

STATEMENT OF ENVIRONMENTAL EFFECTS

Demolition,
construction of a dual
occupancy (attached)
and strata subdivision

1 Neridah Avenue,
Belrose

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Statement of Environmental Effects

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1 Neridah Avenue, Belrose

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1 Introduction

This Statement has been prepared in support of a development application proposing the demolition of the existing dwelling, the construction of a new 2 storey dual occupancy (attached) and strata subdivision.

The Architect has responded to the client brief to provide a site-specific design which appropriately acknowledges, and responds to, the constraints and opportunities associated with the sites corner location and the environmental characteristics of the site. The outcome is a development of appropriate design quality which will not give rise to any significant adverse amenity or environmental impacts, and which is compatible with development within the streetscape and local area generally. The proposed will contribute to the housing availability and typology within the former Warringah Local Government Area.

In addition to the Statement of Environmental Effects the application is also accompanied by the following:

- Boundary survey
- Architectural plans
- Erosion and sediment control plans
- Schedule of finishes
- Landscape plans
- Stormwater management plans
- Arborist report
- Perspective image
- Waste management plan
- Estimated development cost summary
- BASIX Certificate

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979.
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the relevant planning controls applicable to the site and the proposed development.
- The proposed dual occupancy is compatible with the streetscape characteristics established by existing development within the site's visual catchment.
- The proposed dual occupancy will not give rise to unacceptable impacts on the environmental quality of the land and the amenity of surrounding properties.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

2 Site Analysis

2.1 Site Description and Location

The application relates to Lot 1, DP 237377, 1 Neridah Avenue, Belrose. An aerial location/ context photograph is at **Figure 1**.



Figure 1: Site Location (Source: Six Maps)

The subject site is irregular in shape with primary frontage and address to Neridah Avenue of 37.49 metres, secondary frontage to Ralston Avenue of 17.452 metres and a site area of 708.2m². The site falls approximately 2 metres across its surface in southerly direction slopes gently across its surface towards the front boundary of the allotment and contains a tree within the setback to Ralston Avenue.

The existing development on the site comprises a single storey dwelling house with integrated garage accommodation accessed from Nerida Avenue. A timber picket fence delineates the front boundary the property.

Adjoining development is characterised by 1 and 2 storey detached dwelling houses within a landscaped setting. A small shopping precinct is located to the west of the site along Ralston Avenue.



Figure 2: Subject property as viewed from the intersection of Neridah Avenue and Ralston Avenue.



Figure 3: Adjoining property to the north 3 Neridah Avenue



Figure 4: View looking west down Ralston Avenue past subject site towards the neighbourhood shops.

3 Description of Proposed Development

3.1 Details of the Proposed Development

The proposed works seek to demolish the current dwelling and construct a new two storey dual occupancy (attached) on the subject site. The application also seeks the Strata subdivision of the completed development. The works are detailed on the accompanying Revision A plans prepared by Dream Drafting Sydney with the following floor plan layouts proposed:

Strata Lot 1A

A lot size of 359.05 square metres

Ground Floor:

- Formal entrance
- Open plan kitchen, living and dining rooms opening onto private open space courtyard
- Guest bedroom
- Laundry
- Bathroom

First floor:

- 4 bedrooms the main with walk in robe and ensuite
- Rumpus room opening onto a street facing balcony
- Bathroom

Strata Lot 1B

A lot size of 353.67 square metres

Ground Floor:

- Formal entrance
- Open plan kitchen, living and dining rooms opening onto private open space courtyard
- Guest bedroom
- Prayer room
- Laundry
- Bathroom

First floor:

- 3 bedrooms the main with walk in robe and ensuite
- Rumpus room opening onto a street facing balcony
- Bathroom

The accompanying arborist report confirms the proposed tree removal.

Such tree loss is appropriately compensated for through the implementation of the landscape regime as detailed on the accompanying landscape plan. The landscape design will ensure that the development sits within a landscaped setting.

Stormwater will be drained to Ralston Avenue as depicted on the accompanying stormwater management plans prepared by Contrive Consultants.

A BASIX certificate is provided detailing consistency with the energy efficiency requirements.

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.1 Warringah Local Environmental Plan 2011

The Warringah Local Environmental Plan 2011 is the principal local planning instrument applicable to the land. The relevant provisions of the LEP and the manner in which they relate to the site and the proposed development are assessed below.

4.1.1 Zoning and Permissibility

The site is zoned R2 Low Density Residential pursuant to the provisions of the Warringah Local Environmental Plan 2011.

- *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.*

Dual occupancies are permissible with consent pursuant to State Environmental Planning Policy (Housing) 2021 (SEPP Housing) which takes precedence over the Warringah LEP. Clause 166 in Chapter 6 of SEPP Housing permits dual occupancies within the R2 Low Density Residential zone.

4.1.2 Height of Buildings

Pursuant to clause 4.3 WLEP the height of any building on the land shall not exceed 8.5 metres above existing ground level. The stated objectives of this clause are as follows:

- (a) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*
- (c) *to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
- (d) *to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

The development sits comfortably below the 8.5m height of buildings development standard as depicted on the section plan as reproduced below. As proposal satisfies the numerical height standard it is also deemed to comply with the associated objectives.



Figure 5: Plan extract depicting the compliant height of the development.

4.1.3 Development on Sloping Land

The site is identified as falling within Land Slip Risk Area A. The objectives of Clause 6.4 seek to:

- Avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land;
- Ensure the impacts of storm water runoff from development or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land;
- To ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.

The subject site is relatively flat and does not show any signs of instability. As no significant excavation is proposed we do not consider a geotechnical assessment to be necessary to ensure the above objectives are achieved.

These provisions are satisfied.

4.1.4 Earthworks

Having regard to the considerations at clause 6.2 of WLEP we have formed the opinion that the proposed earthworks:

- (a) are unlikely to disrupt, or have any detrimental effect on, existing drainage patterns and soil stability in the locality,
- (b) will not effect the likely future use or redevelopment of the land,
- (c) will involve uncontaminated material,
- (d) will not effect the existing and likely amenity of adjoining properties,
- (e) will involve uncontaminated material that can be disposed of to landfill or a material recycling facility such as Kimbriki Tip,
- (f) are unlikely to disturb relics given the sites previously developed nature and absence of rock outcrop or middens,
- (g) will not adversely impact any watercourse, drinking water catchment or environmentally sensitive area.

Subject to a condition requiring the implementation of appropriate erosion and sedimentation controls these provisions are satisfied.

4.1.5 Stormwater Management

Stormwater will be drained to Ralston Avenue as depicted on the accompanying stormwater management plans prepared by Contrive Consultants.

The stormwater plans have been provided and have been designed with regard to Northern Beaches Council's Water Management Policy.

4.2 Warringah Development Control Plan 2011

The proposal relates to a new dual occupancy and the following relevant DCP controls have been addressed with respect to consideration of the proposed subdivision application.

4.2.1 DCP Compliance Table

A table demonstrating compliance with the relevant provisions of the Warringah DCP 2011 is detailed as follows:

Control	Requirement	Proposed	Compliance
Wall Height DCP Control B1	7.2 metres from ground level (existing) to the underside of the ceiling to the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	The development incorporates a flat roof design. When measured to the underside of the uppermost ceiling the wall heights are compliant with the 7.2m wall height control.	Yes
Side Boundary Envelope DCP Control B3	Buildings must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 4 metres.	<p>The dual occupancy is generally compliant with the side boundary envelope other than the western roof form which breaches by a relatively minor extent. This is depicted on the plans.</p> <p>The building envelope breaching elements will not give rise to adverse streetscape or residential amenity impacts in terms of views, privacy or solar access nor will they compromise the ability to appropriately landscape the site.</p>	No – Acceptable on merit

Control	Requirement	Proposed	Compliance
		<p>The objectives of the control are not defeated.</p> <p>Such variation succeeds pursuant to section 4.15(3A)(b) of the Act which requires Council to be flexible in applying such provisions and allow reasonable alternative solutions that achieve the objects of DCP standards for dealing with that aspect of the development.</p>	
Front Boundary Setback DCP Control B7	<p>Development is to maintain a front setback of 6.5 metres to the primary frontage with a 3.5m setback to the secondary frontage able to be considered on merit.</p>	<p>The primary facade of the development is compliant with the 6.5m front setback to Ralston Avenue with the porch and roof over extending to within 5.362m of this splayed boundary alignment. On average the 6.5m setback is maintained.</p> <p>A variable setback of between 3.5m and 6 metres is maintained to Neridah Avenue with the 6m setback at its northern end providing an appropriate visual transition to the dwelling house at 3 Neridah Avenue to the north.</p> <p>As the objectives of the front setback control are achieved the reduced setback to the secondary frontage is acceptable on merit.</p>	Yes

Control	Requirement	Proposed	Compliance
Rear Boundary Setback DCP Control B9	<p>Development is to maintain a minimum rear boundary setback of 6 metres. Swimming pools are allowable encroachments for 50% of the required setback area.</p>	<p>Whilst the corner allotment technically does not have a rear boundary a variable setback of between 1.504 and 7.07m is maintained to the western boundary of the property. The setbacks are contextually appropriate having regard to the juxtaposition of adjoining dwellings and associated living and private open space areas.</p> <p>No unacceptable or non-compliant residential amenity impacts will arise in relation to privacy, solar access or views as a consequence of the side/rear boundary setbacks proposed.</p>	Yes
Traffic, Access and Safety C2	<p>To minimise:</p> <ul style="list-style-type: none"> a) traffic hazards; b) vehicles queuing on public roads c) the number of vehicle crossings in a street; d) traffic, pedestrian and cyclist conflict; e) interference with public transport facilities; and 	<p>The development will not significantly increase traffic generation with Neridah Avenue being a low traffic Local road able to accommodate the minor additional traffic generation.</p> <p>The proposal utilises a single driveway crossing to ensure no loss of available on street parking.</p>	Yes

Control	Requirement	Proposed	Compliance
	f) the loss of “on street” kerbside parking.		
Parking Facilities DCP Control C3	2 off street parking spaces must be located behind the front building alignment.	2 tandem off-street parking spaces achieved to each dwelling.	Yes
Stormwater DCP Control C4	To protect and improve the ecological condition of Warringah’s beaches, lagoons, waterways, wetlands and surrounding bushland; to minimise the risk to public health and safety;	Stormwater management plans have been prepared in accordance with the Northern Beaches Council Water management Policy.	Yes
Excavation and Landfill DCP Control C7	Excavation and landfill works must not result in any adverse impact on adjoining land.	These matters have been previously addressed.	Yes

Control	Requirement	Proposed	Compliance
Demolition & Construction DCP Control C8	A demolition and waste management plan must be satisfactorily completed and submitted.	A waste management plans is provided.	Yes
Landscaped Open Space DCP Control D1	A minimum 40% landscaped open space is to be provided.	Complies – Both lots in excess of 40%	Yes
Private Open Space DCP Control D2	Dwellings houses with 3 or more bedrooms are to provide a minimum area of 60sqm of private open space.	>60m ² achieved	Yes
Access to Sunlight DCP Control D6	Pursuant to these provisions development is not to unreasonably reduce sunlight to surrounding properties. In the case of housing: <ul style="list-style-type: none"> At least 50% of the required area of private open space of each Dual Occupancy and at least 50% of the required area of private open space of 	Shadow diagrams have been prepared and accompany this application. The diagrams show that compliant levels of solar access will be maintained to the living areas and private open spaces of both adjoining properties on 21 June.	Yes

Control	Requirement	Proposed	Compliance
	adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.		
Views DCP Control D7	<p>To allow for the reasonable sharing of views.</p> <p>To encourage innovative design solutions to improve the urban environment.</p> <p>To ensure existing canopy trees have priority over views.</p>	Having inspected the site and its immediate surrounds to identify potential view corridors and noting the fully compliant height of the proposal we are satisfied that the development will maintain a view sharing outcome amongst surrounding development consistent with the principals of view sharing pursuant to the planning principal <i>Tenacity vs Warringah Council</i> .	Yes
Privacy DCP Control D8	<p>Ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.</p> <p>To encourage innovative design solutions to improve the urban environment.</p>	The dual occupancy has been designed to minimised privacy impacts. Side facing first floor windows are limited to bedroom and bathroom areas which can be fitted with privacy screens or obscure glazing should Council consider additional privacy attenuation to be necessary.	Yes

Control	Requirement	Proposed	Compliance
	To provide personal and property security for occupants and visitors.		
Building Bulk DCP Control D9	Encourage good design and innovative architecture to improve the urban environment. Minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.	The development is 2 storeys as defined and sits well below the 8.5m building height development standard. A range of materials and finishes will be used to provide visual interest and break up the massing of the development. A high level of building articulation is provided via varying setbacks which will break up the massing of the building.	Yes
Building Colours and Materials DCP Control D10	Ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.	A range of materials and finishes is proposed and detailed on the architectural plans provided.	Yes

Control	Requirement	Proposed	Compliance
Roofs DCP Policy D11	Roofs are to be designed to complement the local skyline.	A flat roof is provided and is consistent with more contemporary development in the local area.	Yes
D16 Swimming Pools and Spa Pools	Pools are not to be located in the front building setback. Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.	N/A	Yes
E8 Waterways and Riparian Lands	Developments shall comply with the requirements of Council's Protection of Waterway and Riparian Land Policy and Water Management Policy.	N/A	N/A
E11 Flood Prone Land	Development on flood prone land requires the preparation of a Flood Management Report by a suitably	N/A	N/A

Control	Requirement	Proposed	Compliance
	qualified professional.		
G10.1 Dual Occupancies and Semi-Detached Dwellings	<u>Site Layout</u> Semi-detached dwellings and Dual occupancy (attached) – Both dwellings are to be oriented towards the street frontage. This layout reinforces the prevailing residential pattern of single street frontage properties, allowing for landscaped front gardens and larger rear yards.	Complies. Both dwellings are orientated to the street	Yes
	<u>Setbacks and Height</u> 1m to one side and 2.5m to the other. This may be averaged across each boundary with a total combined of 3.5m	The slayed nature of the western boundary and the squaring of the dual occupancy to Neridah Avenue frontage ensures that the setbacks are well in excess of the combined 3.5m setback average.	Yes
	Nil setback to common wall	Complies – nil setback proposed to common wall	Yes

Control	Requirement	Proposed	Compliance
	The maximum number of storeys is 2.	The development is 2 storeys as defined.	Yes
	Windows to the principal living area of the proposal and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 (that is, to at least 50% of the glazed area of those windows).	Complies as previously outlined.	Yes
	R8 Each dwelling is to have a storage area of at least 8 cubic metres.	Complies. Ample storage provided within the dwellings.	Yes
	For every 225 m ² of site area or part thereof, plant at least 1 medium or large tree in the deep soil area.	5 trees are proposed across the site for a site which is well in excess of this requirement.	Yes
	Minimum Deep Soil: >600m ² : 25% with dimension of 3m	Well in excess of 25% of the site area has deep soil areas having a minimum dimension greater than 3 metres as nominated on plan 7.01.	Yes

Control	Requirement	Proposed	Compliance
	<p>The development is to respond to the natural landform of the site to minimise visual impact:</p> <p>A. Dwellings are to be designed to step with the topography.</p> <p>B. The ground floor should not be more than 1.3 metres above ground level (existing) and no more than 1 metre below ground level (existing), except where a higher finished floor level is required to meet the applicable Flood Planning Level.</p> <p>c. Basements, including for car parking, should be avoided unless no other practical alternative exists, and are not to be provided within required building setbacks.</p>	<p>Minimal excavation is proposed on this relatively flat site.</p> <p>The ground floor level is generally at ground level (existing).</p> <p>No basement carparking is proposed.</p>	Yes
	<p>The total width of all garages, carports or hardstand areas, for both dwellings combined, facing a</p>	<p>The total width of garage openings complies with this control.</p>	Yes

Control	Requirement	Proposed	Compliance
	street frontage is not to exceed 50% of the lot frontage or 7 metres, whichever is the lesser.	The proposal provides for compliant levels of parking and safe entry and exit. The basement design has mitigated the visual impact of the garages.	

4.3 State Environmental Planning Policy (Resilience & Hazards) 2021

Chapter 4 – Remediation of Land

Sub-section 4.6 (1)(a) of Chapter 4 requires the Consent Authority to consider whether land is contaminated. Records indicate that the subject site has been used for residential purposes for a significant period of time with no prior land uses. In this regard, it is considered that the site poses minimal risk of contamination and therefore, no further consideration is required under sub-section 4.6 (1)(b) and (c) of this Chapter and the land is considered to be suitable for the residential land use.

4.4 State Environmental Planning Policy (Sustainable Buildings) 2022

The proposal has been assessed in accordance with the relevant provisions of the BASIX and Energy Efficiency.

A BASIX and NatHERS Certificate and assessment has been prepared and outlines the proposal's compliance with the provisions of BASIX and Energy Efficiency.

4.5 Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines (in *italic*) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

(i) The provision of any Planning Instrument

The proposed alterations and additions are permissible and consistent with the intent of the Warringah Councils Local Environmental Plan and Development Control Plan as they are reasonably applied to the proposed works given the constraints imposed by the sites location, environmental and topographical constraints.

(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 Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

N/A

(iii) Any development control plan

Warringah DCP applies

(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

N/A

(iv) The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

N/A

(v) Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)

N/A

(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,

Context and Setting

i. *What is the relationship to the region and local context in terms of:*

- *The scenic qualities and features of the landscape*
- *The character and amenity of the locality and streetscape*
- *The scale, bulk, height, mass, form, character, density and design of development in the locality*
- *The previous and existing land uses and activities in the locality*

The proposed alterations and additions to the existing Dual Occupancy are entirely commensurate with that established by adjoining development and development generally within the sites visual catchment with no adverse residential amenity impacts in terms of views, privacy or overshadowing.

ii. *What are the potential impacts on adjacent properties in terms of:*

- *Relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)*
- *visual and acoustic privacy*
- *views and vistas*
- *edge conditions such as boundary treatments and fencing*

These matters have been discussed in detail earlier in this report. The works have been designed such that potential impacts are minimal and within the scope of the built form controls.

Access, transport and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *Travel Demand*
- *dependency on motor vehicles*
- *traffic generation and the capacity of the local and arterial road network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

The proposal provides for 2 off-street car spaces for each dwelling.

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

Existing utility services will continue to service the dwellings.

Flora and Fauna

N/A

Waste Collection

Normal domestic waste collection will continue to the development

Natural hazards

A flood report is provided

Economic Impact in the locality

The proposed development will not have any significant impact on economic factors within the area notwithstanding that it will generate additional employment opportunities through the construction period with respect to the proposed works.

Site Design and Internal Design

- i) *Is the development design sensitive to environmental considerations and site attributes including:*
 - *size, shape and design of allotments*

- *The proportion of site covered by buildings*
- *the position of buildings*
- *the size (bulk, height, mass), form, appearance and design of buildings*
- *the amount, location, design, use and management of private and communal open space*
- *Landscaping*

These matters have been discussed in detail earlier in this report. The potential impacts are considered to be minimal and within the scope of the general principles, desired future character and built form controls.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation*
- *building fire risk – prevention and suppression*
- *building materials and finishes*
- *a common wall structure and design*
- *access and facilities for the disabled*
- *likely compliance with the Building Code of Australia*

The proposed development can comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

Construction

i) *What would be the impacts of construction activities in terms of:*

- *The environmental planning issues listed above*
- *Site safety*

Normal site safety measures and procedures will ensure that no safety or environmental impacts will arise during construction.

(c) The suitability of the site for the development

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area*
- *Are utilities and services available to the site adequate for the development*

- *Are the site attributes conducive to development*

The site is located in an established residential area. The adjacent development does not impose any unusual or impossible development constraints. The proposed development will not cause excessive or unmanageable levels of transport demand.

The site being of moderate grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed works.

(d) Any submissions received in accordance with this act or regulations

It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) The public interest

The proposed works are permissible and consistent with the intent of the LEP and DCP controls as they are reasonably applied to the proposed development. The development would not be contrary to the public interest.

5 Conclusion

The proposed New dual occupancy is permissible and consistent with the intent of the built form controls as they are reasonably applied. The dual occupancy will contribute positively to the streetscape character and is consistent with the scale and density of development within the local area.

The acknowledged non-compliances relating to the side boundary envelope has been justified and warrants Council being flexible in the application of those controls in accordance with clause 4.15(3A)(b) of the Act in this instance. The identified non-compliances do not give rise to any unreasonable streetscape or residential amenity impacts relating to solar access, privacy and view sharing.

Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.