

# 65 Dolphin Crescent, Avalon Beach

Statement of Environmental Effects

On behalf of  
Jaedho Two Pty Ltd  
September 2022



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\* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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# 1 Introduction

This Statement of Environmental Effects (SEE) report has been prepared on behalf of Jaedho Two Pty Ltd to support a Development Application (DA) to the Northern Beaches Council (Council) for alterations and additions to the existing dwelling at 65 Dolphin Crescent, Avalon Beach (the site).

The SEE includes an assessment of the proposed works in terms of the matters for consideration as listed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&AA) and should be read in conjunction with information annexed to this report as outlined in the Table of Contents.

Specifically, the SEE includes the following information:

- Description of the site in its local and regional context;
- Identification of the proposed works;
- Assessment of the project against Council's controls and policies;
- Assessment of all environmental impacts of the project; and
- Identification of measures for minimising or managing the potential environmental impacts.

A cost summary report has been prepared and accompanies the application under **Appendix 1**.

An environmental assessment of the proposal is provided in Section 4 of this report.

The following documents are attached and should be read in conjunction with this SEE:

- *Appendix 1* Cost Summary Report
- *Appendix 2* Site Survey Plan
- *Appendix 3* Architectural Plans
- *Appendix 4* Landscape Plans
- *Appendix 5* Waste Management Plan
- *Appendix 6* Storm Water Management Plan
- *Appendix 7* BASIX Certificate
- *Appendix 8* Geotechnical Report
- *Appendix 9* Arborist Report
- *Appendix 5* Pittwater DCP 2014 Compliance Assessment
- *Appendix 11* Clause 4.6 Written Request – Height of Buildings

## 1.1 Proponent and Project Team

The Development Application and SEE Report have been prepared on behalf of the applicant, Jaedho Two Pty Ltd and **Table 1** below outlines the project team.

Table 1. Project Team	
Item	Description
Urban Planning Assessment	Mecone
Cost Summary Report	Tony John El-Hage
Architectural Plans	Giles Tribe Architect
Landscape Plans	Susan Read Landscapes
Stormwater Plans	Smart Structures
Survey Plan	Pinnacle Land Surveyors
Geotechnical Report	Crozier Geotechnical Consultants
Arboricultural	Naturally Trees

## 2 The Site

### 2.1 Site Location

The site is located at 65 Dolphin Crescent, within the Northern Beaches Council Local Government Area (LGA). The site is a roughly rectangular lot with a total area of approximately 694m<sup>2</sup> and is legally identified as Lot 20 in DP28663. It is located on a steep southward downslope with a fall of approximately 15m.

The site has a primary street frontage of approximately 18m to Dolphin Crescent to the south. It is bounded to the north, east and west boundaries by neighbouring low-density residential developments.

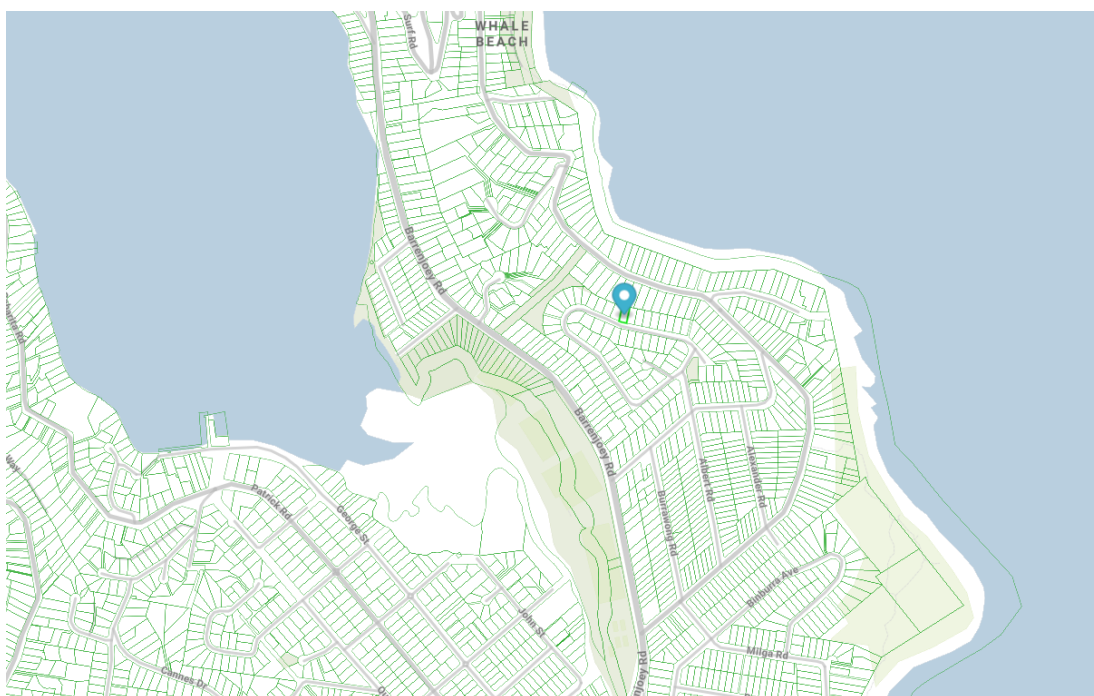


**Figure 1. Subject Site.**

Source: SIX Maps

The site is zoned C4 Environmental Living. As indicated in **Figure 2**, many of the surrounding residential developments benefit from existing swimming pools.





**Figure 2. Local Context Diagram.**

Source: Mecone Mosaic

## 2.2 Site Description

**Table 2** provides the legal description, and a brief summary of the site and surrounding context. In addition, a survey plan of the site is provided at **Appendix 2**.

Table 2. Site Description	
Item	Description
Legal Description	Lot 20, Deposited Plan 28663
Total Area	694 m <sup>2</sup>
Location	The site is located on the northern side of Dolphin Crescent, bounded by residential properties to the north, east and west.
Street Frontage	The site has an 18m wide frontage to Dolphin Crescent (south)
Site Description	The site comprises a roughly rectangular lot and has been developed with a dwelling house situated on land with a steep slope from the rear boundary in the north to the front boundary in the south as Dolphin Crescent.
Previous uses	The site has historically been used for residential purposes.
Surrounding Context	The adjoining properties are occupied by low density private residential dwellings. They are of similar scale, proportion and elevation. The surrounding area is characterised by vegetated gardens and established tree canopy.



Table 2. Site Description

Item	Description
Public Transport	600m walk south to a bus stops on Barrenjoey Road, providing services to Palm Beach and Manly.

A detailed site analysis plan is provided at **Appendix 3**, within the architectural design plans.

The site's surrounding development context is presented in the following figures.



**Figure 3. View east on Dolphin Crescent in front of the site.**

Source: Google Maps, modified by Mecone



**Figure 4. View west on Dolphin Crescent in front of the site.**

Source: Google Maps, modified by Mecone





**Figure 5. Subject Site at 65 Dolphin Crescent.**  
Source: Google Maps, modified by Mecone.

## 3 The Proposal

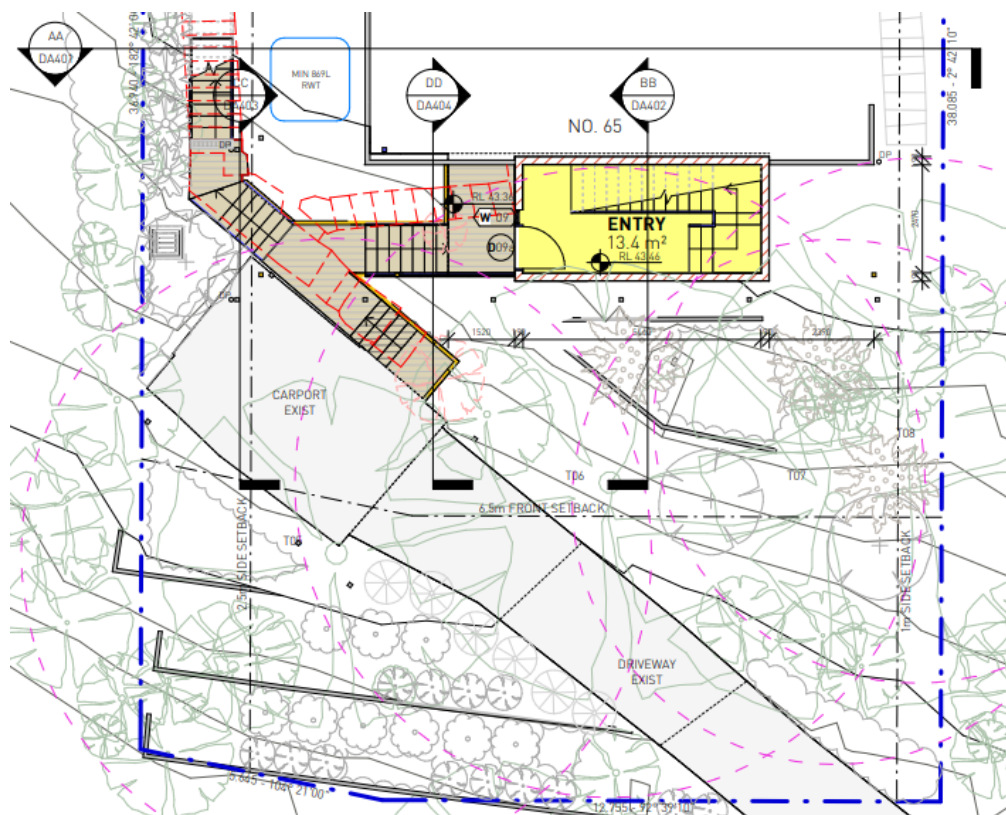
### 3.1 Development Summary

Architectural plans have been prepared by Giles Tribe Architects to accompany this Development Application and are attached at **Appendix 3**. The following should be read in conjunction with these plans.

The proposed development will include demolition of some internal walls, front and rear external stairs and paths and removal of existing shed. The proposal will include construction of new entry level stairs and entryway, internal alterations, addition of a first floor level, construction of a swimming pool and new landscape works.

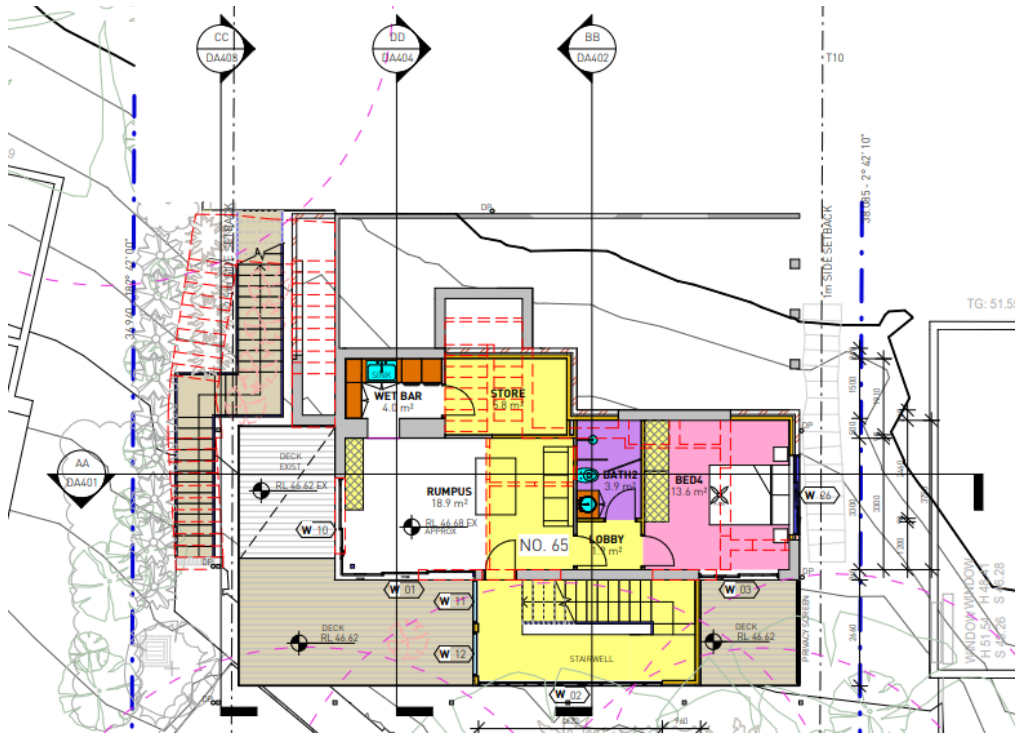
Tony John El-Hage, on behalf of Jaedho Two Pty Ltd has estimated the cost of development for the proposal to be **\$988,297.93** for the works.

**Figures 6 to 10** provide floor plans and photomontage of the proposal.

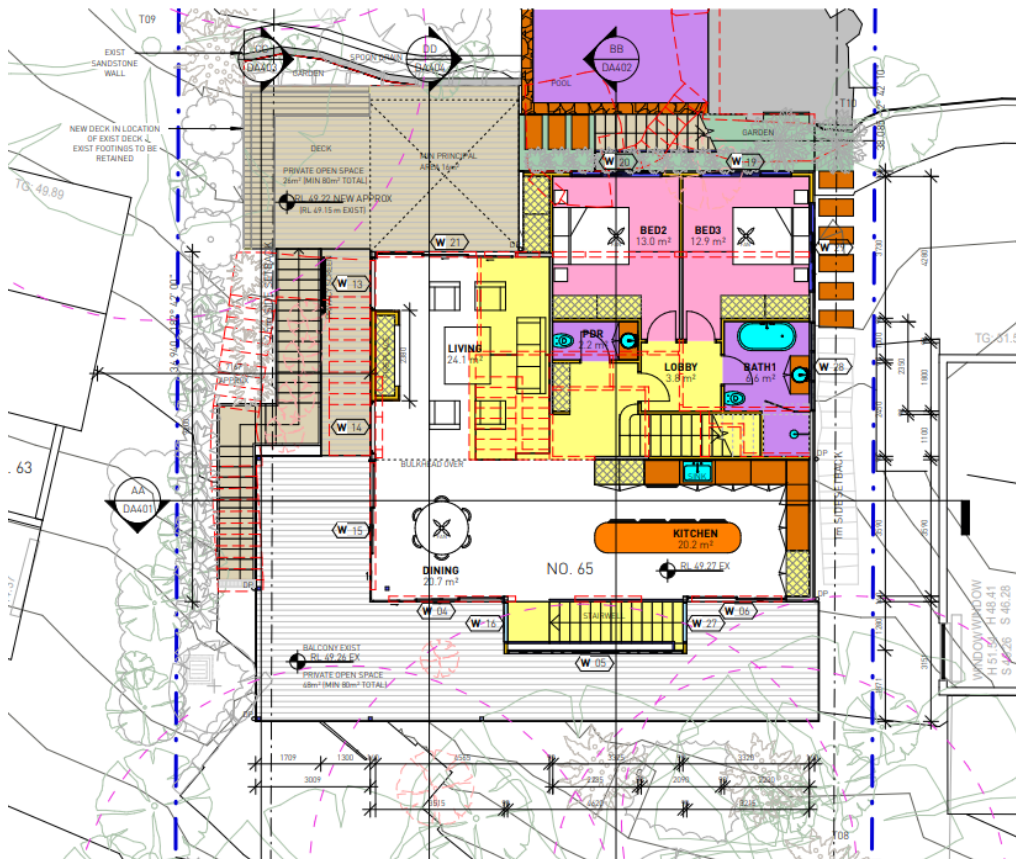


**Figure 6. Proposed Floor Plan – Entry Level**

Source: Giles Tribe Architects

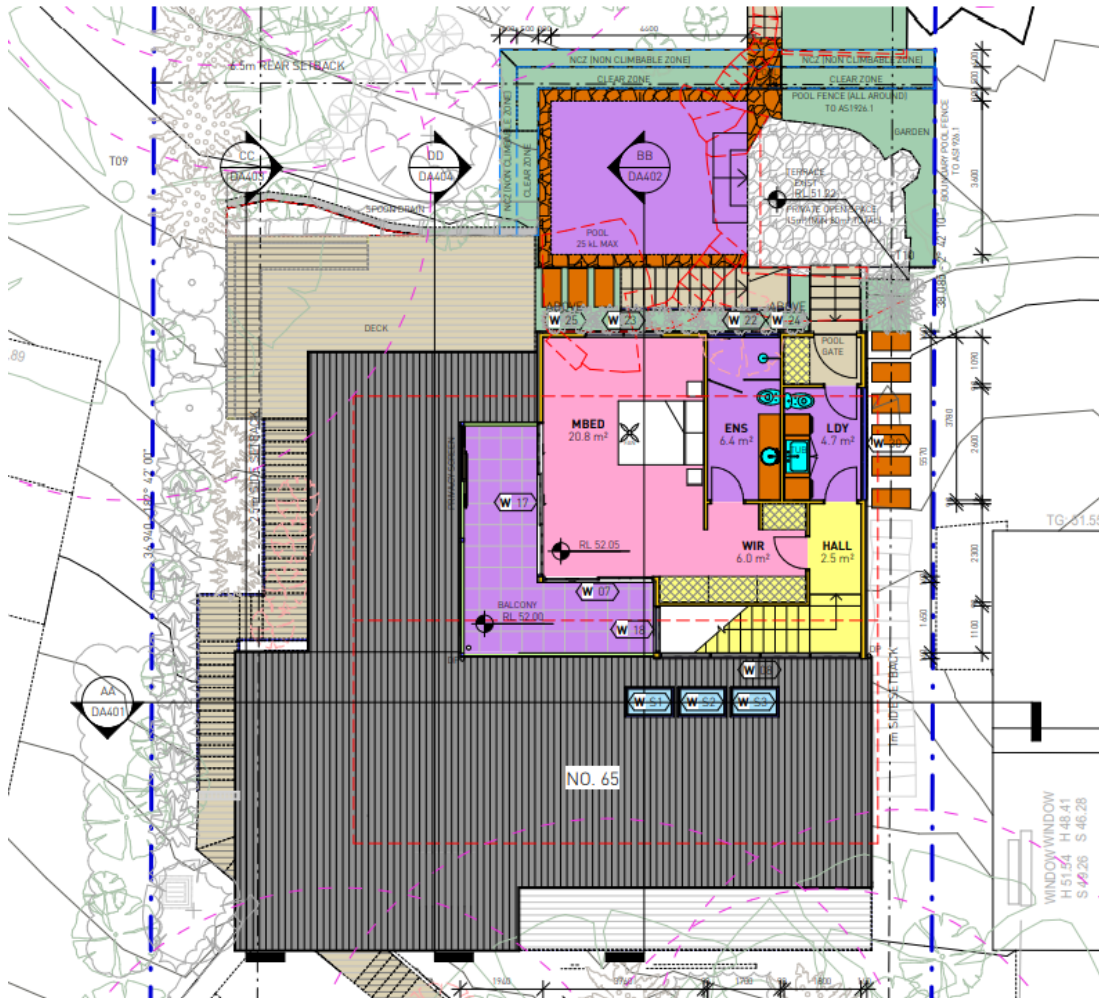


**Figure 7. Proposed Floor Plan – Lower Ground Floor**  
Source: Giles Tribe Architects



**Figure 8. Proposed Floor Plan – Ground Floor**  
Source: Giles Tribe Architects





**Figure 9. Proposed Floor Plan – First Floor**  
Source: Giles Tribe Architects



**Figure 10. Photomontage**  
Source: Giles Tribe Architects

### 3.2 Built Form

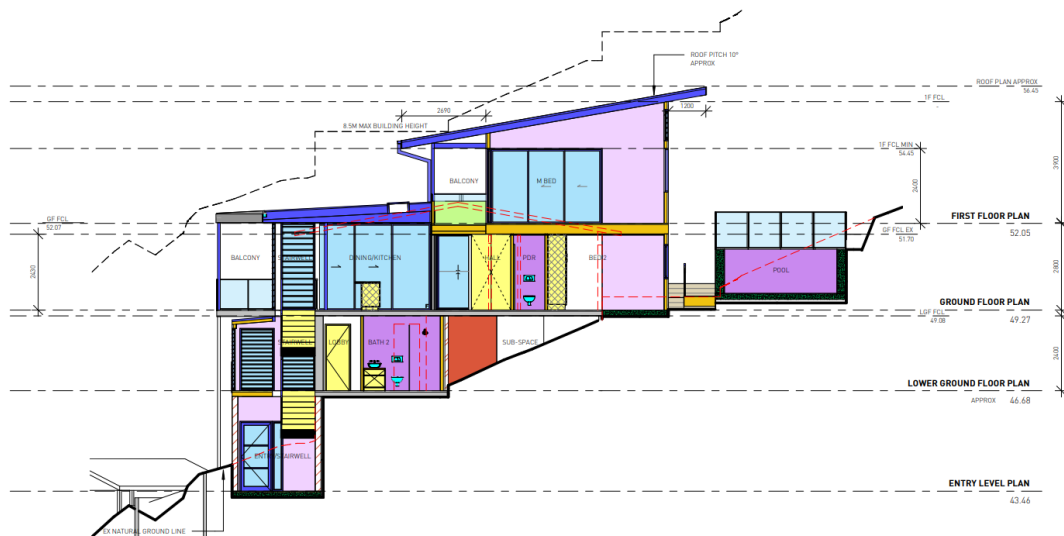
Located on the northern side of Dolphin Crescent, the subject site is currently occupied by a two-storey brick and weatherboard dwelling house, with a carport situated in front and deck in the rear. The house is setback from the street on a steeply sloping site and is accessed by stairways along the western elevation of the building.

The proposed alterations and additions under this development proposal will alter both the internal and external form of the dwelling house, as well as associated private open spaces and landscaping. These works include the following:

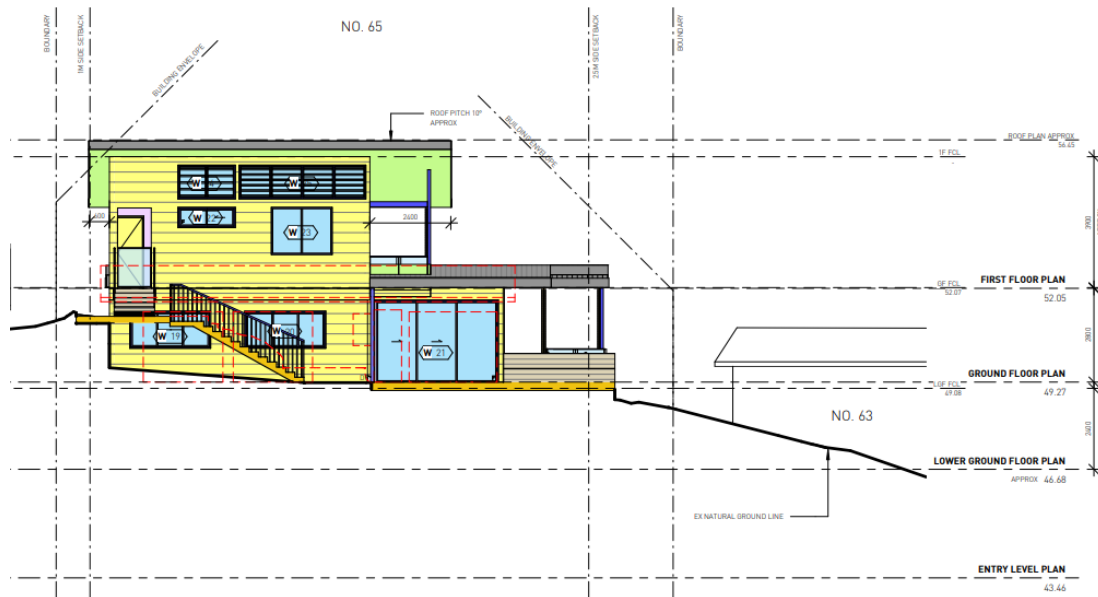
- Demolition of some internal dwelling house walls;
- Replacement of front and rear external stairs and paths with new stairs and paths;
- Replacement of rear deck with new deck;
- Retention of existing driveway and carport;
- Retention of existing rear paved terrace;
- Construction of new entry level stairs and entryway;
- Reconfiguration of internal spaces in dwelling house;
- Addition of a first floor level and new internal spaces in dwelling house;
- Construction of a new swimming pool;
- Removal of shed along eastern boundary; and
- New landscaping and garden works.

Overall, the proposed alterations and additions will improve the usability and internal and external amenity of the dwelling. The proposal demonstrates how the proposed additions can be successfully integrated to provide a positive built form outcome that is sympathetic to the existing character of the locality.

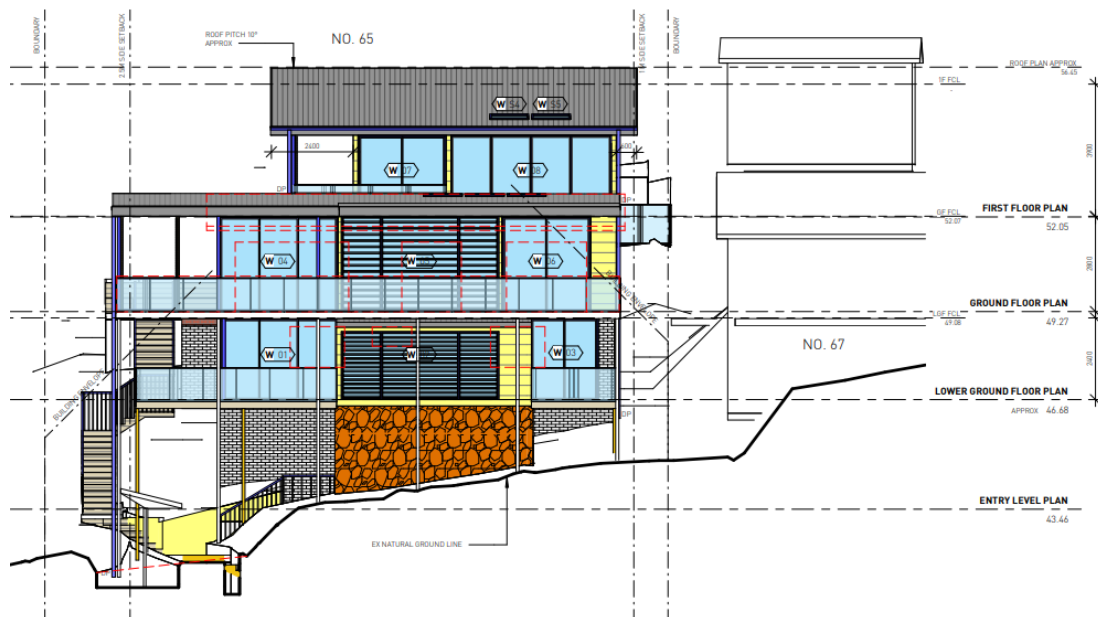
Refer to the figures below for details of the built form.



**Figure 11. Proposed Section BB**  
Source: Giles Tribe Architects



**Figure 12. Proposed North Elevation**  
Source: Giles Tribe Architects



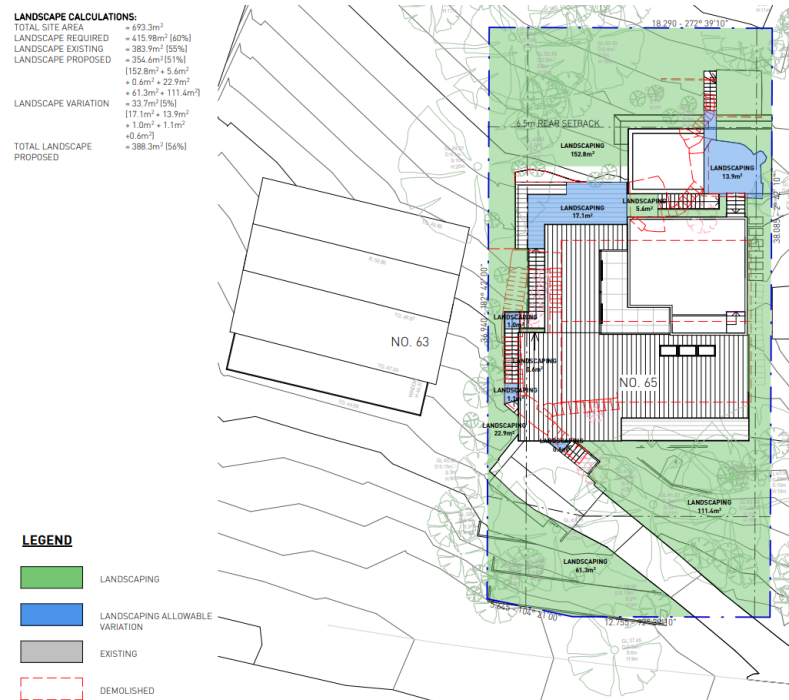
**Figure 13. Proposed South Elevation**  
Source: Giles Tribe Architects





Landscape Plans, prepared by Susan Reid Landscapes in **Appendix 4**, the removal of plantings is limited to two larger shrubs and four smaller shrubs to facilitate the installation of new access stairways. These removed plantings will be offset by the planting of new trees and shrubs as listed in the planting schedule in the Landscape Plans.

Refer to **Figure 16** below and **Appendix 4** for detailed Landscape Plans.



**Figure 16. Proposed Landscape Coverage**

Source: Giles Tribe Architects



## 4 Planning and Environmental Assessment

Mecone has undertaken an assessment of the proposal against the relevant planning and environmental legislation and guidelines to identify potential environmental impacts and mitigation measures. The potential environmental impacts and their mitigation measures are discussed below.

### 4.1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The Building Sustainability Index (BASIX) was introduced to deliver equitable water and greenhouse gas reductions across the state. It sets water and energy reduction targets for new houses and units and ensures a consistent and successful implementation of targets by overriding competing provisions in other environmental planning instruments and development controls. A BASIX assessment is required for renovations of \$50,000 or more to an existing dwelling. As such, a BASIX Certificate is required for the proposal.

A BASIX certificate is provided in **Appendix 6** and demonstrates compliance with the minimum requirements.

### 4.2 State Environmental Planning Policy (Resilience and Hazards) 2021

The State Environmental Planning Policy (Resilience and Hazards) 2021 (RHSEPP 2021) was recently introduced as an amalgamation of three now-repealed SEPPs, including SEPP (Coastal Management) 2018. Under RHSEPP, the northern portion of the site falls within the boundaries of the Coastal Use Area, and as such is subject to the provisions of Section 2.11.

Under Section 2.11, the consent authority must not grant development consent to development on land within the coastal use area unless it has considered the development's potential adverse impact on various aspects of the coastal environment and is satisfied that the development will avoid or be designed to minimise and mitigate any impacts of the development.

An assessment of the proposed development against the points of consideration is provided below:

*Is the proposed development likely to cause an adverse impact on:*

- *Existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability?*

The site is located in a residential area inland from the foreshore. The proposed development will pose no barrier to existing access to the foreshore.

- *Overshadowing, wind funnelling and the loss of views from public places to foreshores?*

The site is located at a distance from public places and the foreshore. The proposed development will not cause any overshadowing, wind funnelling, or view loss from public places to the foreshore.

- *The visual amenity and scenic qualities of the coast, including coastal headlands?*

The site is located in an established residential area at a distance from the



coast. The development will not impact on its visual amenity and scenic qualities.

- *Aboriginal cultural heritage, practices and places?*

The development is in an established residential area and will not impact on Aboriginal cultural heritage, practices or places.

- *Cultural and built environment heritage?*

The development is in an established residential area and is not within the vicinity of a heritage item or heritage conservation area. It will not impact on cultural and built environment heritage.



**Figure 18. Coastal Use Area Map**

Source: NSW DPE SEPP (Coastal Management) 2018 - maps

### 4.3 Pittwater Local Environmental Plan 2014

The Pittwater Local Environmental Plan 2014 (PLEP 2014) is the primary local planning instrument applying to the site. An assessment against the relevant development standards applying to the site has been provided below.

Table 2. Pittwater Local Environmental Plan 2014 Controls		
Item	Description	Compliance
<b>Zoning</b>	<p>The site is zoned <b>C4 Environmental Living</b></p> <p><b>Objectives of the zone:</b></p> <ul style="list-style-type: none"> <li>To provide for low-impact residential development in areas with special</li> </ul>	<p><b>Complies</b></p> <p>The proposed works retain the existing residential use which is permitted in the zone. The proposed works continue to provide for a</p>

Table 2. Pittwater Local Environmental Plan 2014 Controls

Item	Description	Compliance
	<p>ecological, scientific or aesthetic values.</p> <ul style="list-style-type: none"> <li>• To ensure that residential development does not have an adverse effect on those values.</li> <li>• To provide for residential development of a low density and scale integrated with the landform and landscape.</li> <li>• To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.</li> </ul>	low-impact residential development that retains the values of the land by minimising extent of earthworks and impact
<b>4.3 Height of buildings</b>	<p>The site is subject to an 8.5m height of buildings control.</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) <i>to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,</i></p> <p>(b) <i>to ensure that buildings are compatible with the height and scale of surrounding and nearby development,</i></p> <p>(c) <i>to minimise any overshadowing of neighbouring properties,</i></p> <p>(d) <i>to allow for the reasonable sharing of views,</i></p> <p>(e) <i>to encourage buildings that are designed to respond sensitively to the natural topography,</i></p> <p>(f) <i>to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.</i></p>	<p><b>Complies</b></p> <p>The proposed development exceeds the height limit of 8.5m, providing for a building height of 11.1m to the south-west front corner of the dwelling.</p> <p>The application is supported by a detailed Clause 4.6 Written Request under <b>Appendix 11</b>.</p>
<b>4.4 Floor Space Ratio</b>	No Floor Space Ratio control is applicable to the site.	<b>N/A</b>
<b>5.10 Heritage Conservation</b>	The site is not classified as a heritage item or as being within a heritage conservation area. The site is not within the vicinity of a heritage item or heritage conservation area.	<b>N/A</b>
<b>7.1 Acid Sulfate Soils</b>	<b>Class 5</b> Acid Sulfate Soils	<b>Noted</b>

Table 2. Pittwater Local Environmental Plan 2014 Controls

Item	Description	Compliance
<b>7.2 Earthworks</b>	<p>(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters:</p> <ul style="list-style-type: none"> <li>(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</li> <li>(b) the effect of the development on the likely future use or redevelopment of the land,</li> <li>(c) the quality of the fill or the soil to be excavated, or both,</li> <li>(d) the effect of the development on the existing and likely amenity of adjoining properties,</li> <li>(e) the source of any fill material and the destination of any excavated material,</li> <li>(f) the likelihood of disturbing relics,</li> <li>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</li> <li>(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</li> </ul>	<p><b>Complies</b></p> <p>A Waste Management Plan has been prepared and attached in <b>Appendix 6</b>.</p> <p>A Geotechnical Report has been prepared and attached in <b>Appendix 9</b>.</p> <p>The site is considered suitable for the proposed earthworks and construction works.</p>
<b>7.6 Biodiversity</b>	<p>The site is identified as Biodiversity on the Biodiversity Map.</p> <p>Development consent must not be granted unless the consent authority is satisfied that the development is designed, sited and will be managed to avoid any significant adverse environmental impact or will minimise and mitigate that impact.</p>	<p><b>Complies</b></p> <p>The development is proposed in an established residential area and predominantly affects the existing dwelling house. It will not impact on the biodiversity of the site and wider locality.</p>
<b>7.7 Geotechnical hazards</b>	<p>The site is identified as Geotechnical Hazard H1 on the Geotechnical Hazard Map.</p> <p>Development consent must not be granted unless the consent authority is satisfied that the development will appropriately manage waste water, stormwater and drainage across the land</p>	<p><b>Complies</b></p> <p>A Geotechnical Report has been prepared by Crozier Geotechnical Consultants and attached in <b>Appendix 9</b>.</p> <p>Provided the recommendations of the</p>



Table 2. Pittwater Local Environmental Plan 2014 Controls		
Item	Description	Compliance
	so as not to affect the rate, volume and quality of water leaving the land. They must also be satisfied that the development is designed, sited and managed to avoid geotechnical risk and impact on the development and land or will minimise and mitigate that impact.	<p>report and any future geotechnical directive are implemented, the proposed development can be maintained with negligible impact to neighbouring or site structures as such the site is considered suitable for the proposed construction works provided that the recommendations outlined in the report are followed.</p> <p>The site is considered suitable for the proposed development.</p>

#### 4.4 Pittwater Development Control Plans 2014

The Pittwater Development Control Plan 2014 (PDCP2014) is the primary Development Control Plan that applies to the site and sets out the core controls for the site. An assessment against the relevant development controls applying to the site has been completed and attached in **Appendix 10**.

## 5 Environmental Assessment

Mecone has undertaken an assessment of the proposal against potential environmental impacts, site suitability and the public interest in accordance with Section 4.15 of the EP & A Act. The potential environmental impacts and their mitigation measures are discussed below.

### 5.1 Built Form

The proposed alterations to the built form of the existing dwelling include the demolition of internal walls and reconfiguration of rooms, extension of the ground floor bedrooms, and construction of a first-floor level to accommodate a master bedroom with balcony and ensuite.

The proposed first floor level, in addition to the roofed balcony space in the storey below, contributes to a slight exceedance to the 8.5 metre height standard governed by PLEP2014, as discussed in **Section 4.3**. It is established that the resulting built form remains consistent with the existing built form character of other dwellings in the neighbourhood. The overall building height is not inconsistent with the surrounding character due to the topographical constraints of the area. Furthermore, it is also established that there will be minimal impacts on overshadowing and visual privacy given the mitigation measures implemented, including through landscaping as discussed further below.

The materials and colours of the development will maintain consistency with that of both the existing dwelling and the character of the locality, incorporating neutral and earthy tones with brick, weatherboard and stone materials as detailed in the Architectural Plans prepared by Giles Tribe Architects in **Appendix 3**.

As demonstrated in these Plans, careful consideration has been given to the architectural design of the building to ensure that a desirable development outcome is able to be achieved at the subject site. As reflected in the report, Giles Tribe Architects have undertaken extensive work to ensure that the proposed development achieves appropriate visual, acoustic and privacy outcomes and is consistent with the streetscape when viewed from Dolphin Crescent and neighbouring properties.

Overall, it is considered that the proposed development provides a highly desirable development outcome at the subject site.

### 5.2 Landscaping

The Landscape Plan has been prepared by Susan Read Landscapes (**Appendix 4**) which detail the proposed landscaping of the rear garden and side access areas.

The proposal requires the removal of a number of small to medium shrub plants, including a *Cyathia cooperi* in the rear yard, a *Camellia sasanqua* in the front yard, and four *Murrayas* in the side access area. The tree removal is necessary for the construction of new stairway access to the property itself and to the rear yard. A number of new plantings have been proposed to offset these removals, the details of which are listed in the Landscape Plan.

Further, the proposed new plantings are considered to enhance the existing dense plantings of shrubs and trees, which provide screening along the site boundary and along the dwelling façade to ensure that overlooking is minimised, and privacy is maintained both to the site and to the adjacent neighbouring properties.

It is recognised that the works will be sympathetic to the character of the locality and will both retain and enhance existing landscaping on the site. The proposed

development maintains the majority of existing trees and plantings and softens the built form of the main dwelling works when viewed from the street and from neighbouring properties.

### 5.3 Overshadowing and amenity

The proposed works include the addition of a new level to the existing dwelling house, along with the replacement of the deck to the rear of the dwelling and a new swimming pool and terrace area.

Shadow Diagrams on June 21 (winter solstice) are provided in the Architectural Plans in **Appendix 3** to demonstrate the impact of overshadowing between 9:00am and 3:00pm. No significant adverse impacts are expected on the ability of neighbouring properties to receive at least 3 consecutive hours of direct sunlight during midwinter, particularly on private open spaces which retain existing overshadowing.

In summary, the neighbouring properties at No. 63 and 67 Dolphin Crescent will not experience any significant new shadowing impacts as a result of the proposed development.

### 5.4 Privacy and Views

It is recognised that the proposal maintains appropriate separation to adjoining residential properties. No significant modification is proposed to the setback of the existing dwelling, which will be maintained in its current configuration to ensure that privacy impacts on neighbouring remain minimised. The additional storey has been setback further from the southern and western boundary to further increase privacy while mitigation measures such as high windows with privacy screens have been incorporated into the eastern façade to minimise overlooking onto the adjacent property.

The existing and proposed vegetation on the site will also continue to retain visual privacy to the dwelling and neighbouring properties, with dense shrub and tree plantings providing screening along the site boundaries and along building facades to ensure that views into neighbouring properties are minimised.

### 5.5 Arboricultural

An Arboricultural Impact Appraisal and Method Statement has been prepared by Naturally Trees and is attached in **Appendix 8**.

The report notes that the proposed works have the potential to adversely affect a number of high and low category trees. It assesses the impact of the proposal to each individual tree identified within the site and highlights important trees to be prioritized, as detailed in Section 3.

The findings of the assessment provide recommendations to be implemented, including a number of appropriate measures in Section 4 to protect these trees. These measures include protection fencing, ground protection, and precautionary measures to be undertaken when working in Tree Protection Zones.

### 5.6 Geotechnical

To ensure the site was geotechnically suitable for the proposed development a geotechnical investigation has been undertaken by Crozier Geotechnical Consultants. The geotechnical investigation report is in **Appendix 9** of the SEE.

The geotechnical investigation comprised primarily of a detailed geotechnical inspection and mapping of the site and inspection of adjacent properties, including the drilling of four boreholes to investigate subsurface conditions.

With the results, the report provides recommendations on geotechnical issues such as excavation, retention parameters, groundwater, footing design and earthworks. It was noted that groundwater during excavation is unlikely to be an issue, although groundwater was observed on rods during extraction in one instance. It noted that water seepage, as a result, may be encountered during excavation work within the new pool area, particularly following periods of rainfall.

The findings of the geotechnical investigation provide recommendations to be addressed during the design and construction phase of proposed development at the site. Furthermore, the geotechnical investigation demonstrates that correctly designed, the site can be made suitable for the proposed development.

## 5.7 Stormwater Management

A Stormwater Management Plan has been prepared and is attached at **Appendix 7**. The plans outline the site drainage plan and stormwater details.

## 5.8 Waste Management

A Waste Management Plan (WMP) has been provided and is attached at **Appendix 6** of the SEE. This Plan sets out waste management policies and processes for the demolition and construction phases of the proposed development. The WMP demonstrates compliance with the PDCP 2014 in relation to the provision of waste facilities required for residential developments.

## 5.9 Site Suitability

The proposed development is considered to be suitable for the site for the following reasons:

- The proposal is consistent with the objectives of the subject zone;
- The proposal improves the quality of the existing use of the site for residential purposes;
- The proposal provides a high quality architecturally designed landscape whilst retaining the majority of the existing buildings.
- The proposal is largely consistent with the key planning controls applicable to the site;
- The proposal will not result in any adverse impacts on the environment; and
- The proposal does not result in any adverse amenity impacts to the surrounding properties.

## 5.10 Public Interest

The proposed development is considered to be within the public interest for the following reasons:

- The proposal is consistent with the zone objectives and controls within the LEP;
- The proposal is consistent with the DCP provisions;
- The proposal will not create any significant amenity impacts with regard to overshadowing, privacy and view loss;

- The proposal maintains appropriate landscaping on site;
- The proposed materials will be sympathetic to the existing character of the streetscape; and
- The proposal will improve the amenity and longevity of the dwelling house.

## 6

## Planning and Environmental Assessment

The table below provides an assessment of the matters referred to in S.4.15 (1) of the EP&A Act 1979.

Table 3. Section 4.15 Assessment Summary		
Clause No.	Clause	Assessment
(1)	Matters for consideration—general  In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:	
(a)(i)	The provision of:  Any environmental planning instrument, and	The development has been considered in line with the <i>Pittwater Local Environmental Plan 2014</i> and other relevant EPIs and has been shown to be consistent with the relevant provisions.
(ii)	Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Not Applicable
(iii)	Any development control plan, and	The development has been considered against the provision of the <i>Pittwater Development Control Plan</i> and is largely compliant with its controls – See Section 4.5 of the SEE and <b>Appendix 10</b> .
(iiia)	Any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4, and	Not Applicable
(iv)	The regulations (to the extent that they prescribe matters	Not Applicable

Table 3. Section 4.15 Assessment Summary

Clause No.	Clause	Assessment
	for the purposes of this paragraph), and	
(v)	Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,	Not Applicable
(b)	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	There are likely to be minimal impacts arising from the development given physical alterations to the dwelling are located away from street view and are sympathetic to the existing character of the locality. The new addition includes high quality design with materials complimenting the surrounding area.
(c)	The suitability of the site for the development,	The site is considered suitable for the development given its existing residential use, its zoning, and location.
(d)	Any submissions made in accordance with this Act or the regulations,	To be considered following exhibition.
(e)	The public interest.	The development is considered to be in the public interest and serves to be sympathetic to the existing character of the locality while ensuring the longevity of the dwelling house and offering additional landscaping.



## 7

## Conclusion

This SEE has been prepared on behalf of Jaedho Two Pty Ltd to support a development application to the Northern Beaches Council for proposed alterations and additions on the site.

This statement describes the proposed works in the context of relevant planning controls and policies applicable to the form of the development proposed. In addition, the statement provides an assessment of those relevant heads of consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&AA).

The proposed alterations and additions will not have any significant environmental impacts, will not change the use or nature of the site, and will be sympathetic to the existing character of the locality.

The proposed alterations and additions comply with the relevant PLEP 2014 controls applying to the site and are largely compliant with the relevant DCP controls, with the exception of a slight exceedance of the 8.5 metre height of building limit. An accompanying Clause 4.6 letter in **Appendix 11** requests a variance to this development standard and establishes the existence of sufficient environmental planning grounds to justify contravening this standard.

A Planning and Environmental Assessment has been undertaken in Section 4 of this report, supported by additional consultant studies as per the requirements of Council. The environmental assessment found the associated impacts of the proposal are considered to be minimal and manageable. Hence, the outcomes of the proposal:

- Is a suitable development for the subject site;
- Responds to the street alignment and surrounding scale;
- Is sympathetic to the existing character of the locality.
- Provides additional landscaping;
- Provides visual privacy;
- Generates no adverse overshadowing to adjoining properties;
- Has obtained BASIX certification; and
- Is in the public interest

Therefore, we request that Council recommend that the proposed development be granted development approval.