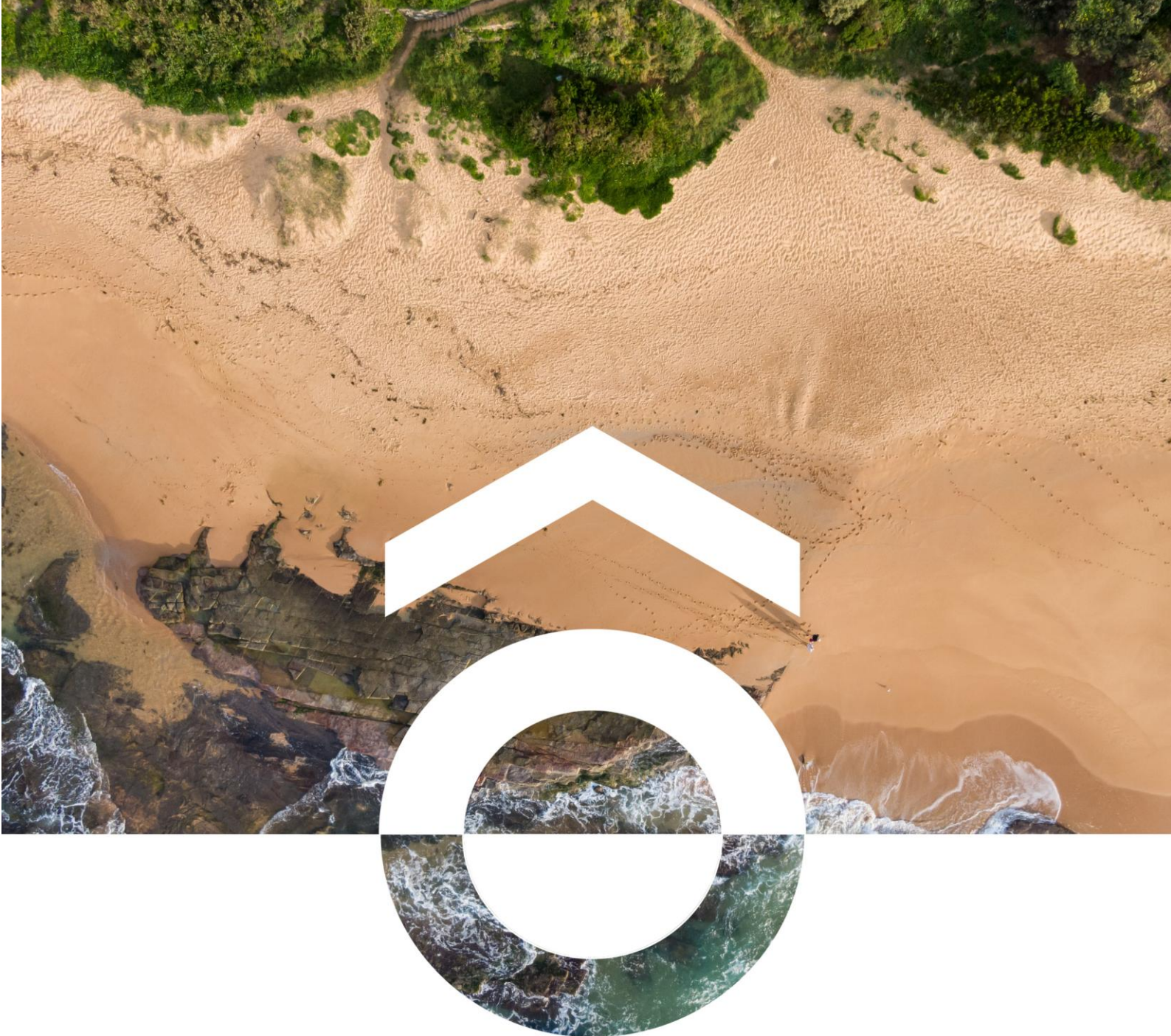




Statement of Environmental Effects

To undertake Alterations and Additions to an existing one storey Dwelling house

September 2025

52 Collaroy Street, Collaroy NSW 2097

approved



Statement of Environmental Effects

52 Collaroy Street, Collaroy NSW 2097

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1.0 Introduction

Approved Pty Ltd hereby certifies that this Statement of Environmental Effects (SEE) has been prepared in accordance with the requirement of the Environmental Planning and Assessment Act 1979 and its associated Regulations. It is certified that to the best of our knowledge, the information contained within this report is neither false nor misleading.

Document Details

Revision	A
Prepared By	Anthony Peters Senior Town Planner

This SEE accompanies the Development Application (DA) to Northern Beaches Council to undertake Alterations and Additions to a one storey dwelling house, comprising an upper floor addition immediately above the existing ground floor footprint to create a two storey dwelling house. **A Clause 4.6 variation request to the 8.5m building height also accompanies this application.**

Development Application Details

Property Address	Lot 1 DP 514756 52 Collaroy Street, Collaroy NSW 2097
Local Government Area	Northern Beaches Council
Zone	R2 – Low Density Residential
Existing Development	Part One and Two Storey Dwelling house, ancillary detached shed outbuilding
Calculations	Lot Area: 588.8m ² (By Survey) Existing Lower Ground Floor Area: 9.6m ² Existing Ground Floor Area: 114.7m ² First Floor Additions: 84.59m ² Floor Space Ratio: 0.35:1

The statement is intended to provide further details, where necessary, on aspects covered in the drawings as well as provide additional information where required. The information following is provided to detail the merit of the proposed development in relation to the provisions set out in both the Warringah Environmental Plan 2011 and Warringah Development Control Plan 2011. The DA and SEE have been prepared on behalf of the applicant and addresses the matters referred to in Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the matters required to be considered by the consent authority. The purpose of this Statement is to:

- Describe the existing environment to which the DA relates and the character of the surrounding area.
- Describe the proposed development.
- Outline the statutory planning framework within which the DA is assessed and determined; and
- Assess the proposed development in considering the relevant heads of consideration.

2.0 Site Location and Description

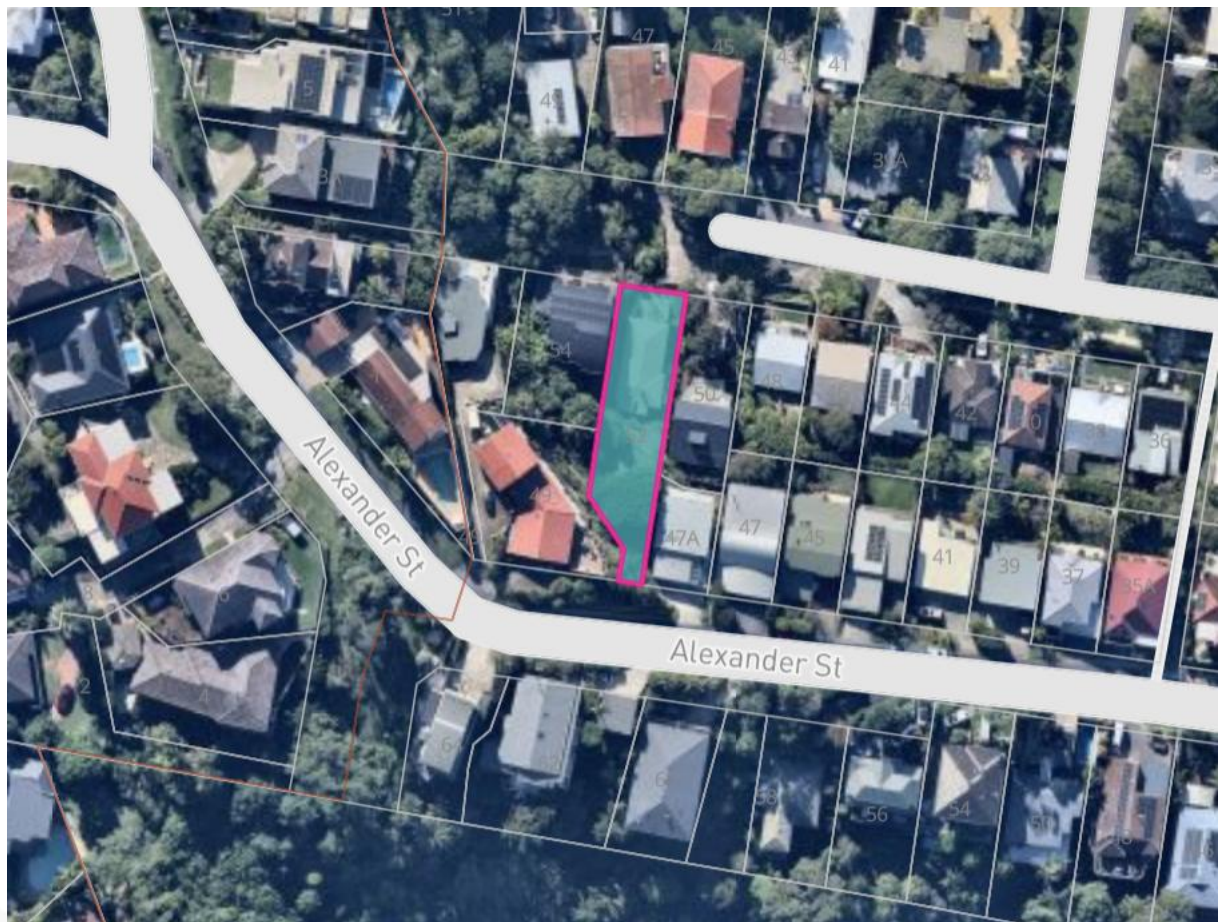


Figure 1: Aerial view, showing subject Lot outlined red (Source: Nearmap).

The subject site (the site) is located on the southwestern side of Collaroy Street. The locality consists of similar residential lot properties, and older single dwellings.

Development immediately surrounding the site is primarily low rise built forms such as dwelling houses displaying similar ancillary structures. This pattern can be observed in Figure 1.

The allotment is irregular in shape and orientated in a north to south direction. Lot 1 displays a 12.192 northern frontage and 4.572 metre southern frontage, general useable depth of 39.815 metres, and with a site area of 588.8m² and no easements.

The sites topography is sloping from the southern rear boundary down to the northern road frontage of the site. Direct vehicular access/egress is available from Collaroy Street into a lower set detached double garage.

The site currently contains a modest part one and two storey dwelling house (primarily single storey) and attached patio/balcony at the front. The site has scattered vegetation within the rear portion and landscaped, maintained lawns and gardens.

- Demolition of existing internal walls and roofing elements.
- Provide upper floor area directly above the existing disturbed footprint for use as three bedrooms (main with ensuite), bathroom, laundry, wet bar, and front/rear balcony, having an internal floor area of 84.59m². The upper floor area is to be accessed via an external staircase from the ground floor.
- A BASIX Certificate is required and is attached.
- Earthworks (other than for the external staircase footings) are not required, given the extensions are contained to the existing disturbed curtilage of the dwelling.
- No removal of trees is required.

Overall, the development is considered to increase residential amenity for the occupants, while displaying suitable design and updated architectural features. This scale of dwelling house and ancillary structures are not uncommon in such settings.



3.0 Statutory Requirements

This section deals with the proposal's consistency with the various statutory and non-statutory provisions. It also addresses the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

3.1 Commonwealth Legislation - Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth Environmental Protection and Biodiversity Conservation Act (EPBC) 1999, in conjunction with the Commonwealth Environmental Protection and Biodiversity Conservation Regulations 2000, provide the basis for national environmental protection and conservation.

The subject site is not situated on or near an area of environmental significance and does not contain any national environmental significance items.

3.2 Other Acts

Consideration was afforded to other legislation, including legislation concerning whether the proposal is integrated development. Integrated development is not triggered in this case.

Coal Mine Subsidence Compensation Act 2017

The site is not located within a Mine Subsidence District.

Roads Act 1993

Works are not required within the road reserve and therefore no approval under *Section 138 of the Roads Act 1993* is required.

Rural Fires Act 1997

The site is mapped as being within Bushfire Prone Land (buffer).

General Acts

Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016 (BC Act)* aims to maintain a healthy, productive, and resilient environment consistent with the principles of ecologically sustainable development. The BC Act requires all types of development (including those under Part 4 and Part 5 of the EPA Act) to be assessed to determine whether the biodiversity offset scheme is to be applied.

No part of the site/locality is mapped as biodiverse land.

No removal of trees is proposed.

3.3 State Environmental Planning Policies (SEPP)

The following State Environmental Planning Policies are considered applicable to the land and relevant to the proposal such as to warrant consideration:

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This Policy seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation. The site is not mapped as Biodiverse land and does not require the removal of trees to facilitate the development.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2:

The site is not mapped as Coastal Use Area or Coastal Environment Area. The additions will have negligible impacts on coastal processes or the environment, particularly having regard for the distance to coastal waters and the existing dwelling house.

Chapter 4:

The site is not identified as potentially contaminated in Council's inventory and its previous and approved use for residential subdivision and the dwelling house would significantly reduce any likelihood of contamination.

State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 2:

This Chapter applies to buildings that are defined as 'BASIX affected development', being "development that involves the erection (but not the relocation) of a BASIX affected building," (i.e.: contains one or more dwelling).

Accordingly, the provisions of this Chapter apply to the current development proposal as the alterations and additions have a value of more than \$50,000. A valid BASIX Certificate which lists the commitments to achieve appropriate building sustainability is attached. A condition is recommended to be included in the development consent requiring such commitments to be fulfilled.

4.0 Local Environmental Plans (LEP)

4.1 Warringah Local Environmental Plan 2011 (WLEP 2011)

Consideration has been given with regards to the outcomes and prescriptive requirements of the Warringah Local Environmental Plan 2011. The following Clauses are considered applicable to the proposal:

Part 1 Preliminary

Clause 1.9A Suspension of covenants, agreements and instruments

There is no 88B Instrument relating to or restricting the alterations and additions as proposed on this lot. Notwithstanding this, Council has the power to override any restriction pursuant to this clause.

Part 2 Permitted or Prohibited Development

The site is zoned R2 – Low Density Residential. The proposed development is defined as a ‘*Dwelling house*’ and is permissible with consent in the R2 zone.

The objectives of the R2 zone are outlined below:

- 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.

The proposal is considered consistent with the objectives of the R2 zone in that development is appropriate in relation to the capability and suitability of the land, to meet the day to day needs of residents, without hindering the amenity of the locality. The proposal is of scale and use that is not uncommon for a dwelling house and is unlikely to detract from the amenity and character of the area. The proposal is simply expanding on existing improvements.

Clause 2.7 Demolition requires development consent

Demolition/removal is required for the proposed works and also forms part of the proposal.

Part 4 Principal Development Standards

Clause 4.3 Height of Buildings

The site is prescribed a maximum allowable building height of 8.5m. The additions (predominately the proposed covered front balcony) slightly exceed the 8.5m height by a maximum 680mm for a small section of the roofline along the eastern elevation as shown on the elevation plans in blue shading. A Clause 4.6 variation to vary the height in this regard is attached.

Clause 4.4 Floor Space Ratio

The site is not prescribed a maximum allowable floor space ratio. The additions add to the gross floor area calculations being an additional 84.59m² or floor space ratio of only 0.35:1.

Clause 4.6 Exceptions to development standards

Clause 4.3 Height of Buildings is not expressly excluded from the operation of this clause and therefore an appropriate degree of flexibility in applying the 8.5m height development standard can be considered.

Refer to the attached Clause 4.6 variation.

Part 6 Additional Local Provisions

Clause 6.2 Earthworks

The development proposes no ground disturbance (other than for minor foundation/support for the proposed external staircase) and will not have a detrimental impact on any environmental function or process, neighbouring uses, or any item of cultural or heritage significance as this area/footprint is already disturbed. Stormwater will connect into the existing ground floor connections.

No sediment and erosion control measures will be necessary during construction. Conditions of consent can be included in any future consent to address potential soils and sedimentation and erosion control issues if Council still desires.

Clause 6.4 Development on sloping land

The site is within landslip area E – Collaroy Plateau Area – slopes more than 15 degrees.

A Geotechnical Assessment is not considered necessary in this case as the proposed additions are over the existing ground floor of the dwelling house and in line with the ground floor of the existing dwelling house (i.e., existing foundations retained). There is no evidence of the effects of landslips on the existing dwelling house.



All essential services are currently available and can be extended or connected to the additions. The additions are clear of the sewer lines as they are directly above the footprint of the existing dwelling house.



5.0 Development Control Plan (DCP)

DCP's provide Council's detailed planning and design guidelines to support the LEP. Consideration has been given with regards to the outcomes and prescriptive requirements of the Warringah Development Control Plan 2011. The following Chapters are considered applicable to the proposal.

Warringah Development Control Plan 2011

Element

Control

Compliance

Part B Built Form Controls

B1 Wall Heights

1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).

Variation Sought

The development wall height is well below 7.2 metres other than for the northeastern corner of the building due to the crossfall/slope within this portion of the site.

The exceedance is not significant, and the objectives are still met in that:

(a) The visual impact of the development is minimal when viewed from the street and adjoining properties.

(b) The tree canopy levels are not exceeded.

(c) Existing views are predominately retained to the northeast.

(d) The design responds to the site topography by not extending the existing footprint which would require alteration to the natural landform.

(e) The roof pitch is low and minimal which reduces the bulk and scale of the dwelling house.

B2 Number of Storeys

1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.

Complies

Not mapped.

The number of storeys remains consistent with the two storeys within this locality (not including the small subfloor entry foyer/staircase).

B3 Side Boundary Envelope

1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:

4 metres, or

5 metres
as identified on the map.

2. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side boundary envelope.

Variation Sought

The building envelope is slightly encroached at a height of 4m from a 45 degree angle (building height plane) by the upper floor wall on the eastern and western side boundary.

These encroachments are not significant, and the proposal still meets the Objectives of the Built Form Control in that:

(a) The building does not become visually dominant by virtue of its height and bulk, particularly due to its substantial setback from the street due on which it stands.

(b) Due to the orientation of the lot north/south and the design of the neighbouring dwellings, there is no adverse impact on light, solar access and privacy.

There will be minimal overlooking as all the upper floor windows along the western elevation are highset.

(c) The placement of the proposed upper floor directly above the existing ground floor also responds to the sloping topography of the site, not creating any further cut/fill requirements.

Based on all three of the above objectives being satisfied, the slight encroachments are considered satisfactory and should be supported in this case.

B4 Site Coverage	1. Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as: • 33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and • 20% = 3,500m² or 30% <3,500m² - the total building footprint(s) must not cover more than 20% of the site area except on allotments having an area of less than 3,500m² where the total building footprint/s must not cover more than 30% of the site area.	Complies Not mapped. The existing approved site coverage only slightly increases due to eaves overhang. Total area of hard surfaces equates to 309.7m² or 53%.
B5 Side Boundary Setbacks	1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map. 2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences. 3. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.	Complies The proposed works meets the 900mm side setbacks, with the proposed upper floor maintaining the existing ground floor side setbacks, being 1.932m at the closest point to the western side boundary and 2.971m to the eastern side boundary at the closest point.
	Land Zoned R2 All development: • Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback	
B7 Front Boundary Setbacks	1. Development is to maintain a minimum setback to road frontages. 2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences. 3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways. 4. For land zoned E3 and not having frontage to Kamber Road or Kimbriki Road the minimum front building setback area is to be densely landscaped using locally occurring species of canopy trees and shrubs and free of any structures, carparking or site facilities other than driveways, letterboxes and fences.	Complies The additions maintain the existing front setback of the dwelling house (i.e. consistent with the eaves and existing roof lines) and are behind the required 6.5m setback (being 10.258m at the closest point).

B9 Rear Boundary Setbacks	1. Development is to maintain a minimum setback to rear boundaries. 2. The rear setback area is to be landscaped and free of any above or below ground structures. 3. On land zoned R3 Medium Density where there is a 6m rear boundary setback, above and below ground structures and private open space, including basement carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear building setback. 4. The rear building setback for land zoned IN2 Light Industrial at Tepko Road that adjoins land zoned R2 Low Density Residential is not to be used for industrial purposes or vehicle access. 5. The rear building setback for land zoned IN2 Light Industrial in the vicinity of Campbell Parade, Manly Vale is not to be used for industrial purposes or vehicle access	Complies The additions are directly above the existing ground floor and are setback greater than 6m from the rear boundary.
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Part C Siting Factors

C3 Parking Facilities		Complies The existing double garage is retained. This meets the two space requirement for a dwelling house.
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C4 Stormwater	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	Complies The additions will be provided with gutters and downpipes connected to the existing stormwater drainage for the dwelling house.
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C7 Excavation and Landfill	1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation. 2. Excavation and landfill works must not result in any adverse impact on adjoining land. 3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work. 4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment. 5. Rehabilitation and revegetation techniques shall be applied to the fill.	Complies No retaining walls are proposed as the additions are located above the existing footprint of the dwelling house. Erosion and sediment control measures will be implemented prior to the commencement of works and maintained during the period construction in accordance with the requirements of <i>Managing Urban Stormwater: Soils and</i>
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6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.

C8 Demolition and Construction

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.

Complies

A Waste Management Plan is included with the Development Application.

C9 Waste Management

Link: Northern Beaches Council's Waste Management Guidelines

Part D Design

D1 Landscaped Open Space and Bushland Setting

1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:

Complies

The works do not alter the existing approved landscaped open space for the site.

a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;

Landscaped open space remains at a minimum of 40%, being 279.1m² or 47%.

b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;

c) Landscaped open space must be at ground level (finished); and

d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.

2. Where land is shown on DCP Map Landscaped Open Space and Bushland Setting as "Bushland Setting", a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural bushland or landscaped with locally indigenous species.

3. In Cottage Point the relationship of the locality with the surrounding National Park and Cowan Creek waterway will be given top priority by enhancing the spread of indigenous tree canopy and protecting the natural landscape including rock outcrops and remnant bushland.

D2 Private Open Space

1. Residential development is to include private open space for each dwelling.

Complies

2. The minimum area and dimensions of private open space are as follows:

The additions do not alter the existing approved private open space for the dwelling, being the existing ground floor front balcony and rear yard at the rear of the dwelling, being at least 60m² and minimum dimension of 5m.

DWELLING Type	Area and Minimum Dimensions per dwelling
Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m ² with minimum dimensions of 3 metres
Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m ² with minimum dimensions of 5 metres
Multi dwelling housing (not located at ground level), residential flat buildings and shop top housing	A total of 10m ² with minimum dimensions of 2.5 metres

3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.

4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.

5. Private open space shall not be located in the primary front building setback.

6. Private open space is to be located to maximise solar access.

D3 to D15 **(inclusive)**

Complies

Consistent with that of the existing dwelling house. The proposed additions do not adversely affect noise, access to sunlight, views, privacy, building bulk and building colours and materials, roofs, glare and reflection, site facilities and fencing will be consistent and compliment with that existing.

D16 **Swimming** **Pools and Spa** **Pools**

1. Pools are not to be located in the front building setback.

Complies

2. Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.

Not Applicable.

3. 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.

Part E The Natural Environment

E1 **Preservation** **of Trees or** **Bushland** **Vegetation**

Complies

No vegetation removal required.

The additions are proposed within and immediately above the same disturbed footprint.

E4 **Wildlife** **Corridors**

1. For modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 50m² or the land supporting the vegetation to be modified forms part of an allotment where vegetation has been modified in the last five years:

Complies

No vegetation removal is required, despite the site being within relevant wildlife corridor mapping.

- i. The applicant must demonstrate that the objectives have been achieved through a Flora and Fauna Assessment prepared in accordance with Council guidelines; and
 - ii. The applicant must demonstrate that the objectives have been achieved through a Biodiversity Management Plan prepared in accordance with Council guidelines that will protect, manage and enhance wildlife corridors, and where appropriate reconstruct wildlife corridor areas on the subject property.
2. For modification of native vegetation in all other cases, the applicant must demonstrate that the objectives have been achieved.



E5 Native Vegetation

1. For modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 100m² or the land supporting the vegetation to be modified forms part of an allotment where vegetation has been modified in the last five years:
 - i. The applicant must demonstrate that the objectives have been achieved through a Flora and Fauna Assessment prepared in accordance with Council guidelines; and
 - ii. The applicant must demonstrate that the objectives have been achieved through a Biodiversity Management Plan prepared in accordance with Council guidelines that will protect native vegetation on the subject property.
2. For modification of native vegetation in all other cases, the applicant must demonstrate that the objectives have been achieved.

Complies

No vegetation removal is required, and the disturbed footprint is outside of relevant native vegetation mapping.

E7 Development on land adjoining public open space

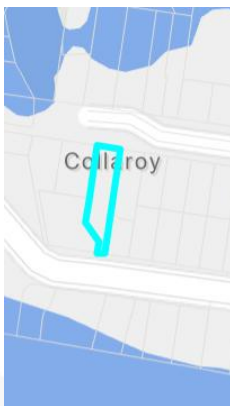
1. Development on land adjoining public open space is to complement the landscape character and public use and enjoyment of the adjoining parks, bushland reserves and other public open spaces.
2. Public access to public open space is to be maximised.
3. Buildings are to be located to provide an outlook to public open space, without appearing to privatise that space.

Complies

Not Applicable.

4. Development is to provide a visual transition between open space, bushland reserves or other public spaces and buildings, including avoiding abutting public open space with back fences.
5. Development is to protect views to and from public open space.
6. Development is to provide buffers for bushfire protection on private land, not on public land.
7. If the adjoining parks, bushland reserves or public open space contain bushland, development is not to threaten the protection or preservation of the bushland.
8. Development should be designed to maximise opportunities for casual surveillance of the public open space.
9. Development is to utilise landscaping or existing landscape elements to screen development.

E8 Waterways and Riparian Lands



Complies

The additions are proposed within the same disturbed footprint and are outside of the mapped area.

E10 Landslip Risk

iii) For land identified as being in Area C or Area E:

A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer/ engineering geologist, must be submitted with the development application.

Also, a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.

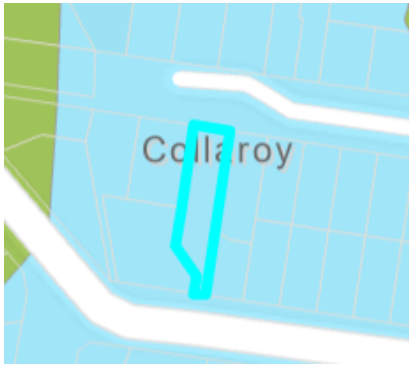
iv) When a geotechnical report is required to be submitted, (determined in accordance with i) to iii) above), the report must include a risk assessment of landslip in relation to both property and life. The risk assessment must have regard to any guidelines published by the Australian Geomechanics Society.

Complies

The site is within landslip area E, Collaroy Plateau Area Slopes more than 15 degrees.

No fill greater than 1m in depth proposed and the site is already developed. No cut/excavations greater than 2m high are present.

The proposed development is suitable for the site, and the existing conditions constitute an "acceptable" risk to life and a "low" risk to property as evidenced by the existing dwelling house that



has been in existence for a substantial number of decades.

The proposed additions are at or above the existing disturbed footprint, so no further investigation is necessary in this regard.

6.0 Environmental Effects

The proposed development has been evaluated with regard to the matters for consideration of section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act) that have not been addressed elsewhere within this statement.

The Provisions of any Environmental Planning Instrument – 4.15(1)(a)(i)

Consideration has been given to relevant Environmental Planning Instruments (EPI) above. The proposed development is not inconsistent with any EPI other than the building height development standard. A Clause 4.6 Variation has been suitably submitted in this regard.

The Provisions of any Draft Environmental Planning Instrument – 4.15(1)(a)(ii)

We are not aware of any Draft Instruments relating to the site or the proposed development.

The Provisions of any Development Control Plan – 4.15(1)(a)(iii)

Consideration has been given to the provisions of the relevant Development Control Plan. The proposed development is not inconsistent with the objectives or controls within any DCP.

The Provisions of any Planning Agreement – 4.15(1)(a) (iii a)

Not applicable to this application.

The Provisions of the Regulations – 4.15(1)(a)(iv)

Not applicable to this application

Likely Impacts

Context and Setting	The proposal is appropriate for its location and with respect to adjoining land uses.
Access, Transport and Traffic	No additional traffic is generated by the proposed development (other than during construction).
Public Domain	The proposal will not result in any adverse impacts to the public domain.
Utilities	The proposal will be connected to the mains power.
Heritage	Not Applicable according to Schedule 5 of the LEP, Section 10.7 (2) Planning Certificate.

Other Land Resources	The proposed development would not alienate other uses within the site or on neighbouring sites and would limit the demands on other lands.
Water Quality	Reticulated water is available, and stormwater will be connected to the dwellings existing infrastructure.
Soils	Minimal impact on soil profile due to minimal excavation as the additions are above the existing disturbed footprint.
Air and Microclimate	The proposal is expected to have a negligible impact on the existing air quality and microclimate.
Ecological	There are no ecological impacts anticipated as the additions are within a cleared/disturbed part of the site.
Waste	Waste generated will be handled through existing waste collection and recycling services that are presently available, with additional services used on occasion during construction.
Energy	The proposed development incorporates applicable energy efficient design features. Refer to attached BASIX.
Noise and Vibration	The proposal would have negligible impact. Noise and vibration during construction to be subject to Council conditions.
Natural Hazards	The subject site is relatively unconstrained other than potential landslip and bush fire (buffer). The additions are directly above the existing disturbed footprint are not of concern in this regard.
Technological Hazards	None exist in respect to this type of development.
Safety, Security and Crime Prevention	The development is designed and located to ensure safety and security would be maintained.
Social Impact in Locality	The proposal does not introduce a type of development or scale of development that would result in an adverse impact.
Economic Impact in Locality	No adverse economic impact expected, and the proposal would not impact future economic viability of the locality.
Site Design and Internal Design	Commensurate to existing built form and context of surrounding locality.
Construction	To Council and BCA requirements.
Cumulative Impacts	None are likely to result from this scale of development.

Ecologically Sustainable Development

Clause 193 of the Environmental Planning and Assessment Regulation 2021 note that Ecologically Sustainable Development (ESD) requires the effective integration of economic and environmental considerations in decision-making processes. The proposed development is able to comply with the ESD objectives for the site.

Suitability of the Site for Development– 4.15(1)(c)

The subject site is considered suitable for the proposed development in this location. The SEE has demonstrated in detail that the site is suitable for the proposed development and the proposed alterations and additions to the existing dwelling house has the following merits:

- The proposed development is permissible development and will be consistent with the relevant zone objectives.
- The works are well proportioned and will fit in with the surrounding built form, appropriate for the site.
- Principal planning controls are complied with other than building height (slight exceedance of 680mm at highest point).
- The site will maintain useable areas for landscaping and private open space.
- Efficient and well-considered design/location solutions are proposed (having regard for site conditions, partly existing slopes – i.e. the footprint is within the flattest area of yard and with the minimal impact on existing vegetation).
- The amenity of neighbouring properties is not adversely affected by the proposal. Solar access is maintained, and privacy/views are not unreasonably impacted over and above that existing; and
- There are no prohibitive constraints posed by the site or those adjacent.

Submissions–4.15 (1)(d)

The proposal may be notified in accordance with the requirements of Council, providing opportunity for the public to comment on the development.

All reasonable concerns raised in any submissions will be considered if deemed substantiated by Council.

Public Interest–4.15(e)

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being proposed.

7.0 Conclusion

The application for development seeks assessment and consent under the provisions of section 4.15 of the Environmental Planning and Assessment Act 1979. The development is a permissible use of the land under the Warringah Local Environmental Plan 2011 and displays compliance with the objectives and guideline controls of the Warringah Development Control Plan 2011. It is therefore submitted to Council for favourable consideration, subject to conditions of consent.