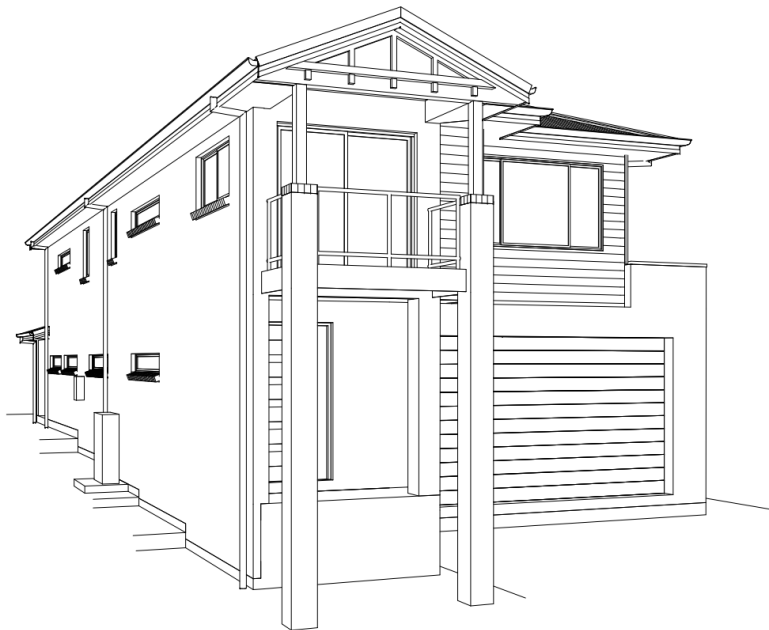


STATEMENT OF ENVIRONMENTAL EFFECTS



PROJECT: DEMOLITION OF EXISTING DWELLING AND
REMOVAL OF SMALL SHRUBS TO FACILITATE
CONSTRUCTION OF A NEW DOUBLE-STOREY
DWELLING HOUSE, NEW DRIVEWAY ACCESS,
MINOR EARTHWORKS AND RETAINING

LOCATION: LOT 10 / SECTION 2 / DP10321
20 MARMORA STREET FRESHWATER

APPLICANT: PETER & KARIN ALFONSO
C/O MONTGOMERY HOMES
PO BOX 480 BELMONT NSW 2280

INTRODUCTION

This Statement of Environmental Effects has been prepared by Montgomery Homes to accompany a Development Application for the demolition of existing dwelling and removal of small shrubs to facilitate construction of a new double-storey dwelling house, new driveway access, minor earthworks and retaining at 20 Marmora Street Freshwater legally identified as Lot 10 / Section 2 / DP10321.

The site is located within the Northern Beaches LGA for which Northern Beaches Council is the relevant planning authority for local development.

This document has been prepared in accordance with best practice principles, applicable aspects of the Development Assessment Framework and the Department of Planning and Infrastructure's (now DPE) *Guide to the Environmental Planning & Assessment Act 1979* (s4.15).

This SoEE has been prepared pursuant to the *Environmental Planning and Assessment Act 1979* (s4.12 (9)) and accompanying regulation. The objectives of this SoEE are as follows:

- To provide a description of the site, existing development and the surrounding locality;
- To provide a description of the proposal and the key issues;
- To provide a discussion of the relevant Environmental Planning Instruments (EPI)s; and,
- To provide an assessment of the potential environmental impacts, having regard to the matters for consideration pursuant to the EP&A Act (s4.15) and other State, Regional and Local environmental planning policies and guidelines.

The application is accompanied by the following items (if these items have not been received, please contact Montgomery Homes directly).

Item	Prepared by
AHIMS Search	NSW Office of Environment & Heritage
Arborist Report	Arborlogix
BASIX Certificate	BSA
Development Plans	Montgomery Homes
Landscape Plan	ATC
Notification Plans	Montgomery Homes
Owner Authorisation Form	Montgomery Homes
S10.7 Certificate	Northern Beaches Council
Statement of Environmental Effects	Montgomery Homes
Stormwater Management Plan	ALW
Survey Plan	Nastasi & Associates
Sydney Water Stamped Plan	Sydney Water
Waste Management Plan	Montgomery Homes

PROPERTY SUMMARY

Address	Lot 10 / Section 2 / DP10321 20 MARMORA STREET FRESHWATER
Owner Details	Peter & Karin Alfonso C/O Montgomery Homes PO BOX 480 Belmont NW 2280
Zoning	R2 - Low Density Residential
Consent Authority	Northern Beaches Council
Property Dimensions	423.7 m ²
Existing Land Use & Improvements	Existing single-storey brick dwelling (to be demolished)
Site Constraints	Minimum Lot Size – 450 m ² Maximum Building Height – 8.5 m

SITE CONTEXT AND NEIGHBOURING DEVELOPMENT

The allotment is bounded by established low scale residential dwellings displaying a diversity of building forms. One and two storey residential dwellings are the predominate development in the setting. Many premises in the locality display alterations and additions as well as contemporary infill outcomes. There is a wide variety of styles, ages, construction materials and conditions in the surrounding streetscape showing the changing state of the area to larger residences.

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT WORKS	The proposed development includes the demolition of existing dwelling and removal of small shrubs to facilitate construction of a new double-storey dwelling house, new driveway access, minor earthworks and retaining.
EXISTING IMPROVEMENTS	The site contains an existing single-storey brick dwelling (to be demolished)
SERVICES	Sewer, water, electricity, telecommunications and storm water are available to the site for connection.
STORMWATER	<p>The site slopes north from a height of 16.49 m on the southwest side of the property to a minimum height of 14.07 m to the northeast.</p> <p>The development will see a 3,000L water tank for BASIX requirements/ sustainability purposes. Stormwater management/ water tank overflow will be directed to the front of the lot as dictated by the natural slope of the site into an existing stormwater pit on the road reserve.</p>
ACCESS	The site has a 12.19 m frontage to Marmora Street to the north. The site contains an existing driveway to Marmora Street which will be removed and replaced. Marmora Street is identified as a local road under the maintenance of Council. The site is not located near any classified road.
VEGETATION	The site contains 13 trees and shrubs in proximity to the development. The proposed development includes the removal of 7 trees and shrubs which are generally of low significance. An arborist report is provided to accompany the application.

ACTS

Consideration was afforded to other legislation, including legislation concerning whether the proposal is integrated development. Integrated development is development that, in order for it to be carried out, requires development consent and one or more of the following approvals:

ACT	Response
Biodiversity Conservation Act	The site does not contain land or habitat identified on the biodiversity values map. The proposal does not involve vegetation removal which exceeds the clearing threshold. To this extent, further consideration of the BC Act is not warranted.
Coal Mine Subsidence Compensation Act 2017	The site is not identified as being within a mine subsidence district, underground coal mining area, or as being mine subsidence development.
Fisheries Management Act 1994	Not applicable.
Heritage Act 1994	The site is not heritage listed, within a heritage area, or in close proximity to any heritage item.
Mining Act 1992	Not applicable.
National Parks and Wildlife Act 1991	Not applicable.
Protection of the Environment Operations Act 1997	Not applicable.
Roads Act 1993	The site is not located near any classified road.
Rural Fires Act 1997	The site is not identified as being bushfire prone.
Water Management Act 2000	<p>The site is not within 40m of any watercourse. No physical works are proposed within 40m of an applicable watercourse and therefore referral to NRAR is not required.</p> <p>To this extent, no further consideration of the Water Management Act is required.</p>

STATUTORY PLANNING REQUIREMENTS

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

The following details the proposal against the relevant heads of consideration in Section 4.15(1) of the EP&A Act as amended, namely:

- Environmental planning instruments (EPIs) that are in force, proposed or exhibited;
- Development control plans (DCPs);
- Any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4;
- The EP&A Regulations;
- Likely impacts to natural and built environments, society and economy;
- Suitability of the site for the proposed development; and
- Public interest

STATE ENVIRONMENTAL PLANNING POLICIES

Part	Response
State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 3 – Koala Habitat Protection	Not applicable.
State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 2 – Coastal Management	The site does not contain littoral rainforest or coastal wetlands, nor is it within a coastal use or coastal environment area. To this extent, no further assessment is required against the SEPP, and Council is not prevented, because of this Policy, from granting consent to the development application.
State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4 – Remediation of Land	No notices or declarations have been issued for the site under the Contaminated Land Management Act 1997. The site has no known prior historic use which suggests contamination may have occurred. As such, the land is unlikely to be subject to contamination and does not warrant further investigation. The site is considered suitable for the proposed development and the objectives of Chapter 4 have been satisfied.
State Environmental Planning Policy (Transport and Infrastructure) 2021 Chapter 2 – Infrastructure	The site is not located near any classified road. As such, referral to Transport for NSW (TfNSW) for development on or adjacent to a classified road is not triggered under Sections 2.117, 2.118 and 2.119
State Environmental Planning Policy (BUILDING SUSTAINABILITY INDEX: BASIX) 2004	A BASIX Certificate is provided to accompany the application.

LOCAL ENVIRONMENTAL PLAN

The proposed development is consistent with the Warringah Local Environmental Plan 2011, as demonstrated below.

Clause	Requirement	Response
Demolition requires development consent	The demolition of a building or work may be carried out only with development consent.	The proposed development includes the demolition of the existing dwelling prior to the construction of the new dwelling.
Zone objectives and Land Use Table	The site is zoned R2 Low Density Residential.	The proposed dwelling house is permissible within zone R2, subject to Development Approval. The proposed development supports the objectives of the zone by providing for the housing needs of the community through the construction of a dwelling house which is sympathetic to the built form and natural environment. The proposal is a low impact use that will have minimal impact on the environmental qualities of the area.
Minimum Lot Size	The site is identified as having a minimum lot size of 450 m ² under the LEP.	Not applicable – no subdivision is proposed.
Height of Buildings	The site is identified as having a maximum building height of 8.5 m under the LEP.	The proposed development has a maximum building height of 8.587 m from natural ground level. As such, a Clause 4.6 variation request is provided to accompany the application.
Floor Space Ratio	The site is not subject to a floor space ratio under the LEP.	Not applicable.
Exceptions to development standards	Height of Building variation	The proposed variation to the maximum building height is accompanied by a Clause 4.6 written request.
Heritage conservation	The site is not heritage listed, within a heritage area, or in close proximity to any heritage item	Not applicable.
Flood Planning	The site is not identified as being within a Flood Planning Area under the LEP.	Not applicable.
Acid Sulphate Soils	The site is not identified as having acid sulfate soil conditions.	Not applicable.

DEVELOPMENT CONTROL PLAN

The Warringah Development Control Plan 2011 sets out development standards for residential development upon the site. An analysis of the proposed development against the relevant sections of the DCP has been undertaken and appears below. Any areas of non-compliance are discussed in greater detail.

PART B: BUILT FORM CONTROLS

Control	Notes
B.1 Wall Height	The development will not exceed a wall height of 7.2 m (see section plan). The max ridge height of the development to the existing ground level is 8.587 m. Each storey of the dwelling measures only 2.58 m with a 0.3 m structural floor between levels. As such, the habitable component of the dwelling measured only 5.46 m, with the additional height related to the roof and underfloor as a result of site topography. The proposed dwellings position on the site does not impact the surrounding neighbours visually due and is considered to be consistent with the surrounding properties. The arborist report confirms that no significant impact will occur on the existing tree canopies.
B.2 Number of Storeys	The development will be a two-storey dwelling at a maximum height of 8.587 m. The site is not identified on the DCP Map for Number of Storeys.
B.3 Side Building Envelope	The DCP Map for Side Building Envelope identifies a numerical value of 5m be applied to the site. As such, the side building envelope is determined by projecting planes at 45 degrees from a height of 5 metres above ground level (existing). The elevations of the proposed dwelling show a 5m high height from the boundary which then angles up to the building height limit by the 45-degree angle. The proposed envelope preserves adequate levels of sunlight and solar access to this dwelling and that of the surrounding properties.
B.4 Site Coverage	The site is not mapped under the DCP Map for site coverage discussed under this control.
B.5 Side Boundary Setback	The DCP Map for side setbacks identifies a proposed dwelling must comply with a minimum side setback of 0.9 m. The proposed development will have a side setback of 1.3 m to the east and a variable distance to the west due to the irregular lot shape which narrows to the rear. The west boundary consists of 1.116 m to the deck, 1.296 m to the rear dwelling corner, 0.701 m to bedroom 4 on the lower level and 1.467 m to the garage front corner. The proposed development therefore includes a very minor variation of 0.299m to the side setback for bedroom 4. Taken in context of the irregular site and variable setbacks greater than 0.9 m, the proposed variation is considered justified and reasonable in this circumstance. The side setbacks are proposed to be primarily landscaped and free of any ground structures as per the attached landscape plan.
B.6 Merit Assessment for Side Setbacks	This application is not seeking merit assessment in this instance.
B.7 Front Boundary Setbacks	The DCP Map for Front Boundary Setbacks identified the minimum setbacks to road frontages as 6.5m. We are proposing a 7 m setback to the closest point of the façade (garage). Appropriate landscaping is proposed to ensure the development increases landscape amenity. The bulk, scale, articulation, setbacks, and materials have been carefully considered to enhance the character of the surrounding locale and alleviate any adverse impacts on the immediate neighbouring properties. A porch a deck has been incorporated into the design on the front of the house to further lock in the overall design aesthetic, sympathetic to the local environment. In consideration of the general compliance and the absence of any significant adverse impacts on the neighbouring properties and natural environment, the

	proposal can be viewed upon as permissible and a recommendation for its approval is sought. The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and the streetscape and results in improved amenity for the residents of the site.
B.8 Merit Assessment for Front Setbacks	This application is not seeking merit assessment in this instance.
B.9 Rear Boundary Setbacks	The DCP Map for Rear Boundary Setbacks identifies a numerical value of 6m be applied to the site. We are proposing a rear setback of 10.225 m to the rear alfresco and 12.725 m to the rear building line, consistent with the DCP. The proposed landscape plan identifies the landscaping of the rear garden noting the private open space and deck do not encroach into the rear building setback.
B.10 Merit Assessment for Rear Boundary Setbacks	This application is not seeking merit assessment in this instance.
B.11 Foreshore Building Setbacks	This site is not located within an area zoned DCP Special Setbacks.
B.12 National Parks Setback	This site is not located within an area zoned DCP Special Setbacks.
B.13 Coastal Cliffs Setback	This site is not located within an area zoned DCP Special Setbacks.
B.14 Main Roads Setback	This site is not located within an area zoned DCP Special Setbacks.

PART C: SITTING FACTORS

Control	Notes
C.1 Subdivision	This application is not relevant to subdivision controls of the DCP.
C.2 Traffic, Access and Safety	The development provides vehicle access from Marmora Street. The proposal includes the replacement of the existing driveway access to suit the new building footprint.
C.3 Parking Facilities	The proposed development will incorporate a double car garage that will be integrated into the house design and has been setback a further 1m to the main building line to minimise any visual dominance to the streetscape. The proposed location will not affect the existing traffic flows or pedestrian or cyclist movements along the street.
C.4 Stormwater	An engineered stormwater plan is provided with this development application. The site provides drainage directly to Marmora Street. The submitted stormwater engineer plans have considered the site constraints and available infrastructure for drainage. The stormwater management system includes all reasonable management actions to avoid adverse impacts on the land to which the development is to be carried out and on adjoining properties.
C.6 Building over or adjacent to Constructed Council Drainage Easements	We are not aware of any council drainage assets within or adjacent to the site.
Erosion & Sedimentation	An erosion and sediment control plan is provided with this development application.
C.7 Excavation & Landfill	<p>Due to the topography of the site, cut & fill is proposed with this development.</p> <p>The main building line is consistent with the neighbouring properties and generally provides a similar footprint to the site.</p> <p>The proposed works will reduce any likelihood of adverse impacts on adjoining land. As all works will be contained within the site, negligible impacts to adjoining land will occur.</p> <p>Proposed stormwater management systems have been designed with the proposed development and will ensure all discharge and overflows will be directed to the nominated discharge point (Marmora Street). Necessary fill will be battered and backfilled to ensure the appropriate grades are in place prior to occupation.</p>

	Fill will be required to be imported to the site as per the attached waste management plan. All fill will be VENM or appropriately certified.
C.8 Demolition & Construction	The existing dwelling is subject for demolition. All demolition works are to comply with the <i>relevant Australian Standard. Australian Standard AS 2601-2001 'Demolition of Structures'</i> . Should any asbestos be present onsite, then the applicable Code of Practice for the Safe Removal of Asbestos shall apply.
C.9 Waste Management	This proposal includes demolition and is compliant with the waste management guidelines. As per the DCP a Waste Management Plan has been provided with this development application for both the construction of the proposed dwelling and demolition of the existing dwelling.

PART D: DESIGN

Control	Notes
D.1 Landscaped Open Space and Bushland Setting	The site can achieve a maximum landscaped area of 169.2 m ² or 39.93% - a landscape plan showing the extent of available landscape area and proposed landscaping is provided with this development application.
D.2 Private Open Space	Ample private open space is available at the rear of the site on both levels a deck and alfresco area has been provided. The rear yard will be accessible by the main living spaces to the natural ground level.
D.3 Noise	The proposal is not subject to external sources of noise. Careful planning of private and living spaces within the home helps to ensure acoustic amenity. The development will be for residential purposes and is not anticipated to be a source of unreasonable noise
D.4 Electromagnetic Radiation	The site has not been identified to be nearby to a mobile phone base or associated infrastructure which could impact the community with electromagnetic radiation.
D.6 Access to Sunlight	<p>The site has ample solar access in the rear yard. The development is for low density residential development and provides ample space for cross ventilation inside and outside the dwelling.</p> <p>A shadow diagram is provided with this development application. No neighbouring property will be significantly adversely impacted by the proposed development during the winter period.</p>
D.7 Views	The development will not obstruct any significant views in this area. The dwelling has been appropriately distanced and considered based on the footprint of the surrounding neighbours with careful planning.
D.8 Privacy	The development is not anticipated to have any future privacy implications to neighbouring properties.
D.9 Building Bulk	<p>The proposed development will utilise the existing landform and responds accordingly to the natural slope of the site. The development will have a maximum height of 8.587m and will not be out of scale to other neighbouring properties with no loss of amenity to these places.</p> <p>The front and rear facades have been articulated through the use of porches, decks and stepping of the walls. The side elevations have primarily used windows, jut outs and some material combinations for articulation.</p> <p>As per the DCP under this requirement this proposal suitably suits the sloping land on the site and minimising the amount of cut and fill proposed. The footprint is placed on the site to minimally impact the cut and fill needed on the site. Due to the natural slope predominately at the front of the lot under the front of the dwelling, some fill is required.</p> <p>The proposal seeks to provide high quality design and functionality in terms of layout and open space elements. The proposed development represents a good example of revitalization of infill development and is appropriate in scale when viewed in consideration against surrounding developments.</p>

D.10 Building Colours & Materials	A Schedule of Materials with samples is provided with this development application. The colours chosen are sympathetic to the surrounding natural and built environment and will not cause contrast to the existing homes within the neighbourhood.
D.11 Roofs	A pitched roof is included and has been designed for symmetry and is consistent with the styles along the street. The dwelling does incorporate eaves for shadowing and the materials have been specifically chosen to reduce the amount of excessive glare and reflection.
D.12 Glare & Reflection	The development will primarily use mutual colours with minimal reflective qualities.
D.13 Front Fences & Front Walls	Fencing will not form part of this development application.
D.14 Site Facilities	The development is residential in nature with all applicable facilities to be finalised by the owner. The development makes ample space and opportunity for drying spaces, letterboxes and domestic waste management to be installed.
D.15 Side & Rear Fences	Fencing will not form part of this development application.
D.16 Swimming & Spa Pools	Have not formed part of this application.
D.17 Tennis Court	Have not formed part of this application.
D.18 Accessibility & Adaptability	This application is for low-scale residential purposes and not subject to accessibility building controls.
D.19 Site Consolidation in the R3 and IN1 Zone	The site is not zoned either R3 or IN1 and therefore not applicable to this development.
D.20 Safety & Security	The main entry point is via the front façade and directly accessible from the street. The upper deck on the front façade also provides further passive surveillance to the streetscape.
D.21 Provision & Location of Utility Services	Utility services (such as water, gas, telecommunications and electricity, etc.) are already available to the site and are not proposed to be relocated under this application.
D.22 Conservation of Energy and Water	The proposed dwelling has been designed in consideration of sustainability principles and includes; <ul style="list-style-type: none"> • Rain water tanks (3000L dedicated for BASIX); and • BASIX certification & commitments
D.23 Signs	Have not formed part of this application.

PART E: ENVIRONMENTAL AMENITY

Control	Notes
E.1 Preservation of Trees or Bushland Vegetation	<p>The development proposes to remove vegetation within proximity to the proposed dwelling as per the attached tree removal and retention plan included with the arborist report and architectural plan set. The development only proposes the removal of the trees that will be within proximity of the proposed development.</p> <p>The State Environmental Planning Policy (SEPP) 2008 for Exempt and Complying Development allows for the removal of specific trees during the development of a site. The proposed trees for removal can meet the controls of complying development where the tree is no higher than 8m and will be within 3m of the proposed development. Despite the removal of the existing trees, compensation of said removal is provided as per the attached landscape plan. This application considers the overall objectives of the DCP for tree preservation so to ensure the existing urban forest is maintained within the site.</p>
E.2 Prescribed vegetation	The site has not been identified to be within a Biodiversity Area, nor the DCP Maps for threatened and High Conservation Habitats, Wildlife corridors and native vegetation.
E.3 Threatened species, populations, ecological communities	This proposal is not set to change or modify the existing use of the dwelling. Nor will it impact on the flora & fauna, biodiversity or conversation of the local area.
E.4 Wildlife Corridors	The land has not been identified to be within the wildlife corridor map.
E.5 Native Vegetation	The land has not been identified to be within the native vegetation map.

E.6 Retaining unique environmental features	This proposal is not set to change or modify the existing use of the dwelling. Nor will it impact on the flora & fauna, biodiversity or conversation of the local area.
E.7 Development on land adjoining public open space	Not applicable to this application.
E.8 Waterways & Riparian Lands	The land has not been identified as a water way or riparian land as shown on the appropriate mapping.
E.9 Coastline Hazzard	The land has not been identified to be within a coastline hazard map.
E.10 Landslip Risk	<p>The site is identified as being located within Area A for Landslip Risk. Based on the site's topography and conditions, completion of the <i>Checklist for Council's assessment on site conditions</i> is not considered necessary.</p> <p>Structural engineer plans for the foundation will be prepared in accordance with the details and recommendations provided by the soil assessment. Stormwater will be managed as per the attached stormwater plan as described earlier in this report. The natural fall of the site runs directly to the road reserve and will not cause ongoing stormwater overflows onto adjoining lots.</p>
E.11 Flood Prone Land	The lot has not been identified to be within a flood planning area.

SECTION 4.15 (EP&A Act)

The proposed development has been assessed in consideration of the heads of consideration of Section 4.15 of the Environmental Planning and Assessment Act 1997.

THE PROVISION OF ANY ENVIRONMENTAL PLANNING INSTRUMENT (EPI)

Refer to Statutory Planning Requirements for a detailed discussion of compliance with the relevant LEP.

THE PROVISION OF ANY DRAFT EPI

There is no Draft LEP that applies to the site.

ANY DEVELOPMENT CONTROL PLAN

Refer to Statutory Planning Requirements for a detailed discussion of compliance with the relevant DCP.

ANY MATTERS PRESCRIBED BY THE REGULATIONS

There are no other matters applicable to this application

LIKELY IMPACTS OF THE DEVELOPMENT

Context and siting

The proposal is consistent with the surrounding residential environment and respects the constraints both upon the site and in the immediate context. The proposed development will add to the quality and variety of existing building stock in the local area.

The height and scale of the proposed works will be entirely commensurate with that established within the site's visual catchment with no unacceptable residential amenity impacts in terms of visual bulk, views, privacy or overshadowing.

The design of the dwelling is consistent with the emerging character of the area comprising brick facades, cladding features, and a pitched roof. The internal layout is well considered with the living area positioned to receive good levels of natural light and a clear open plan layout is proposed that will facilitate natural cross ventilation.

The proposal seeks to provide high quality design and functionality in terms of layout and open space elements. The proposed development represents a good example of revitalization of infill development and is appropriate in scale when viewed in consideration against surrounding developments.

Public Domain

The proposal will not impact upon the public domain, other than to enhance the quality of the existing street scape and quality of building stock within the area. The site is not subject to land reservation acquisition by any authority.

Utilities

The proposal will connect with existing utility services within the area. The proposal will not place undue demands upon the available capacity of utility services in the area.

Social and Economic Impact in the Locality

The proposal will provide a new high-quality family home within the area. Construction of the home will help to sustain construction jobs in the region, whilst occupation of the home will likely result in increased personal spending within the local area, helping to sustain local businesses.

The proposed development will not have any significant negative impact on economic factors within the area notwithstanding that it will generate short term employment opportunities through the construction period of the development.

Site Design and Internal Design

The site is ideally suited to the proposed development, having been designed and zoned specifically for the purpose. The proposal has been designed to suit the site, its topography and constraints. The proposed development can comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on future occupants.

Cumulative Impacts

The proposal is consistent with a residential environment and will work to cohesively enhance the streetscape and quality of building stock in the area. Cumulative impacts are likely to be positive as a result of this form of development.

SITE SUITABILITY

The site is ideally suited to the proposed development, and accordingly the proposal has been carefully designed to reflect the site attributes. The development is consistent with the conclusions reached by Senior Commissioner Roseth in the matter of Project Venture Developments v Pittwater Council (2005) NSW LEC 191 where it has been formed and considered in opinion that most observers would not find the proposed development offensive, jarring or unsympathetic in a streetscape context nor having regard to the built form characteristics of development within the site's visual catchment. Accordingly, it can be reasonably concluded that the proposal is compatible with its surroundings.

SUBMISSIONS

The applicant has not received any representations of interested parties with regard to the proposal. The Consent Authority will need to consider any submissions received as a result of notification.

THE PUBLIC INTEREST

We are not aware of any relevant issues in the public interest, which would relate to this development. The provision of new, quality, compliant housing within a zoned residential environment could unlikely be seen as anything other than a public benefit.

The proposed works are permissible and consistent with the intent of the built form controls as they are reasonably applied to the proposed works given the topography of the land. The development would not be contrary to the public interest.

CONCLUSION

The proposal has been assessed against the requirements of Section 4.15(1) of the Act, Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011.

The proposal involves a contemporary inspired design that is appropriately setback from the site edges to maximise light, ventilation and openness. The proposal is located and configured to complement the property's established neighbourhood character without any significant changes or impacts on the existing development character or neighbouring amenity.

It has been demonstrated that the proposal is mainly in accordance with the Aims, Objectives and Provisions of these controls. This report demonstrates that the variation will not give rise to any unacceptable residential amenity or streetscape consequences.

The proposed dwelling will increase the quality and variety of housing stock in the local area. Through careful design, the proposal will have a negligible environmental impact on its surrounds and will enhance the appeal of the streetscape.

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

We recommend the application to council for approval.

WASTE MANAGEMENT PLAN – CONSTRUCTION

	Reuse	Recycling	Disposal	
Type of Waste generated	Estimate Volume or weight M ³	Estimate Volume or Weight	Estimate Volume or weight M ³	Specify method of Onsite reuse, contractor and recycling outlet and /or waste depot to be used
Excavation Material	Cut 44.3m ³	Fill 102.8m ³	58.5m ³ or 62.5 tonne to be delivered.	Approved fill site
Timber			0.25	Tip
Concrete				
Bricks		0.5		Crushing Plant
Tiles		0.5		Crushing Plant
Metal				
Glass				
Plasterboard		0.15		Reclaimed by supplier
Fixtures and fittings				
Floor Covering				
Packaging				
Garden Organics			0	
Containers				
Paper / Cardboard				
Residual Waste			2.0	Tip (General waste, packaging, other offcuts etc)
Hazardous Specify E.g. Asbestos				