



Corona Projects

DEVELOPMENT APPLICATION STATEMENT OF ENVIRONMENTAL EFFECTS

Demolition of existing dwelling, construction of a side by side detached dual occupancy, and Torrens-title subdivision of the one lot into two

16 Melwood Ave, Forestville

July 2025

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PROJECT DETAILS

Client: Luxe Pacific Group Pty Ltd
Subject land: 16 Melwood Ave, Forestville
Lot Description: Lot 29 / - / DP366454
Proposed development: Demolition of existing dwelling, construction of a side by side detached dual occupancy, and Torrens-title subdivision of the one lot into two

The report is prepared by Mathew Fortunato
Bachelor of Architecture and Environments (USYD)

The report is reviewed by Madeline Maric
Bachelor of Planning (MQU)

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulation 2021;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

Rev.	Description	Date	Written By	Reviewed By
1	Draft report issued for comment	07.07.2025	MF	MM

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Luxe Pacific Group Pty Ltd to accompany a Development Application (DA) to Northern Beaches Council for the demolition of existing dwelling, construction of a side by side detached dual occupancy, and Torrens-title subdivision of the one lot into two at 16 Melwood Ave, Forestville.

More specifically, the proposed development comprises of the:

- Demolition of the existing single storey dwelling and granny flat on site;
- Construction of 2 x two storey dwellings to create a side by side detached dual occupancy;
- Construction of two swimming pools;
- Various landscaping works; and the
- Torrens-title subdivision of the one lot into two, post construction.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk, and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	May 2025
BASIX Certificate	Positive Eco	27.07.2025
Landscape Plans	Sculpt and Spade Design	17.07.2025
QS Report	Property & Building Assessments Pty Ltd	10.07.2025
Stormwater Plans	Avance Consulting	July 2025
Survey Plan	Baissline Surveying	16.04.2025
Waste Management Plan	Corona Projects	July 2025

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 16 Melwood Ave, Forestville and is legally described as Lot 29 in Deposited Plan 366454. The site is located on the western side of Melwood Avenue, between Riverhill Avenue and Bushland Avenue.

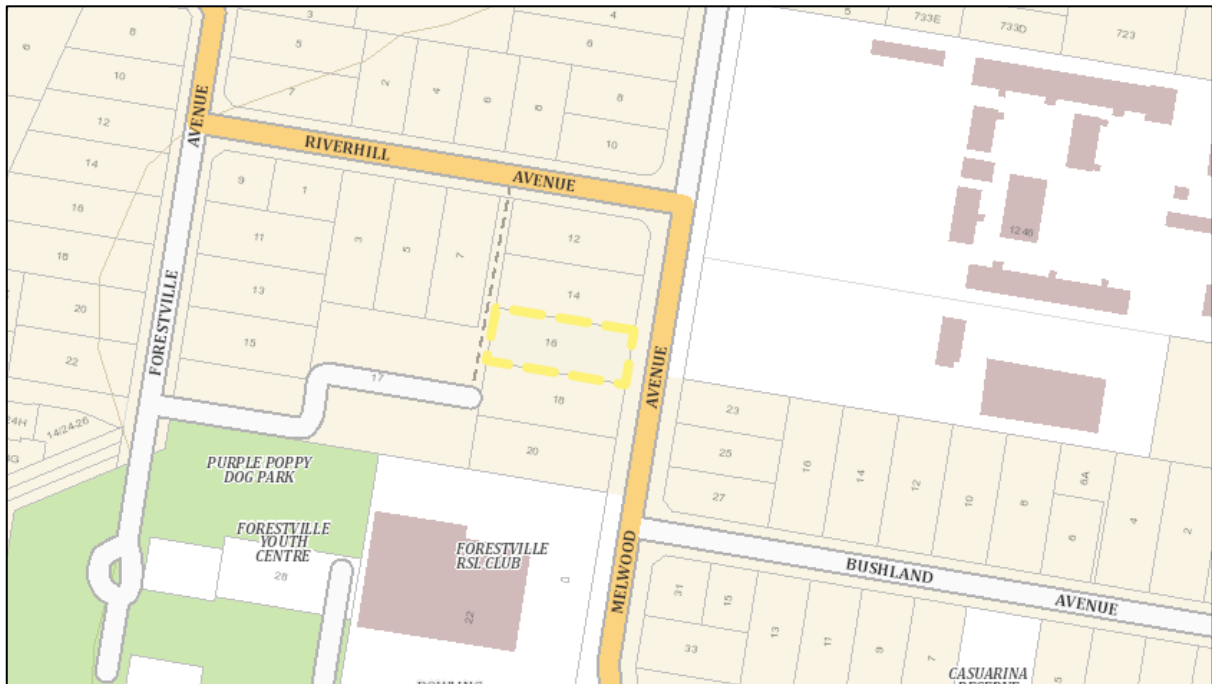


Figure 1: Site locality map (Google Maps 2025)

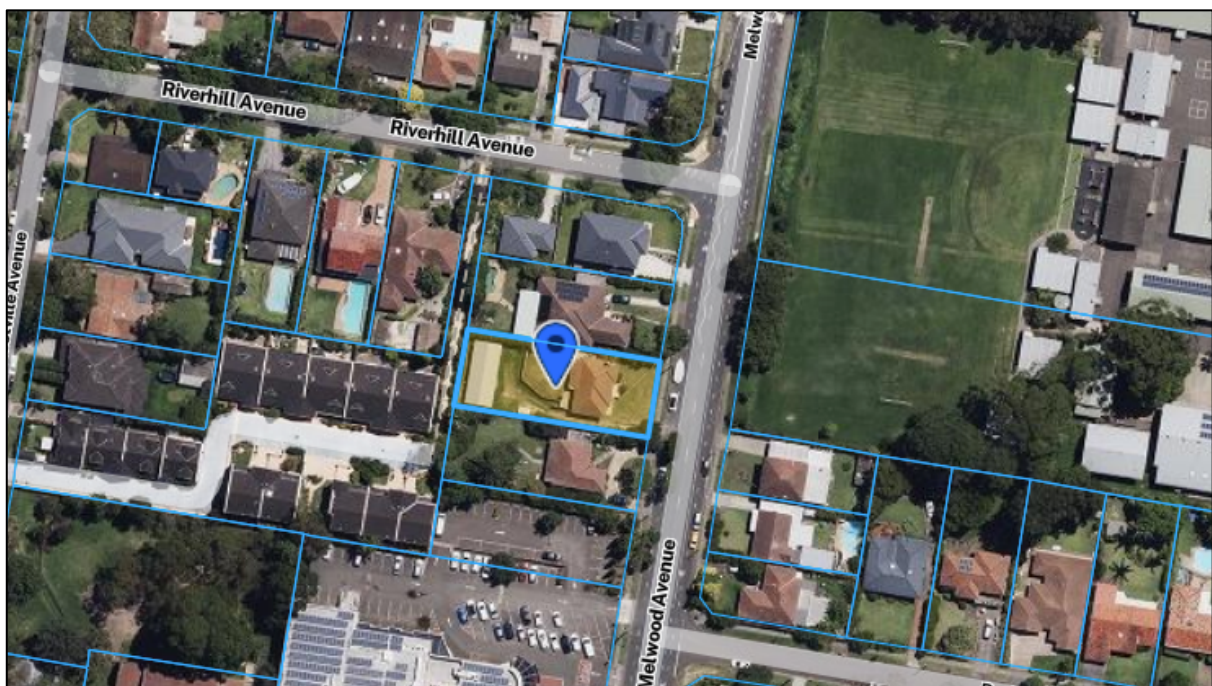


Figure 2: Aerial map (NSW SIX Maps 2025)

The site is rectangular with a total area of 916.9 square metres by survey, with an 18.9 metre street frontage to Melwood Avenue. The northern side boundary measures 48.77 metres and the southern side boundary measures 48.77 metres. The rear boundary measures 18.9 metres. The site falls towards the street from the rear by approximately 800mm.

The site currently contains a single storey brick dwelling with a tile roof. The rear of the site is landscaped with shrubs and grass. Vehicular access is available from Melwood Avenue.

The land is zoned R2: Low Density Residential under the provisions of Warringah Local Environmental Plan 2011 (LEP). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3: Subject site as viewed from Melwood Avenue (Google Maps, May 2024)

2.2 The Locality

The site is located within the local residential area of Forestville, located 12 kilometres north of the Sydney CBD. The locality comprises of mostly single and two storey dwelling houses. The site adjoins single storey dwellings to either side at 14 and 18 Melwood Avenue. The rear of the site adjoins a multi dwelling housing development at 17 Forestville Avenue.

2.3 Development History

A search on Council's DA Tracker found the following results for development applications associated with the site.

- **Development Application DA2022/1682** - Construction of a dwelling house (Submitted: 26/10/2022)
- **Section 455 Modifications Mod2017/0126** - Modification of Consent to DA2015/0653 granted for construction of a dwelling house and detached gym / workshop (Submitted: 19/05/2017)
- **Complying Development Certificate CDC2015/0435** - (Demolition Of house & Sheds) (Submitted: 02/09/2015)
- **Development Application DA2015/0653** - Construction of a dwelling house and detached gym / workshop (Submitted: 15/07/2015)

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the demolition of existing dwelling, construction of a side by side detached dual occupancy, and Torrens-title subdivision of the one lot into two at 16 Melwood Ave, Forestville.

More specifically, the proposed development comprises of the:

- Demolition of the existing single storey brick dwelling on site;
- Construction of 2 x two storey dwellings to create a side by side detached dual occupancy;
- Construction of two swimming pools;
- Various landscaping works; and the
- Torrens-title subdivision of the one lot into two, post construction.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk, and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality. Please refer to plans prepared by Corona Projects.



Figure 4: Proposed Dual Occupancy - Renderings (Corona Projects, 2025)

3.2 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in Table 1 below.

Component	Whole Site	Site A	Site B
Site area	916.9m ²	458.45m ²	458.45m ²
Gross Floor Area	482m ²	241m ²	241m ²
Floor Space Ratio	0.53:1	0.53:1	0.53:1
Height	7.05m	6.95m	7.05m
Landscaped Open Space	357.8m ² (39%)	181.0m ² or 39.5%	176.8m ² or 38.5%
Private Open Space	124.13m ²	64.13m ²	60m ²
Boundary setbacks			
Front	6.5m	6.5m	7.5m
Side (North)	0.9m	0.9m	0.9m
Side (South)	0.9m	0.9m	0.9m
Rear	13.82m	14.8m	13.82m
Car spaces	4 (2 per dwelling)	2	2

Table 1: Key development components

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

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

The primary statutory document that relates to the subject site and the proposed development is Warringah Local Environmental Plan 2011. The primary non-statutory plan relating to the subject site and the proposed development is Warringah Development Control Plan 2011.

4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 4.6, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, the land is not likely to be contaminated and, given that no change of use is proposed, no further consideration is required under Clause 4.6(1)(b) and (c) of the Resilience and Hazards SEPP.

4.1.2 State Environmental Planning Policy (Sustainable Buildings) 2022

SEPP (Sustainable Buildings) 2022 applies to the proposed development. A BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort, and energy efficiency requirements of the policy.

4.1.3 State Environmental Planning Policy (Housing) 2021

Chapter 6 'Low and mid rise housing' of the SEPP (Housing) 2021 applies to the proposed development. The subject site is located within a low and mid-rise housing area (inner) located approximately ~362m (walking distance) from Forestville town centre, see figure 4 below.

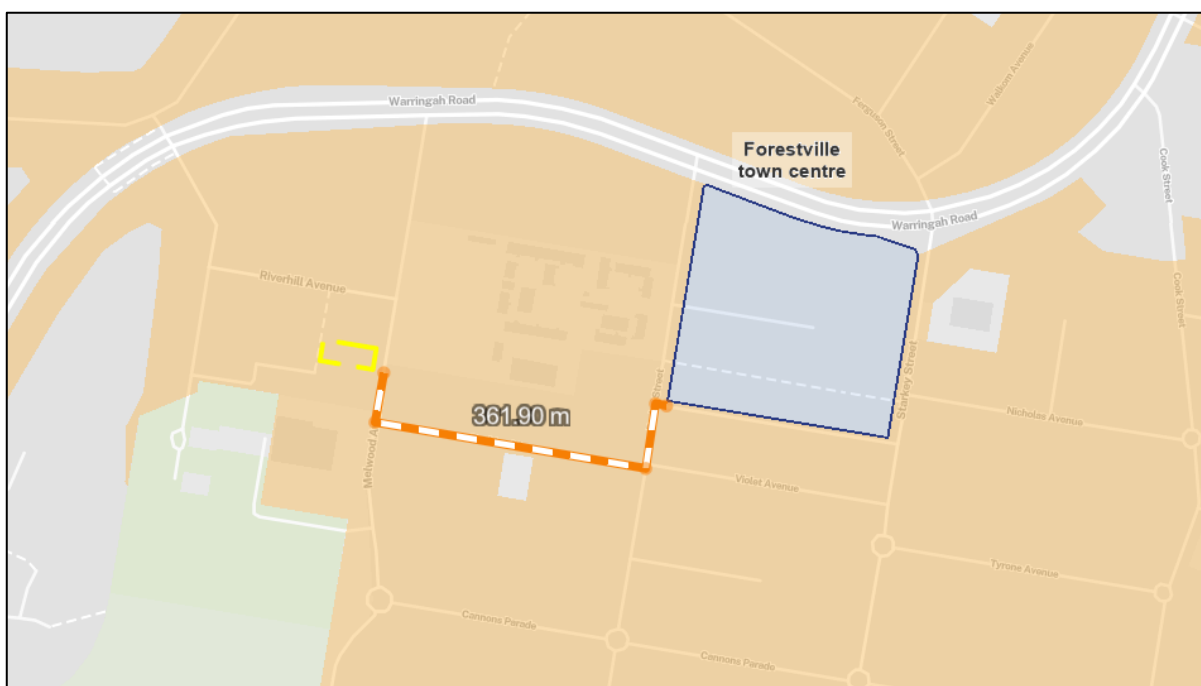


Figure 5: 4.1.2 Low and Mid-Rise Housing Policy Indicative Map (NSW Department of Planning & Environment) Subject site identified with a blue arrow.

Division 1 Preliminary

Clause 166. Development permitted with development consent

Clause 166 specifies that development for the purposes of dual occupancies or semi-detached dwellings is permitted with development consent on land to which this chapter applies in a low and mid-rise housing area in Zone R2 Low Density Residential. Dual occupancy development is therefore permissible on the site.

Clause 167. Landscaping—dual occupancies

Clause 167 specifies that consent must not be granted to development to which this section applies unless the consent authority has considered the Tree Canopy Guide for Low and Mid Rise Housing, published by the Department in February 2025.

The proposal has been assessed against the Tree Canopy Guide for Low and Mid Rise Housing, Table 3 ‘Tree canopy and deep soil – Dual occupancy (applies to the whole development)’ below.

Table 3. Criteria	Control	Comment
Tree Canopy	25% (min % site area)	The design features 78.8m ² or 8.6% tree canopy coverage. Whilst the 25% standard is not achieved, the proposal increases the existing area of tree canopy on site. Refer to the provided

		landscape plan prepared by Sculpt and Spade Design dated 07.07.2025
Deep Soil	25% (min % site area)	The design features 308.3m ² (33.6%) deep soil area and complies with the standard.
Tree Planting Rate	For every 225 m ² of site area or part thereof, plant at least one medium tree in the deep soil area.	Four medium trees are proposed. This achieves the required rate of one medium tree per 225m ² .

Division 2 Non-discretionary development standards—the Act, s 4.15

Clause 168. Non-discretionary development standards—dual occupancies

Clause 168, specifies non-discretionary development standards for dual occupancies in a low and mid rise housing area within zones R1, R2, R3, and R4. The subject site is zoned R2 Low Density Residential and thus these non-discretionary development standards apply to the subject development. These non-discretionary development standards are considered in the below table.

(2) Non-discretionary development standards		Comment
(a)	a minimum lot size of 450m ²	The subject lot size is 916.9m ²
(b)	a minimum lot width at the front building line of 12m	The lot width at the building line is 18.9m.
(c)	if no environmental planning instrument or development control plan that applies to the land specifies a maximum number of car parking spaces per dwelling—a minimum of 1 car parking space per dwelling	The Bayside DCP specifies 2 parking spaces per dwelling. 2 parking spaces are provided per dwelling.
(d)	a maximum floor space ratio of 0.65:1	The proposal has an FSR of 0.53:1.
(e)	a maximum building height of 9.5m	The proposal has a maximum height of 7.05m.

The subject development complies with the prescribed non-discretionary development standards under Clause 168 and accordingly, the development cannot be refused on this basis of a non-compliance of the above criteria.

Clause 169. Non-discretionary development standards—subdivision for dual occupancies

Clause 169, specifies non-discretionary development standards for subdivision of dual occupancies in a low and mid rise housing area within zones R1, R2, R3, and R4. Further, the non-discretionary standards under Clause 169 only apply to dual occupancies approved on or after 28 February 2025 and do not apply to strata subdivision.

This application is made after the 28 February 2025 and seeks Torrens-title subdivision of land zoned R2 Low Density Residential. Thus, these non-discretionary development standards apply to the subject development and are considered below.

(3) Non-discretionary development standards		Comment
(a)	each resulting lot must contain no more than 1 dwelling	Each lot will result in only 1 dwelling.
(b)	each resulting lot must be at least 6m wide at the front building line	Each of the two lots will be 9.45m wide at the front building line.
(c)	each resulting lot must have lawful access and frontage to a public road	Both lots will have lawful access to Melwood Avenue.
(d)	each resulting lot must have an area of at least 225m ²	Each of the two lots will have an area of 458.45m ² .
(e)	each resulting lot must not be a battle-axe lot	No battle-axe lots are proposed.

The subject development complies with the prescribed non-discretionary development standards under Clause 169 and accordingly, the development cannot be refused on this basis of a non-compliance of the above criteria.

4.1.5 Warringah Local Environmental Plan 2011

Zoning and permissibility

The site is located in Zone R2: Low Density Residential.



Figure 6: Land Zoning Map (NSW Spatial Planning Viewer 2025)

The development is identified to be a *dual occupancy (detached)*, which is prohibited in the R2: Low Density Residential zone. However, Chapter 6, Part 2 'Dual occupancies and semi-detached dwellings in Zone R2' of the SEPP (Housing) 2021 stipulates that dual occupancies are permitted with development consent in Zone R2 Low Density Residential on land to which this part applies. Accordingly, the proposed dual occupancy is permissible as the SEPP prevails over the LEP in the event of an inconsistency (s.3.28(1) of the EP&A Act 1979).

The objectives of the zone are:

- *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 proposed development supports the objectives of the zone by providing for the housing needs of the community within a low-density setting. The proposed dual occupancy complies with the objectives for dwelling houses as outlined in the DCP. The development does not impact the ability for other land uses to meet the day to day needs of the residents in the community. The resultant development supports the low-density residential zone by ensuring the local landscaped settings and natural environment of Warringah with consistent and sufficient landscaping on site.

Clause 4.3 Height of buildings

The LEP Height of Building Map stipulates that the maximum building height permitted for the site is 8.5 metres. The maximum height of the proposed development is 7.05 metres and is therefore compliant.

Clause 4.4 Floor space ratio

The LEP Floor Space Ratio Map does not stipulate a maximum floor space ratio permitted for the site. Nevertheless, the proposal features an FSR of 0.53:1.

Clause 5.10 Heritage Conservation

The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.

Clause 6.4 Development on sloping land

The Landslide Risk Land Map identifies the subject site as being within Area A. The site exhibits a relatively flat topography, with an 800mm fall from the rear to the street. The proposed development involves minimal excavation, and as such, it is not expected to contribute to landslide risks or adversely impact neighbouring properties.

The proposed development incorporates measures to minimise stormwater runoff, ensuring no adverse effects on land stability. The design preserves existing subsurface flows and includes an appropriate stormwater management plan for on-site disposal. These measures ensure that the residential development will not compromise the stability of the land or surrounding areas.

Given the site's classification within Area A a geotechnical report is not required unless specifically requested by Council. Based on the current assessment, a geotechnical assessment is not deemed necessary. However, should the Council require it, such an assessment can be provided.

4.1.6 Warringah Development Control Plan 2011

The objectives and controls of the Warringah DCP 2011 relevant to the proposal are considered in the below table.

Control		Comment	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).	The maximum wall height of the proposed development is 7.03m and therefore complies.	Complies
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.	The DCP Map does not specify the maximum number of storeys for the subject site.	Not Applicable
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: <ul style="list-style-type: none"> 4 metres 	Due to the contemporary building design with a flat roof, there is a minor encroachment of the building eaves beyond the prescribed side boundary envelope. This encroachment is considered to be minor and does not result in any adverse privacy or shadow impacts to neighbouring properties. Achieving strict numerical compliance in this instance would not result in a better overall outcome.	Merit Assessment
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.	The DCP Map does not specify a maximum Site Coverage Map.	Not Applicable
B5 Side Boundary Setbacks			

Control		Comment	Compliance
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. The minimum side boundary setback on the DCP Map is 0.9m.	The development provides for a side setback of 0.9m to all side boundaries, including the shared boundary between the dual occupancies.	Complies
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.	The side boundary setback areas are partially paved to allow for access and maintenance. A consolidated area of landscaping is provided within the side setbacks within the internal courtyard space. Notwithstanding the non-compliance, the proposed paving does not reduce the technical landscaped open space on the site, nor does it take away from the landscaped character of the site as there is ample landscaping in the front setback and rear private open space areas.	Merit Assessment
B7 Front Boundary Setbacks			
2	Generally, 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	The proposed side boundary setbacks, although paved, are generally free of structures, reducing any additional bulk.	Complies
B7 Front Boundary Setbacks			
1	Development is to maintain a minimum setback to road frontages. The minimum front boundary setback on the DCP Map is 6.5m.	The proposed development provides a minimum front setback of 6.5m.	Complies
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.	The front boundary setback area is landscaped and generally free of structures, save for the proposed driveway.	Complies
B9 Rear Boundary Setbacks			
2	The rear setback area is to be landscaped and free of any above or below ground structures.	The rear setback is generally free of above and below ground structures, save for the proposed swimming pools which directly contribute to the amenity and use of the private open space.	Complies

Control	Comment	Compliance	
<u>Exceptions - Land Zoned R2 and Land Zoned RU4 with frontage to The Greenway</u>			
-	On land zoned R2 Low Density Residential, and land zoned RU4 Rural Small Holdings that has frontage to "The Greenway", Duffy's Forest, where the minimum rear building setback is 6 metres, exempt development, swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, provided that the objectives of this provision are met.	The minimum rear setback is 6m. The swimming pool area does not exceed 50% of the rear setback area.	Complies

Part C Siting Factors

C1 Subdivision

1	<u>Requirements</u> R2 Low Density Residential zone requirements: Proposed new allotments: a) Minimum width: 13 metres b) Minimum depth: 27 metres; and c) Minimum building area: 150m ²	Both of the proposed Torrens-title lots are: <ul style="list-style-type: none"> 9.45m wide at the front building line; 48.77m deep; and 458.45m² in area. Notwithstanding the lot width non-compliance, the proposal complies with the non-discretionary development standards for subdivision under Clause 169 of the SEPP (Housing) 2021. Accordingly, the development cannot be refused on this basis of non-complaint lot width.	Complies with non-discretionary development standards under Clause 169 of the SEPP (Housing) 2021.
2	<u>Access</u> Motor vehicle access to each residential allotment is required from a constructed and dedicated public road.	The proposal provides for a new driveway crossing to both residential dwellings from public roads.	Complies
4	<u>Drainage</u> Provision should be made for each allotment to be drained by gravity to a Council-approved drainage system. The topography of the land should not be altered to adversely affect the natural drainage patterns. Stormwater should drain directly to a Council-approved drainage system and not via adjoining properties unless via a formalised interallotment drainage system. The proposed allotments are to be drained to the direction of the natural fall of the land. Interallotment drainage easements will be required through adjoining	The proposed development provides for drainage system that directs stormwater to the surrounding Council-approved drainage, following the natural fall of the land. The proposal does not alter the natural topography of the land and does not adversely impact upon the natural drainage patterns.	Complies

Control	Comment	Compliance
properties to adequately drain land to Council's downstream system.	Refer to Stormwater Plan submitted with this development application for further assessment.	
<p>6 <u>Environmentally constraint land</u></p> <p>In areas subject to constraints such as flooding, tidal inundation, threatened species, landslip risk, bushfire or any other matter, adequate safe area for building, where the risk from hazard is minimised, is to be provided within an allotment.</p> <p>Where possible, lot boundaries should utilise natural land features such as creeks, escarpments, and rock outcrops.</p>	<p>The subject site is located within Area A.</p> <p>The subject site is relatively flat, with a fall of ~800mm across the site. No significant excavation is proposed and thus the proposal is not anticipated to adversely affect the stability of the land nor result in significant detrimental impacts on the site.</p> <p>The lot boundaries do not contain creeks, escarpments, or rock outcrops.</p>	Complies

C2 Traffic, Access, and Safety

1	<p><u>Vehicular Access</u></p> <p>Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</p>	<p>The proposed driveway crossing is appropriately located so that it does not result in traffic hazards or vehicular queuing. The vehicular access will not conflict with pedestrian access to the site.</p> <p>The proposed driveway crossing meets the objectives of vehicular access.</p>	Complies
4	Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315.	The proposed driveway crossing will be designed in accordance with the relevant Council's Vehicle Crossing Policy.	Complies
5	Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.	The design and construction of the driveway crossing follows Council's minor works specification.	Complies

C3 Parking Facilities

1	<p>The following design principles shall be met:</p> <ul style="list-style-type: none"> Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.; Laneways are to be used to provide rear access to carparking areas where possible; 	The two double garage doors are well integrated with the overall design of the dwelling facades. The proposed garages are appropriately located and will not obscure views of the street from front windows.	Merit assessment
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Control	Comment	Compliance
<ul style="list-style-type: none"> • Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments; • Parking is to be located so that views of the street from front windows are not obscured; and • Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. 	<p>The garage doors are generally setback from the front building alignment with a width of 4.8m.</p> <p>Whilst the door width slightly exceeds 50% of each site's width (4.725m), this minor variation of 75mm will not be easily discernible from the street. Further, the 4.8m width is the minimum width required to facilitate a compliant double garage. Accordingly, the proposal is considered acceptable.</p>	

C4 Stormwater

<p>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.</p> <p>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</p>	<p>The stormwater drainage system is designed to allow for appropriate stormwater discharge from the site and will not result in downstream flooding or adverse environmental impacts upon the local stormwater infrastructure or watercourse.</p> <p>The proposed stormwater drainage system is to be installed and maintained in accordance with the relevant Council's policy. Refer to Stormwater Plan submitted with this application for further assessment.</p>	Complies
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C8 Demolition and Construction

1	<p>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.</p>	<p>The proposed development complies with the Waste Management Guidelines. Refer to the Waste Management Plan accompanying this application for details.</p>	Complies
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C9 Waste Management

1	<p>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.</p>	As above.	Complies
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Part D Design

D1 Landscaped Open Space and Bushland

Control	Comment	Compliance
<p>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:</p> <ul style="list-style-type: none"> 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; 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. 	<p>The site is mapped as requiring 40% landscaped open space.</p> <p>The proposal provides for a landscaped open space area of 357.8m² (39%) across the entire site. After subdivision the proposal provides for 181m² (39.5%) and 176.8m² (38.5%) for Site A and Site B respectively.</p> <p>The minor shortfall is a result of the staggered siting of each dwelling to achieve visual privacy and prevent viewing angles between the side facing windows of each dwelling. The dwelling on site B has been setback a further 1m from the front boundary to achieve this.</p> <p>Additionally, the shortfall in overall landscaped area is offset through the provision of high-quality landscaped design which prioritises native and exotic plantings surrounding the dwelling. The selection and placement of these plantings effectively reduce the apparent building bulk and enhance privacy between buildings. Refer to the landscape design prepared by Sculpt & Spade Design dated the 07.07.2025.</p>	<p>Merit Assessment</p>

D2 Private Open Space

1	Residential development is to include private open space for each dwelling.	The proposed development provides for a compliant private open space (POS) area for each dwelling.	Complies						
2	<table><tr><td colspan="2">The minimum area and dimensions of private open space are as follows:</td></tr><tr><td>Dwelling Type</td><td>Area and Minimum Dimensions per dwelling</td></tr><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms</td><td>A total of 60m² with minimum dimensions of 5 metres</td></tr></table>	The minimum area and dimensions of private open space are as follows:		Dwelling Type	Area and Minimum Dimensions per dwelling	Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m ² with minimum dimensions of 5 metres	The proposed dual occupancy has a POS area of >60m ² for both Site A and Site B. Therefore, compliance with this control is achieved.	Complies
The minimum area and dimensions of private open space are as follows:									
Dwelling Type	Area and Minimum Dimensions per dwelling								
Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m ² with minimum dimensions of 5 metres								

Control		Comment	Compliance
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.	The POS areas on each site is directly accessible from the primary living spaces of each dwelling within the dual occupancy and serves as an extension of for outdoor relaxation and recreation opportunities.	Complies
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.	The proposal ensures that the POS is properly designed and located to ensure privacy of the occupants of the development and adjacent properties.	Complies
5	Private open space shall not be located in the primary front building setback.	The proposed POS is primarily located in the rear setback.	Complies
6	Private open space is to be located to maximise solar access.	Each area of POS has a northly aspect and will achieve compliant solar access.	Complies
D3 Noise			
4	Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources. For example, locate kitchens or service areas closer to busy road frontages and bedrooms away from road frontages.	The location of rooms in each dwelling is considered to be appropriate to minimise noise impacts upon the living environments.	Complies
D6 Access to Sunlight			
2	<p>At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p> <p>Council may consider a variation to this control in the particular circumstances of a proposal, where an applicant can demonstrate, to the satisfaction of Council that:</p> <ul style="list-style-type: none"> i) the slope or topography of the site or adjoining property makes compliance impractical; and ii) other design options have been investigated which would comply but would unreasonably constrain the development of an otherwise compliant building. 	<p>The proposed development achieves solar access to at least 50% of the private open space and adjoining properties for a minimum of 3 hours during the required assessment time.</p> <p>Refer to shadow diagrams in the set of architectural plans for further details.</p>	Complies
D7 Views			

Control		Comment	Compliance
1	Development shall provide for the reasonable sharing of views.	No views are obtained from the site or adjoining properties.	Complies

D8 Privacy

1	Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	Windows at the first floor adjoin rooms of low use and thus minimise the opportunities for overlooking into adjoining properties.	Complies
2	Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.	The first-floor windows of each dwelling are offset from the adjoining dwelling to further preserve privacy.	
3	The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.	Noted. The locations of the listed items in this control are placed to minimise overlooking concerns where possible.	Complies
4	The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.	There are no upper floor windows which provide direct views into neighbouring properties within 9m of the site.	Complies

D9 Building Bulk

1	Side and rear setbacks are to be progressively increased as wall height increases.	The upper level is recessed from the ground floor of the dual occupancy.	Complies
3	On sloping land, the height and bulk of development (particularly on the downhill side) is 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. In particular: The amount of fill is not to exceed one metre in depth. Fill is not to spread beyond the footprint of the building. Excavation of the landform is to be minimised.	The site is relatively flat, and therefore this control is not applicable.	N/A
4	Building height and scale needs to relate to topography and site conditions.	The proposed dual occupancy is below the maximum building height limit in a suitable scale that respond to natural topography and site conditions.	Complies
5	Orientate development to address the street.	The proposed dual occupancy is oriented to address Melwood Ave.	Complies

Control		Comment	Compliance
6	Use colour, materials and surface treatment to reduce building bulk.	The proposed development will have suitable colour schemes, materials and surface treatment to reduce bulk.	Complies
7	Landscape plantings are to be provided to reduce the visual bulk of new building and works.	The proposed landscaping and retention of tree on site reduces the visual bulk of the dual occupancy,	Complies
8	Articulate walls to reduce building mass.	The external walls on each façade of the dual occupancy are well articulated with varying setbacks.	Complies

D10 Building Colours and Materials

1	In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.	The proposal provides for appropriate building colours, materials and associated landscaping on site that will not visually dominate the streetscape or cause other adverse visual impact on the community.	Complies
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D11 Roofs

2	Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.	The proposal consists of a 5-degree flat roof for each dwelling that is compatible with the characteristics of the area.	Complies
3	Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.	The proposed roof is well articulated and has an appropriated design.	Complies
4	Roofs shall incorporate eaves for shading.	The proposed roofs have eaves for shading.	Complies

D14 Site Facilities

1	<p>Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places. In particular:</p> <ul style="list-style-type: none"> • Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection; • All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets; • Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers; 	The development is capable of supporting all required site facilities in appropriate locations. Refer to the site plan for further detail.	Complies
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Control	Comment	Compliance
<ul style="list-style-type: none"> Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable. 		

D16 Swimming Pools and Spa Pools

1	Pools are not to be located in the front building setback.	Pools are located in the rear setback.	Complies
2	Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.	N/A	-
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.	Swimming pools are not located in close proximity to any significant trees.	

D20 Safety and Security

1	Buildings are to overlook streets as well as public and communal places to allow casual surveillance.	The proposed development supports casual surveillance via windows at the ground floor and the upper level of the front façades.	Complies
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D22 Conservation of Energy and Water

1	The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.	The building orientation, layout and associated landscaping maximises natural ventilation and solar access across the site.	Complies
3	Buildings are to be designed to minimize energy and water consumption.	The proposed dual occupancy is designed to minimise energy and water consumption and meets the BASIX requirements.	Complies
4	Landscape design is to assist in the conservation of energy and water.	The proposed development has appropriate landscape design that facilitates water and energy conservation on site by directly accessing sunlight and supporting stormwater penetration.	Complies
6	All development must comply with Council's Water Management Policy.	The proposed development complies with Council's Water Management Policy.	Complies

Part E The Natural Environment

E10 Landslip Risk

1	The applicant must demonstrate that:		
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Control		Comment	Compliance
	<ul style="list-style-type: none"> The proposed development is justified in terms of geotechnical stability; and The proposed development will be carried out in accordance with good engineering practice. 	<p>The Landslide Risk Land Map identifies the subject site as being within Area A. The site exhibits a relatively flat topography, with an 800mm fall from the rear to the street. The proposed development involves minimal excavation, and as such, it is not expected to contribute to landslide risks or adversely impact neighbouring properties.</p> <p>The proposed development incorporates measures to minimise stormwater runoff, ensuring no adverse effects on land stability. The design preserves existing subsurface flows and includes an appropriate stormwater management plan for on-site disposal. These measures ensure that the residential development will not compromise the stability of the land or surrounding areas.</p> <p>Given the site's classification within Area A a geotechnical report is not required unless specifically requested by Council. Based on the current assessment, a geotechnical assessment is not deemed necessary. However, should the Council require it, such an assessment can be provided.</p>	Merit assessment
2	Development must not cause detrimental impacts because of stormwater discharge from the land.		
3	Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.		
4	<p>To address Requirements 1 to 3:</p> <p>i) For land identified as being in Area A: Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent</p>		

Part H Appendices

Appendix 1 Car Parking Requirements

Residential		The proposed development provides for 2 carparking spaces for Site A and 2 parking space for Site B.	Complies
Use	Requirement		
Dwelling house and dual occupancy	2 spaces per dwelling.		

4.1.7 Draft Planning Instruments

The draft amendments to the Manly, Warringah and Pittwater DCPs have been published on Councils' website for public notification and comments. These draft amendments are in response to The NSW Government's

recent 'Low and Mid-Rise Housing Reforms' under SEPP (Housing) 2021. The draft Warringah DCP is considered in the below table.

Control	Comment		Compliance
Part G Special Area Controls			
Part G10 Low and Mid-Rise Housing Areas			
G10.1 Dual Occupancies and Semi-detached Dwellings			
Site Layout			
1	<p>The siting of dual occupancies and semi-detached dwellings should be as follows:</p> <p>a. <u>Semi-detached dwellings and Dual occupancy (attached)</u> – 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.</p> <p>b. <u>Dual occupancy – (detached)</u> – Detached configurations are generally not supported due to potential impacts on tree retention, landscaped areas, privacy, and solar access.</p> <p>However, a detached arrangement may be considered where:</p> <ul style="list-style-type: none">i. the site has a street frontage greater than 18 metres, orii. the site has multiple street frontages, oriii. it can be demonstrated that the configuration will result in reduced impacts when compared to an attached form, including the retention of significant trees, environmental features or heritage items.	<p>The proposal is a dual occupancy (detached).</p> <p>As the site has a wide street frontage greater than 18m (18.8m), a detached dual occupancy is considered reasonable. Further, the detached structure confirms with the pattern of detached development in immediate proximity to the site.</p>	Merit Assessment
2	Dwellings with a street frontage to have a front door directly visible from the street.	Both dwellings have a frontage facing the street.	Complies
3	Where the side of a dwelling is facing a secondary street, this façade should be articulated with windows and/or doors to address the street.	N/A	-
Setbacks and Height			
4	The minimum setback for all buildings and structures to side boundaries is 1m on one side and	Both dwellings feature 900mm setback to each side boundary and to the internal	Merit Assessment

Control		Comment	Compliance
	2.5m on the other. This may be averaged across each boundary, provided the minimum setback width is 1m and the total combined width of both setbacks is at least 3.5m.	<p>proposed shared boundary in accordance with the requirements of the Warringah DCP 2011.</p> <p>Noting this, the proposed dwelling on site A is separated from the brick dwelling the north (No.14 Melwood Ave) to by 1.84m and the proposed dwelling on lot B is separated from the dwelling to the south (No.18 Melwood Ave) by 4.5m. These separation distances ensure an acceptable level of bulk and amenity impact.</p> <p>Further, both outside facing first floor side setbacks measure 2.6m, significantly increasing building separation. Accordingly, the proposal is considered acceptable in this regard.</p>	
5	Despite R4, a nil setback to the side boundary is permitted to the extent that it adjoins the common wall of a dual occupancy (attached) or semi-detached dwellings.	N/A	-
6	Where a dual occupancy or a semi-detached dwelling is proposed, the maximum number of storeys is 2.	Both dwellings are two stories.	Complies
Building and Landscape Design			
7	In addition to D6 Access to Sunlight of this DCP, 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).	Given the orientation of the site, the dwelling at No 18 Melwood Ave to the south of the subject site will retain compliant solar access to the rear ground floor living room windows.	Complies
8	Each dwelling is to have a storage area of at least 8 cubic metres.	Each dwelling has 8m ³ of storage provided in the garage.	Complies

Control		Comment	Compliance								
9	<p>Minimum tree planting rates are to be in accordance with Table 1 below, and is to include the following:</p> <p>a. Each tree shall be a locally native species.</p> <p>b. At least one tree is to be provided within the front setback area of each dwelling.</p> <p>c. Existing native trees may be counted towards the total number of required trees</p> <p>Table 1: Minimum tree planting rate (applies to the whole development)</p> <table><tr><th>Site Area</th><th>Min Tree Planting Rate</th></tr><tr><td><300m²</td><td>Plant at least 1 small or medium tree in a deep soil area per dwelling.</td></tr><tr><td>300 – 600m²</td><td>For every 200 m² of site area or part thereof, plant at least 1 medium tree in the deep soil area</td></tr><tr><td>>600m²</td><td>For every 225 m² of site area or part thereof, plant at least 1 medium or large tree in the deep soil area.</td></tr></table>	Site Area	Min Tree Planting Rate	<300m ²	Plant at least 1 small or medium tree in a deep soil area per dwelling.	300 – 600m ²	For every 200 m ² of site area or part thereof, plant at least 1 medium tree in the deep soil area	>600m ²	For every 225 m ² of site area or part thereof, plant at least 1 medium or large tree in the deep soil area.	<p>The site with an area 916.9m² requires 4 medium or large trees.</p> <p>4 Medium to large native / indigenous trees are proposed. Refer to the landscape plan prepared by Sculpt and Spade dated the 07.07.2025.</p>	Complies
Site Area	Min Tree Planting Rate										
<300m ²	Plant at least 1 small or medium tree in a deep soil area per dwelling.										
300 – 600m ²	For every 200 m ² of site area or part thereof, plant at least 1 medium tree in the deep soil area										
>600m ²	For every 225 m ² of site area or part thereof, plant at least 1 medium or large tree in the deep soil area.										

Control		Comment	Compliance								
10	<p>In addition to the D1 Landscape Open Space and Bushland Setting requirement of this DCP, the deep soil landscaped area percentages as identified in Table 2 are to be demonstrated. This requirement is to support healthy tree root development and to enable canopy trees to reach maturity.</p> <p>Table 2: Minimum Deep Soil landscaped area (applies to the whole development)</p> <table><tr><td>Site Area</td><td>Minimum Deep soil landscaped area (min % of site area with a min. dimension of 3m)</td></tr><tr><td><300m²</td><td>20%</td></tr><tr><td>300 – 600m²</td><td>25%</td></tr><tr><td>>600m²</td><td>30%</td></tr></table>	Site Area	Minimum Deep soil landscaped area (min % of site area with a min. dimension of 3m)	<300m ²	20%	300 – 600m ²	25%	>600m ²	30%	The site features 308.3m ² (33.6%) of deep soil area and therefore complies.	Complies
Site Area	Minimum Deep soil landscaped area (min % of site area with a min. dimension of 3m)										
<300m ²	20%										
300 – 600m ²	25%										
>600m ²	30%										
11	<p>The development is to respond to the natural landform of the site to minimise visual impact, avoid excessive excavation, and ensure accessibility. To achieve this:</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>	No excessive cut or fill is proposed.	Complies.								
Parking Design and Vehicle Access											
12	<p>The following specific design requirements apply to a dual occupancy and semi-detached dwelling:</p> <p>a. The total width of all garages, carports or hardstand areas, for both dwellings combined, facing a street frontage is not to exceed 50% of the lot frontage or 7 metres, whichever is the lesser.</p>	The two double garage doors are well integrated with the overall design of the dwelling facades. The proposed garages are appropriately located and will not obscure views of the street from front windows.	Merit Assessment.								

Control	Comment	Compliance
<p>b. Unless an alternative layout or design clearly satisfies the objectives and/or principles of Council's current policies and guidelines relating to driveways and vehicle crossovers, driveway crossovers should be shared by each dwelling to minimise hard surfaces in the front setback, maximise on-street parking, minimise impacts on street trees, and reduce interactions between pedestrians and road users, by:</p> <p>i. limiting the shared driveway to a maximum width of 6 metres;</p> <p>ii. ensuring the layback (vehicle crossing) is no wider than 3 metres at the kerb; and</p> <p>iii. positioning the proposed driveway to maximise the retention of on-street car parking spaces.</p> <p>c. One uncovered parking space (not within a garage, carport or other structure) in a tandem arrangement, between the primary street frontage and the front building line, may be supported, provided:</p> <p>i. Tree planting, landscaped area and deep soil requirements are met;</p> <p>ii. There are clear sight lines between the parking space and the road kerb for pedestrian safety.</p>	<p>The garage doors are generally setback from the front building alignment with a width of 4.8m.</p> <p>Whilst the door width slightly exceeds 50% of each site's width (4.725m), this minor variation of 75mm will not be easily discernible from the street. Further the 4.8m width is the minimum width required to facilitate a double garage. Accordingly, the proposed width of the garage doors is considered acceptable.</p> <p>Each dwelling will feature a separate vehicle crossing. The existing street tree towards the middle point of the properties prevents a shared driveway arrangement.</p> <p>Further, the individual driveway crossings contribute to the appearance of the proposal as individual dwellings and not a dual occupancy, in line with the pattern of development in the area. Accordingly, the separate driveway crossing are reconsidered acceptable.</p>	

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a reasonable scale and nature, and does not present unreasonable environmental, social, and economic impacts.

4.2.1 Natural and Built Environment Impacts

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. The proposed built form allows the neighbouring sites to retain their access to privacy, solar access, pleasant outlook, and overall residential amenity. Private outdoor areas are proposed for each dwelling house that allows for sufficient amenity and private recreation. The proposed works do not require the removal of any significant vegetation.

4.2.2 Social and Economic Impacts

The development increases the amenity of the property with the proposed dual occupancy to provide additional housing stock in the locality. The development will thus also upgrade the presentation of the site to the street and improve aesthetic quality of the streetscape. The short-term economic impacts are positive, with the generation of employment opportunity through the physical construction stages. The use of high-quality materials will ensure a durable final built outcome, reducing the need to rebuild in the near future, resulting in a positive long term financial and sustainability outcome. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R2: Low Density Residential zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The on-site parking provides a logical and considered approach to the provision of off-street car parking. The design and layout of on-site parking and vehicle access/egress is compliant with AS2890.1.

4.3.3 Hazards

The site is in an area recognised by Council as being subject to landslip. The affectation of this hazard on the site and the proposed development has been discussed above within the LEP and DCP assessment and any impact is considered to be negligible or minor. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

4.4 The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social, and economic impacts. Furthermore, it provides additional housing to meet the housing needs of the community. The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a residential development that makes efficient use of space on the site in a prime location that is in high demand for residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

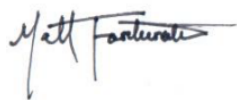
The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social, and economic impacts of the development at 16 Melwood Ave, Forestville. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 16 Melwood Ave, Forestville as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.

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