This Statement of Environmental Effects has been prepared to accompany a Development Application (DA) to the Northern Beaches Council. The DA is seeking approval for alterations and additions to the existing dwelling house at 7 Boree Road, Forestville.

This statement has been prepared under Section 4.12 of the EP&A Act, 1979. It provides an assessment of the proposed development against the relevant statutory requirements, social, economic and environmental impacts and potential amenity impacts of the development on the surrounding locality. It also outlines the measures proposed within the application to mitigate such impacts.

Warringah Local Environmental Plan 2011 is applicable to the site. The site is zoned R2 Low Density Residential under the LEP, the proposed development is permissible with consent and is consistent with the objectives of the zone.

The application has been prepared with reference to the provisions of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011. It has also been considered having regard to the Heads of Consideration of Section 4.15 of the Environmental Planning and Assessment Act, 1979.

This Statement of Environmental Effects shall be read in conjunction with the architectural plans prepared by J. Alain Studio, Project No. 2510, Drawing No. 00 – 09, Issue A, dated 6 May 2025.

This document is structured as follows:

- Section 1 outlines the application and its structure;
- Section 2 describes the site and context;
- Section 3 outlines details of the proposed development;
- Section 4 summarizes assessment against relevant legislation;
- Section 5 provides Section 4.15 Assessment; and
- Section 6 provides conclusions and recommendations

Having regard to the assessment of the application against the relevant planning legislation, the proposed development is permitted with consent and it is contended that the proposal is consistent with the aims, objectives and controls of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011. In addition, the proposal is compatible with the character of the area and would have minimal impacts on surrounding properties and is considered worthy of support.

1.2 Purpose of Report

This Statement of Environmental Effects has been prepared having regard to Clause 24(1)(a) of the Environmental Planning and Assessment Regulation 2021, which includes:

- An analysis of the site and the surrounding locality;
- A comprehensive description of the proposed development and the scope of works proposed; and
- An assessment against the relevant requirements outlined within the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011.

The purposes of this report are to:

- Identify all potential environmental impacts associated with the proposed development; and
- Provide advice to Council as to how all potential environments impacts can be appropriately and adequately resolved.

2. SITE DESCRIPTION AND CONTEXT

2.1 Site and Context

The context for the development is the residential suburb of Forestville, within the Municipality of the Northern Beaches Council. The site is located approximately 6.3 kilometres west of Warringah Mall and it backs onto the Garigal National Park which surrounds the Forestville Suburb to the north, west and south. It is within an area generally zoned R2 Low Density Residential under Warringah LEP and has good access to shops and schools.

Low density detached dwelling houses are generally encouraged type of residential accommodation within the R2 zoned land. The existing building stock found in the area is characterized by one and two-storey detached dwelling houses of modern architectural period. The majority of which are of brick construction. These houses are generally on rectangular and irregular shaped parcels of land with front gardens created as a result of historical subdivision pattern for the streets within bushland setting.

The site is located on the southern side of Boree Road towards the intersection of Boree Road and Angophora Crescent and terminates with a cul-de-sac at the head of Boree Road.

The site is an irregular rectangular shaped allotment with a slight arc frontage to Boree Road of 15.5 metres, depths of 44.02 metres and 47.2 metres and a rear boundary of 20.12 metres. It has an area of 793.6m². There is a steep cross-fall from the south-west front corner to the north-east rear corner of site of roughly 6.2 metres.

Currently erected upon the site is a single storey timber clad residence fronting Boree Road with a double carport facing the street. The house provides for a laundry/workshop and covered concrete area on the lower level (undercroft). The main level of the house consists of

a lounge room, dining room, a kitchen, bathroom and 3 bedrooms with the master bedroom featuring an ensuite. A covered entertainment deck off the kitchen and dining room is located at the rear of the house. Access between the upper and lower levels of the house is via external stairs at the front and rear of the house.

There is an outdoor cabana and swimming at the rear of the site. There is also a stand of trees and rock outcrop along the rear eastern side boundary.

The immediate adjoining property to the east consists of single storey detached dwelling of brick construction. The adjoining property to the west is also a single storey brick detached dwelling. The properties on the opposite side of Boree Road contain 2-storey detached dwellings. The site backs onto the Garigal National Park bushland.

The site is mapped as a bushfire prone land due to the bushland located to the rear of the site.

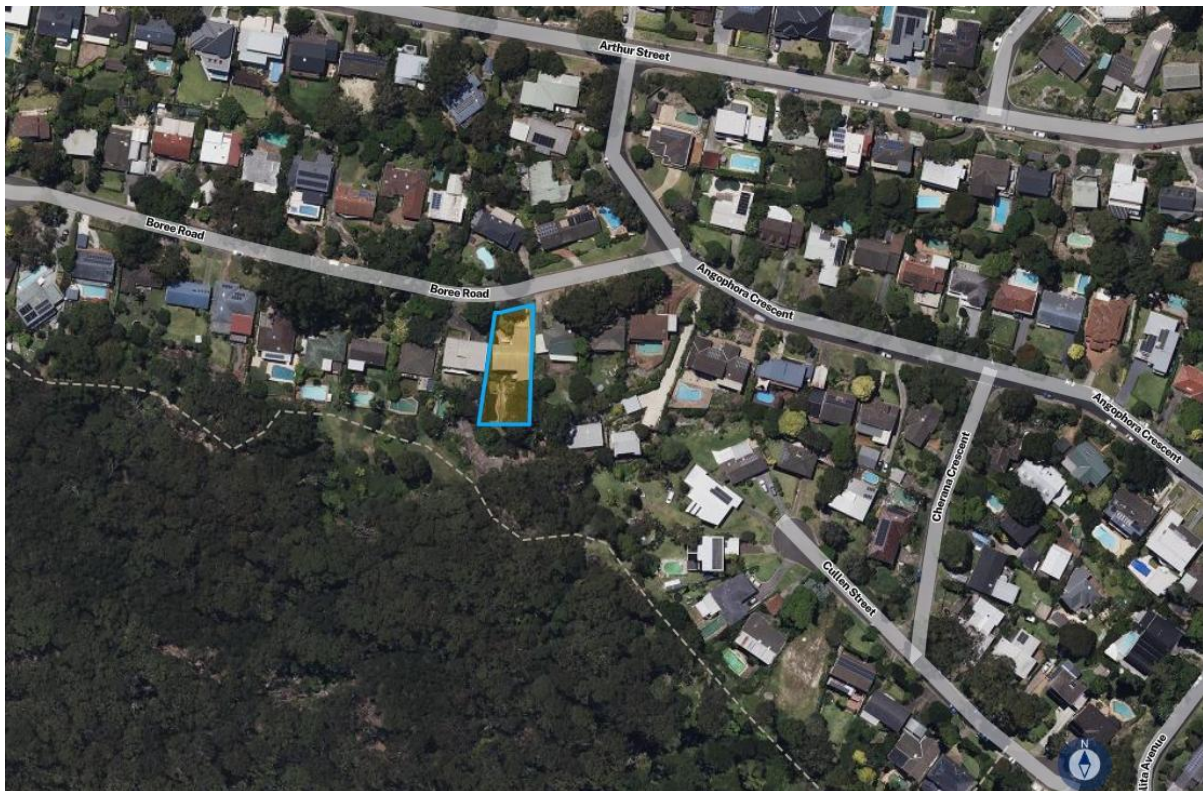


Figure 1: Aerial view of the locality with the subject site highlighted (Source: STD Explorer Maps).



Figure 2: View of the dwelling on the site, timber clad with low pitched skillion roofs



Figure 3: Rear view of the site, showing the house, swimming pool and cabana



Figure 4: View of the rear yard containing a swimming pool and outbuilding with bushland at the rear



Figure 5: Boree Rd looking easterly



Figure 6: Boree Rd looking westerly with the subject site on the left side of the image



Figure 7: View of properties on the opposite side of Boree Rd

3. DEVELOPMENT PROPOSAL

3.1 Description of Proposed Development

The Application seeks approval for alterations and additions to the existing dwelling. Specifically, it entails the following amendments to the dwelling:

Lower Level

1. Conversion of the lower-level laundry/workshop and concrete covered area into habitable area to consist of:
 - Lounge room
 - Storage room
 - Bedroom with an ensuite and robe
 - Bathroom
 - Laundry and with an associated storage
2. Creation of an internal stair linking the lower level with the main part of the house.
3. The lower-level of the house will have a total floor area of 99m² (30m² existing floor area and 69m² proposed floor area).
4. Conversion of the remain concrete covered area into an outdoor deck wrapping around the lower level of the house.

Upper Level

1. Removal of a section of the upper deck level to create an internal stair connecting the main part of the house with the lower level of the house. The main level of the house has 124m² of floor area.

The proposed development is detailed in the following plans and documents that accompany the application submitted under separate cover:

- Architectural plans prepared by J. Alain Studio, Project No. 2510, Drawing No. 00 – 09, Issue A, dated 6 May 2025.
- Survey plan prepared by Alan Bardsley Surveyors.
- Bushfire Assessment Report.

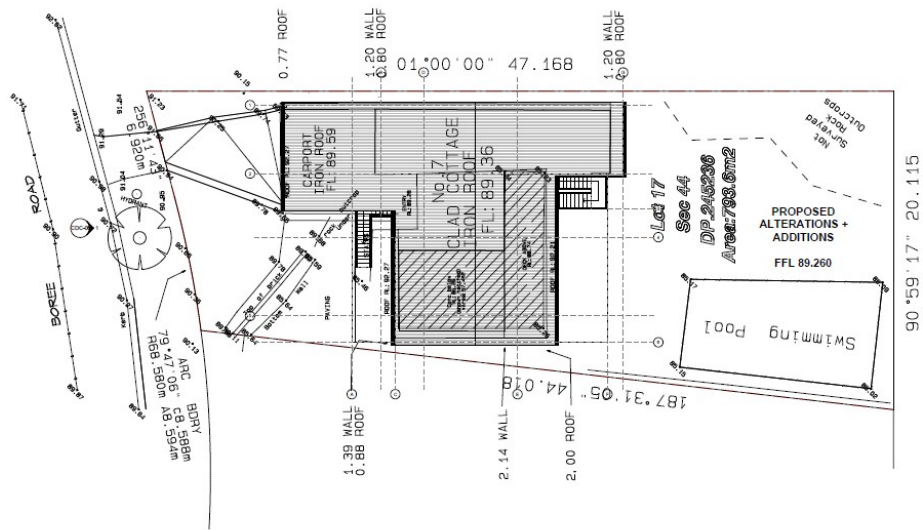


Figure 8: Site plan showing the existing structures on the land and the site's boundaries

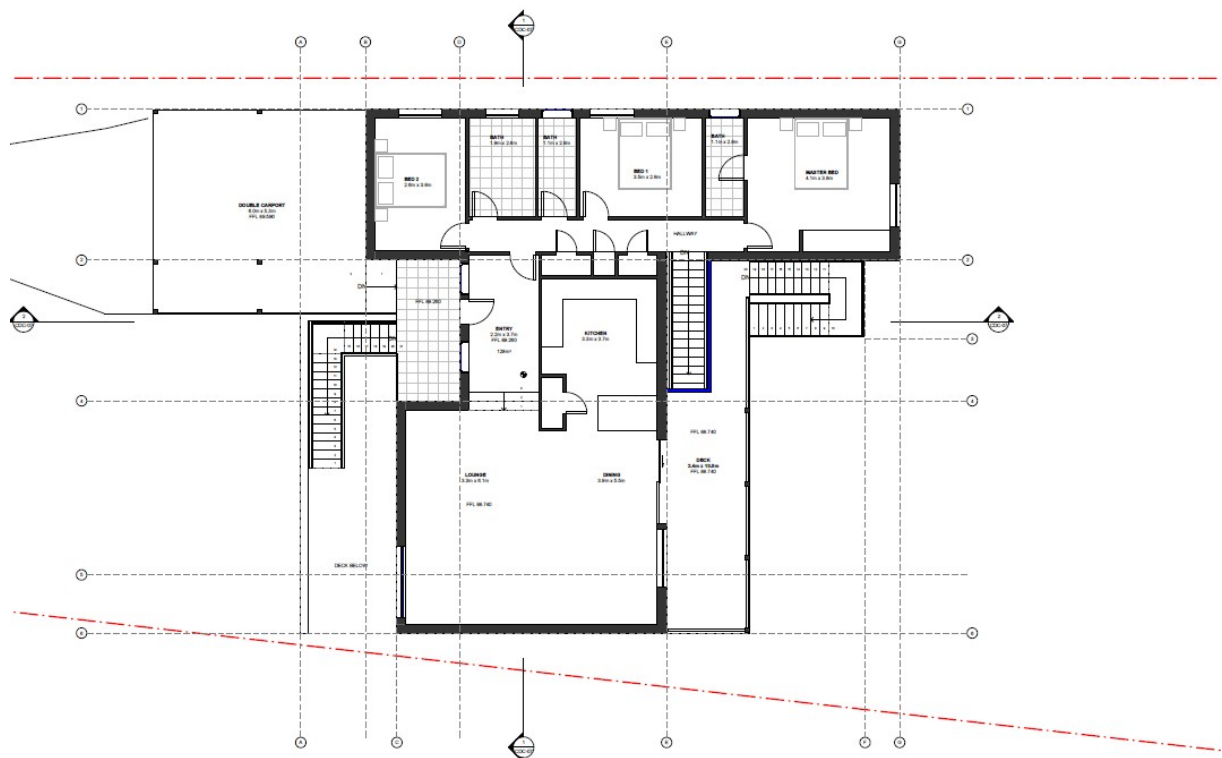


Figure 9: Floor plan of the main level of the house (existing)

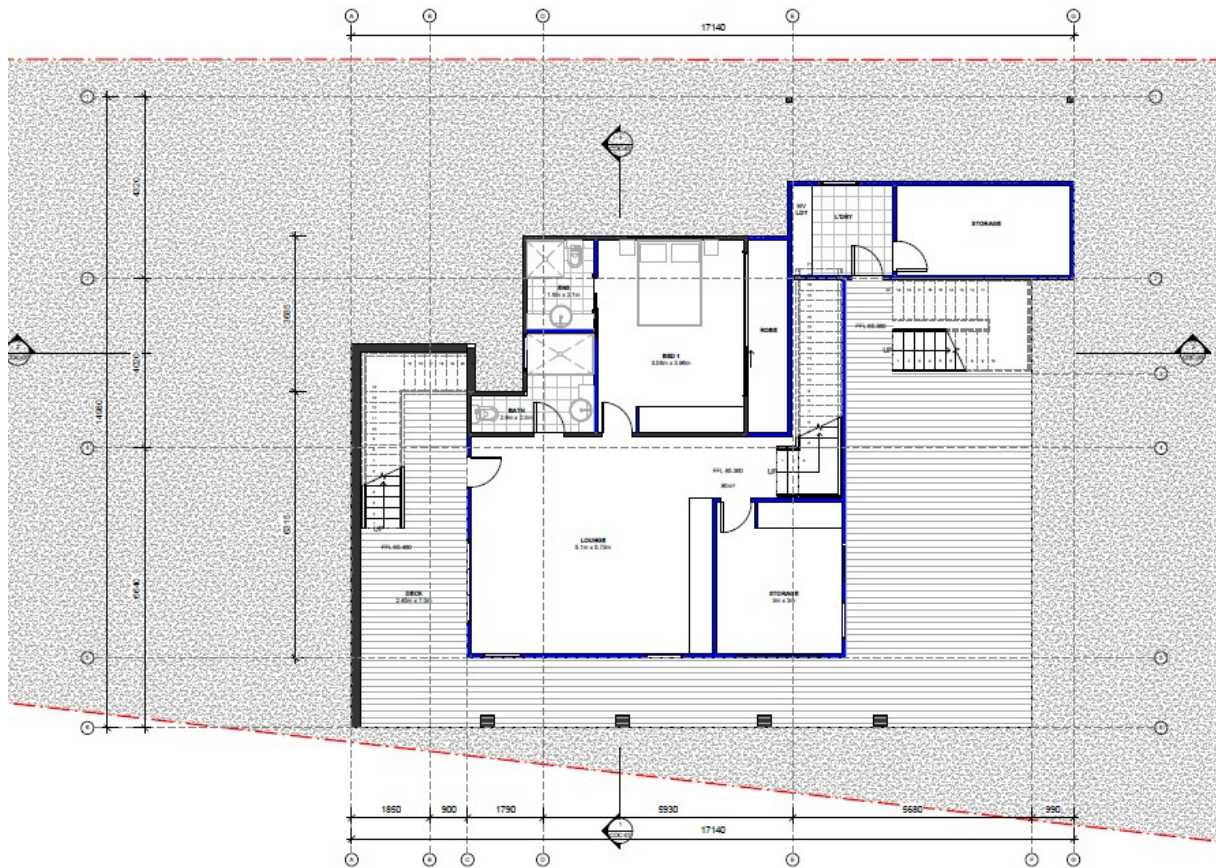


Figure 10: Proposed lower level floor plan

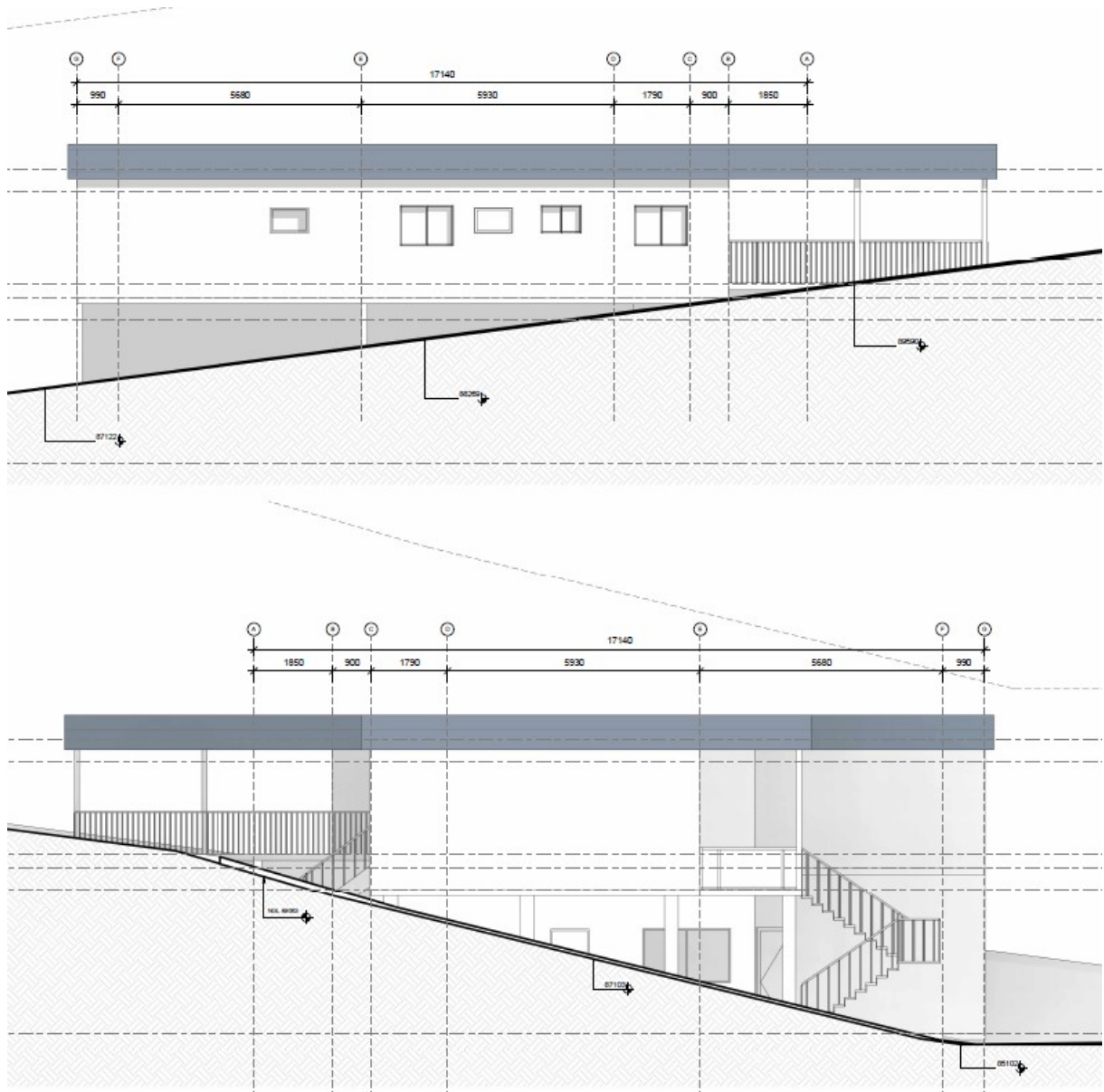


Figure 11: West and east side elevation plans

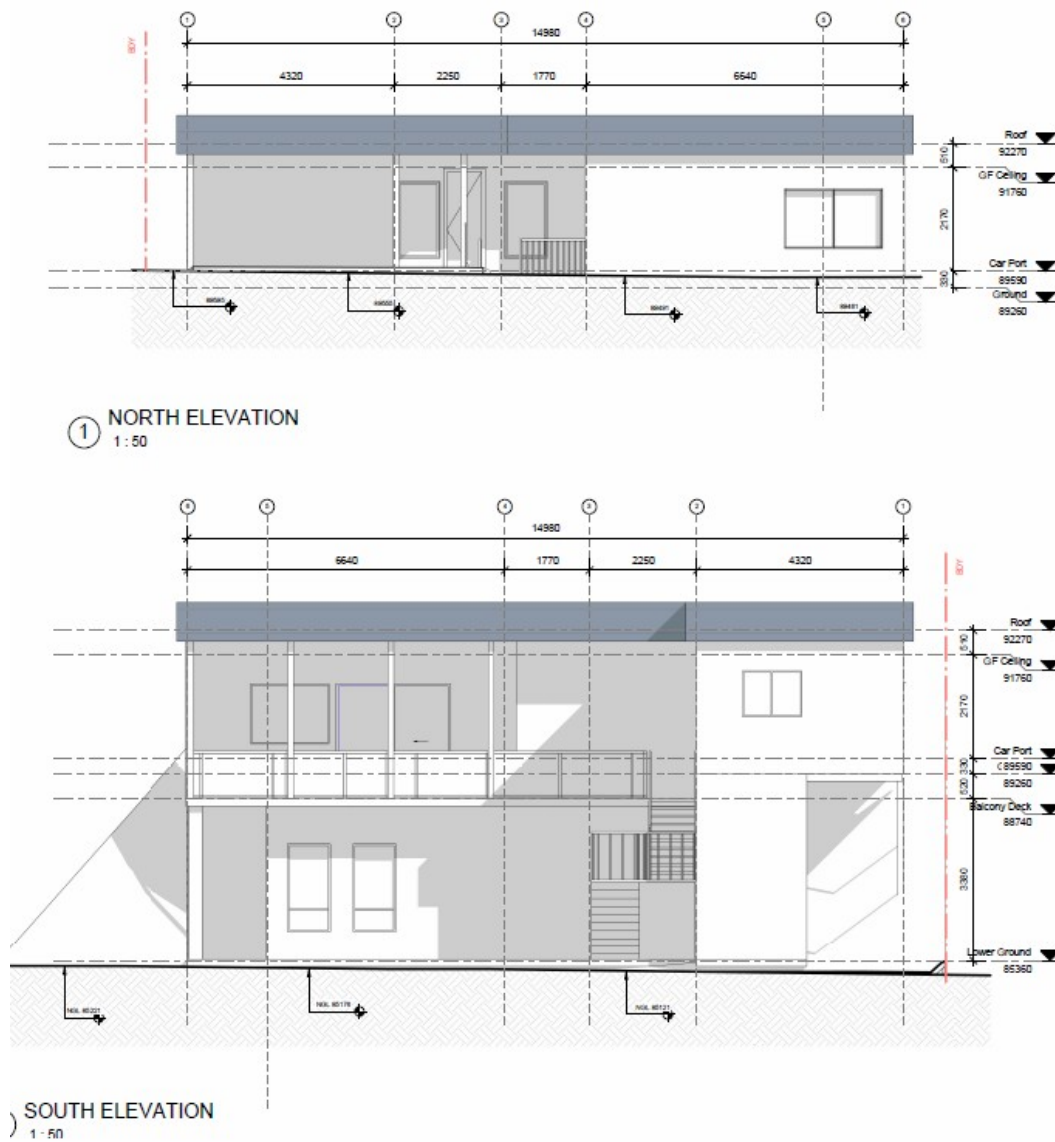


Figure 12: North and South elevation plans

4. STATUTORY FRAMEWORK

The following planning instruments have been considered in the planning assessment of the subject Development Application:

- Warringah Local Environmental Plan 2011
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- Warringah Development Control Plan 2011

4.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The subject site is zoned R2 Low Density Residential pursuant to Warringah Local Environmental Plan 2011. The proposed development, involving alterations and additions to an existing dwelling, is characterised as a dwelling house, which is permissible with consent within the R2 zone.

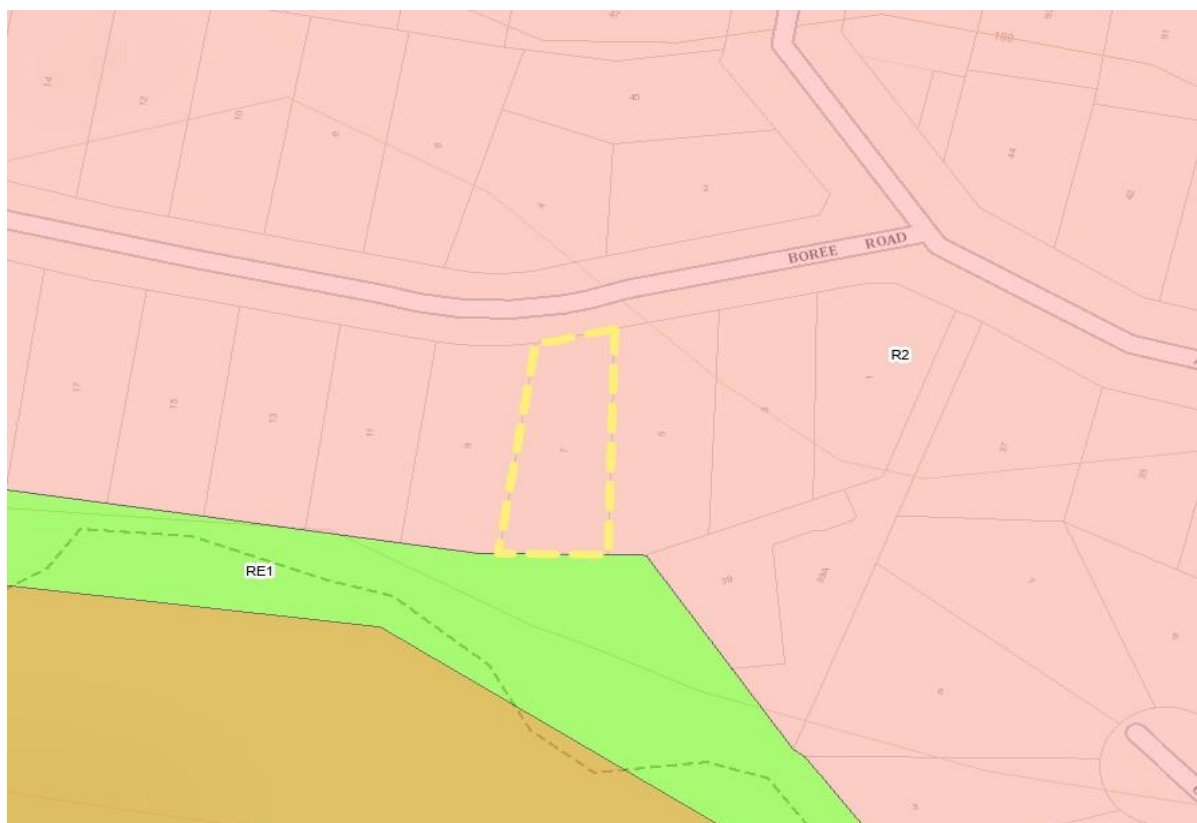


Figure 13: Zoning map of the site - R2 under Warringah LEP 2011

Zone R2 Low Density Residential

Objectives of zone

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

It is contended that the proposed development is consistent with the objective of the R2 zone in that the proposal would continue to provide for the housing needs of the community within a low-density residential environment and the existing landscaped setting of the site that blends in the natural environment of the area is being maintained.

The following table provides an assessment of the proposed development against the relevant development standards outlined in the LEP.

Compliance with Warringah LEP 2011

Criteria	Required/Permitted	Comments
Part 1 Preliminary		
1.3 Land to which this Plan applies	This Plan applies to the land identified on the Land Application Map	The site is identified on the Land Application Map
Part 2 Permitted or prohibited development		
2.2 Zoning of land to which Plan applies	For the purposes of this Plan, land is within the zone shown on the Land Zoning Map	Site is zoned R2 under the Warringah LEP, within which dwelling houses are permitted with consent.
Part 4 Principal development standards		
4.3 Height of buildings	Building height – 8.5m	Complies. The existing building height at <8.5m is being maintained.
4.4 Floor Space Ratio	NA	NA
Part 5 Miscellaneous provisions		
5.1 Relevant acquisition authority	NA	NA
5.10 Heritage conservation	(5) Heritage assessment The consent authority may, before granting consent to any development:	The site is not a heritage item, nor located in the vicinity of heritage item or within a heritage conservation area.

	<p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	
Part 6 Additional local provisions		
7.2 Earthworks	Council to consider matters relating to drainage patterns, soil stability, quantity and quality of fill and any impacts on drinking water catchments.	Earthworks associated with the proposal are consistent with this Clause. Minimum disturbance to the site is proposed.
6.4 Development on sloping land	<p>(2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map.</p> <p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and</p> <p>(b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and</p> <p>(c) the development will not impact on or affect the</p>	<p>The site is identified as Area B – Flanking Slopes 5 to 25 under the Landslide Risk Land Map. The alterations and additions are proposed over the existing concrete slab within the undercroft area of the dwelling and minimal disturbance is proposed to the site.</p> <p>it is considered that the proposal is unlikely to have an adverse impact on the development and adjoining properties due to potential of landslide, nor affect the stability of the subject site and adjoining properties. There will be no</p>

	existing subsurface flow conditions.	Uncontrolled stormwater runoff from the development.
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4.2 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004 (BASIX)

The application is accompanied by a BASIX Certificate, which demonstrates that the proposal is satisfactory with regard to water and energy efficiency and thermal comfort. The required Basix commitments are documented and illustrated in the architectural drawings.

4.3 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Pursuant to Clause 4.6 of SEPP (Resilience and Hazards), a consent authority must not consent to the carrying out of any development on land unless the following are addressed:

Clause 4.6 - Contamination and remediation to be considered in determining development application	Comment
(1) A consent authority must not consent to the carrying out of any development on land unless—	
(a) it has considered whether the land is contaminated, and	There is no evidence to suggest that the land is contaminated. The land has been used for residential purposes since the existing house was erected some time ago.
(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	The land has been used for residential purposes and will continue to be used for residential purposes.
(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.	Given that there is no evidence of any potential contamination on site, remediation is not required.

The subject site is an established residential area. Insufficient evidence exists to suggest that the land is contaminated. As such, a land contamination assessment is not considered to be necessary. Overall, the subject site is considered suitable for the proposed development subject to standard conditions of consent.

4.4 WARRINGAH DEVELOPMENT CONTROL PLAN (DCP) 2011

Criteria	Required/Permitted	Proposed
Part B Built Form Controls		
B1 Wall Heights	7.2m	No changes proposed to the height of the dwelling (6.9m).
B3 Side Boundary Setback	4m	The existing dwelling is within the permitted side boundary envelope and is being maintained.
B5 Side Boundary Setback	0.9m	As per existing: >1.2m & 1.4m
B7 Front Boundary Setback	6.5m	As per existing: 6.5m – 12m
B9 Rear boundary setback	6m	As per existing: >6m
Part C Siting Factors		
C2 Vehicle Access	Vehicle access be from minor streets and lanes.	Existing vehicle access point is being maintained.
C3 Parking Facilities	Garage doors & carports to be integrated into the house design and not dominate the façade. Garage / carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.	The existing carport for the house is being maintained.
C4 Stormwater	Stormwater runoff not to cause	Existing stormwater

Management	downstream flooding and have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. The stormwater drainage systems be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	management system on the land is to be Utilised
C8 Demolition & Construction	Development including demolition and/or construction to comply with the appropriate sections of	Refer to the submitted waste management plan.

	the <u>Waste</u> Management Guidelines and DA be accompanied by a <u>Waste Management Plan</u> .	
C9 Waste Management	Development including demolition and/or construction to comply with the appropriate sections of the <u>Waste</u> Management Guidelines and DA be Accompanied by a <u>Waste Management Plan</u> .	Refer to the submitted waste management plan.
Part D Design		
D1 Landscaped open space and bushland setting	40%	Existing landscaped open space is being maintained (>40%).
D2 Private open space	Dwelling houses with 3 or more bedrooms – 60m ² with min dimensions of 5m.	The existing private open space exceeds 60m ² is being maintained. It is also directly connected to the living area of the dwelling.
D6 Access to sunlight	Avoid unreasonable overshadowing of public open space. 50% of the required area of Private open space of each dwelling and 50% of the required area of private open space of adjoining dwellings to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	As the proposed alterations/additions are within the undercroft area of the house, there is no shadow impact within the site and upon adjoining sites.
D7 Views	Provide reasonable view sharing	The proposal will not result in any loss of views to adjoining neighbours, as the overall height of the dwelling and the setbacks from the boundaries are being maintained.
D8 Privacy	Optimise privacy for occupants of the development and occupants of adjoining properties.	No loss of privacy to adjoining neighbours will occur as a result of the proposal.

	<p>Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p>	
D9 Building Bulk	<p>Side/rear setbacks to progressively increased as wall height increases.</p> <p>Large areas of continuous wall planes to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p> <p>On sloping land, the height and bulk of development (particularly on the downhill side) to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope.</p> <p>Building height and scale needs to relate to topography and site conditions.</p> <p>Orientate development to address the street.</p> <p>Use colour, materials and surface treatment to reduce building bulk.</p> <p>Landscape plantings are to be provided to reduce the visual bulk of new building and works.</p> <p>Articulate walls to reduce building mass.</p>	<p>The proposed alterations and additions do not contribute to any additional building bulk to the house, given that the proposed construction works are within the lower ground level of the house that is only partially visible from the side/rear neighbours. In addition, the lower ground level has a smaller footprint to the upper ground level.</p>
D10 Building colours and materials	<p>The colours and materials used for <u>alterations and additions</u> to an existing structure shall complement the existing external building façade.</p>	<p>The colours & materials chosen for the proposed alterations/additions appropriately match the colours and materials of the house.</p>

D11 Roofs	<p>Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</p> <p>Roofs shall incorporate eaves for shading.</p> <p>Roofing materials should not cause excessive glare and reflection.</p>	No alterations proposed to the roof of the house.
D12 Glare and reflection	<p>The overspill from artificial illumination or sun reflection be minimal.</p> <p>Any glare from artificial illumination be minimal.</p> <p>Sunlight reflectivity that may impact on surrounding properties be minimal.</p>	The proposal will not cause any glare or reflection issues.
D13 Front fences and front walls	<p>Fences, including side fences, located within the street setback area be compatible with the existing streetscape character.</p> <p>Fences be constructed to allow casual surveillance, except where there is excessive noise.</p>	No front fence or front walls proposed.
D14 Site facilities	<p>Site facilities including <u>garbage</u> and recycling enclosures, mail boxes and clothes drying facilities to be adequate and convenient for users and services and to have minimal visual impact from public places.</p>	No changes proposed to the existing onsite facilities.
D15 Side and rear fences	<p>Side & rear boundary fences to be no higher than 1.8m on level sites.</p> <p>For sloping sites, the height of fences may be averaged and fences and walls may be regularly</p>	The existing side and rear fences are being maintained.

	<p>stepped.</p> <p>All fencing materials are to complement the existing neighbourhood.</p>	
D16 Swimming pools and spa pools	Swimming pools and spas to be setback from any trees.	The existing swimming pool in the rear yard is being retained.
D20 Safety & security	<p>Buildings to overlook streets as well as public and communal places to allow casual surveillance.</p> <p>There is to be adequate lighting of entrances and pedestrian areas.</p> <p>Entrances to buildings to be from public streets, wherever possible.</p>	<p>The proposed alterations/additions do not create safety and security issues. The existing house provides appropriate casual surveillance of the street with its front door and windows addressing the street.</p>
D21 Provision of utility services	<p><u>Utility services</u> must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.</p> <p>Service structures, plant and equipment be located below ground or be designed to be an integral part of the development and suitably screened from public places or streets.</p>	Utility services are provided for the existing house. The alterations/additions will be connected to the existing utilities of the house.
D22 Conservation of energy and water	<p>The orientation, layout and landscaping of sites to make the best use of natural ventilation, daylight and solar energy.</p> <p>Site layout and structures to allow for reasonable solar access for the purposes of water heating and electricity generation and</p>	<p>The proposal is considered highly efficient in respect to cross-flow ventilation and solar access.</p> <p>A Basix Certificate accompanies the application demonstrating the environmental credentials of the building meeting the</p>

	<p>maintain reasonable solar access to adjoining properties.</p> <p>Buildings be designed to minimize energy and water consumption.</p> <p>Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.</p> <p>All development must comply with Council's Water Management Policy.</p>	Requirements of water and energy.
Part E The Natural Environment		
E1 Preservation of trees or bushland vegetation	Outlines measures for the protection and preservation of trees and bushland vegetation.	No onsite trees/vegetation will be affected by the proposal.
E6 Retaining unique environmental features	<p>Development be designed to address any distinctive environmental features of the site and on adjoining nearby land.</p> <p>Development should respond to these features through location of structures, outlook, design and materials.</p>	The rear of the site contains rock outcrop, which is not affected by the proposal in that the proposed alterations/additions are well clear of the rock outcrop.
E7 Development on land adjoining public open space	<p>Development on land adjoining public open space to complement the landscape character and public use and enjoyment of the adjoining parks, <u>bushland</u> reserves and other public open spaces.</p> <p>Buildings be located to provide an outlook to public open space, without appearing to privatise that space.</p>	The site is identified as land adjoining public open space in that it backs onto the Garigal National Park. The proposal has no impact on the bushland within the Garigal National Park as the proposed building works are contained within the footprint of the existing dwelling and there will be no uncontrolled discharge of stormwater runoff from the site. The building works are well clear of the rear boundary of the site.

	<p>Development is to provide a visual transition between open space, <u>bushland</u> reserves or other public spaces and buildings, including avoiding abutting public open space with back fences.</p> <p>Development to protect views to and from public open space.</p> <p>If the adjoining parks, <u>bushland</u> reserves or public open space contain <u>bushland</u>, development is not to threaten the protection or preservation of the <u>bushland</u>.</p> <p>Development be designed to maximise opportunities for casual surveillance of the public open space.</p> <p>Development is to utilise landscaping or existing landscape elements to screen development.</p>	
E10 Landslip Risk	<p>Applicant to demonstrate that:</p> <ul style="list-style-type: none"> - The proposal is justified in terms of geotechnical stability; - The proposal will be carried out in accordance with good engineering practice. <p>Development must not cause detrimental impacts because of stormwater discharge from the land.</p> <p>Development must not cause detrimental impact on the existing</p>	<p>The site is identified as Area B by the Landslip Risk Map. In this regard, a preliminary assessment of site conditions has been prepared as per the Checklist for Council's assessment of site conditions.</p> <p>An assessment against the checklist for Council's assessment of site conditions and need for geotechnical report in geotechnical class B and D indicates that a Geotechnical report is not warranted for the proposal because:</p>

	<p>subsurface flow conditions including those of other properties.</p> <p>ii) For land identified as being in Area B or Area D:</p> <p>A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application.</p>	<ol style="list-style-type: none"> 1. The site has 'No or Unknown' history of slope instability. 2. The proposal does not involve excavations or fills >2m in depth. 3. The site is developed and being used for residential purpose. 4. No fill greater than 1m in depth is present. 5. No cuts/excavations >2m high present.
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As can be seen from the above compliance tables, the proposal complies with all the requirements of the Warringah LEP 2011 and Warringah DCP 2011.

5 ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

5.1 Section 4.15 Evaluation

In determining an application, the consent authority must take into consideration the heads of consideration as contained in Section 4.15 of the EPA Act, 1979.

Matters for Consideration – General

(a) *the provisions of:*

(i) *any environmental planning instrument, and*

State Environmental Planning Policy (Hazards and Resilience) 2021

There are no known previous land uses relating to possible contamination. Given the residential nature of the subject site and surrounds, Council can be satisfied that the site is suitable for the proposed development.

Local Environmental Plan

The site is zoned R2 Low Density Residential pursuant to Warringah Local Environmental Plan 2011. The proposed development is permissible with consent under the WLEP. It has been demonstrated that the proposed development is consistent with the objectives of the zone and the development does not contravene any provisions of the LEP.

- (ii) *any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and*

There are no draft EPI on public exhibition.

- (iii) *any development control plan, and*

Warringah Development Control Plan 2011

The proposed development is consistent with the provisions of the DCP relating to dwelling houses and is worthy of approval based on both performance and merit.

- (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*

There is no planning agreement proposed by the Applicant.

- (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*

There are no matters prescribed by Clause 92 of the Regulation which are relevant to the Development Application.

- (v) *(Repealed)*

that apply to the land to which the development application relates.

- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

It is considered unlikely that any adverse environmental, social or economic impacts would occur as a result of the proposed development.

- (c) *the suitability of the site for the development,*

The proposed development is considered to be suitable for the site. The development

is a permitted land use, meets the objectives of the zone, and has demonstrated compliance with the relevant development controls contained within the Council's DCP.

The site is located in an established residential area and the proposed development will maintain the low-density residential character of the surrounding locality. Additionally, the proposed development satisfactorily addresses the site constraints and adjoining properties. Furthermore, there are no site attributes conducive to the proposed development.

(d) *any submissions made in accordance with this Act or the regulations,*

Any submissions will be considered by Council as part of its assessment and determination of the Development Application.

(e) *the public interest.*

Approval of the application is considered to be in the public interest in that it enables for the orderly and economic use of the land and achieves compliance with Council's controls without having any adverse impact to adjoining and surrounding properties.

6 ASSESSMENT OF THE APPLICATION

The key planning issues associated with the application relate to bulk and scale, compatibility with surrounding properties and architectural quality. These are addressed as follows:

6.1. Bulk and Scale

The bulk and scale of the proposed development is domestic in scale and sympathetic to the existing character of the area. There will be minimal impact upon the streetscape and neighbouring residences as a result of the proposed alterations and additions to the existing dwelling house. The form, bulk and scale of the house will harmoniously fit into the low density one and two-storey detached dwellings character of the locality.

The architectonic of the scheme provides reasonable solar access and cross-ventilation to the existing dwelling. The scheme also provides functional and well-connected internal and external spaces that would positively contribute to the amenity of its residents without compromising the amenity of surrounding neighbours.

6.2. Amenity to Surrounding Residential Area

It is considered that the proposal will not have a negative impact on the surrounding residential area. The proposal has been designed so that it is sensitive to the surrounding residential development, particularly with regard to privacy, solar access, landscaping, built form and on-site parking. The manner in which the proposal has been conceived

ensures that there will be minimal amenity impact upon neighbouring residential properties.

6.3 Architectural Quality

The building incorporates an effective use of articulation and a variety of building materials which will complement and enhance the locality. The proposed development is considered to be visually appropriate form of development where careful consideration has been given to the proposal in ensuring that the development is of high-quality architectural merit, incorporates appropriate human scale elements and importantly, a building that would positively enhance the character of the area.

7 CONCLUSION

Having regard to the assessment of the application and the documentation accompany the application, the proposed development is permissible with consent within R2 Low Density Residential Zone under Warringah LEP 2011 and is consistent with the spirit of Council's planning requirements as they apply to the proposal.

The proposed development is considered to be of high-quality architectural design that has been conceived having regard to surrounding residential developments and the constraints of the site. In doing so, it is considered that the development provides appropriate built form, bulk and scale, and height responsive to neighbouring properties and the constraints of the site and will positively contribute to the character of the area without having a detrimental impact upon neighbouring properties in terms visual and acoustic privacy and overshadowing. In addition, the proposal appropriately responds to the orientation of the site.

The assessment concludes that there will be no significant adverse or unreasonable impacts associated with the development. The proposed development has been designed and positioned to have minimal impact on the environment and the amenity of adjoining residents.

Accordingly, it is recommended that the application be approved.