

STATEMENT OF ENVIRONMENTAL EFFECTS

29th July 2021



Project:

33 PARR AVENUE NORTH CURL CURL

Lot 17 in DP 13900

In support of a Development Application for:

ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING HOUSE, A NEW SWIMMING POOL AND ASSOCIATE WORKS

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1 – The site

The subject site is identified as Lot 17 in DP 13900 known as 33 Parr Avenue North Curl Curl.

The location of the site is illustrated in **Figure 1**.

The site:

- Zone R2 – Low Density Residential
- This site is predominantly rectangular in shape and with north frontage to Parr Avenue of 14.93m. East and West Boundaries is 39.62m, a south rear boundary of 14.93m, providing a total site area of 588.1m².
- The site falls approximately 7m from front boundary Parr Avenue to the rear boundary.
- The site is currently occupied by a two storey brick and weatherboard dwelling, and secondary dwelling, with a tile and metal roof.
- The site contains no trees and has existing turf & existing landscaping. There is an existing street tree to be retained.
- The site is serviced by town water, electricity, phone and sewerage.



Figure 1: Image of the location of the site (maps.six.nsw.gov.au)

2 – Site Context

The immediate surrounding environment is predominantly by detached double or single storeys dwellings.

The site is in close proximity to the retail and public transport services on Pittwater Road.

Dwellings in the locality enjoy district and water views to the south and east, with Curl Curl Beach located approximately 1 km to the south east. Please refer to figure 2 for aerial view of the surrounding.

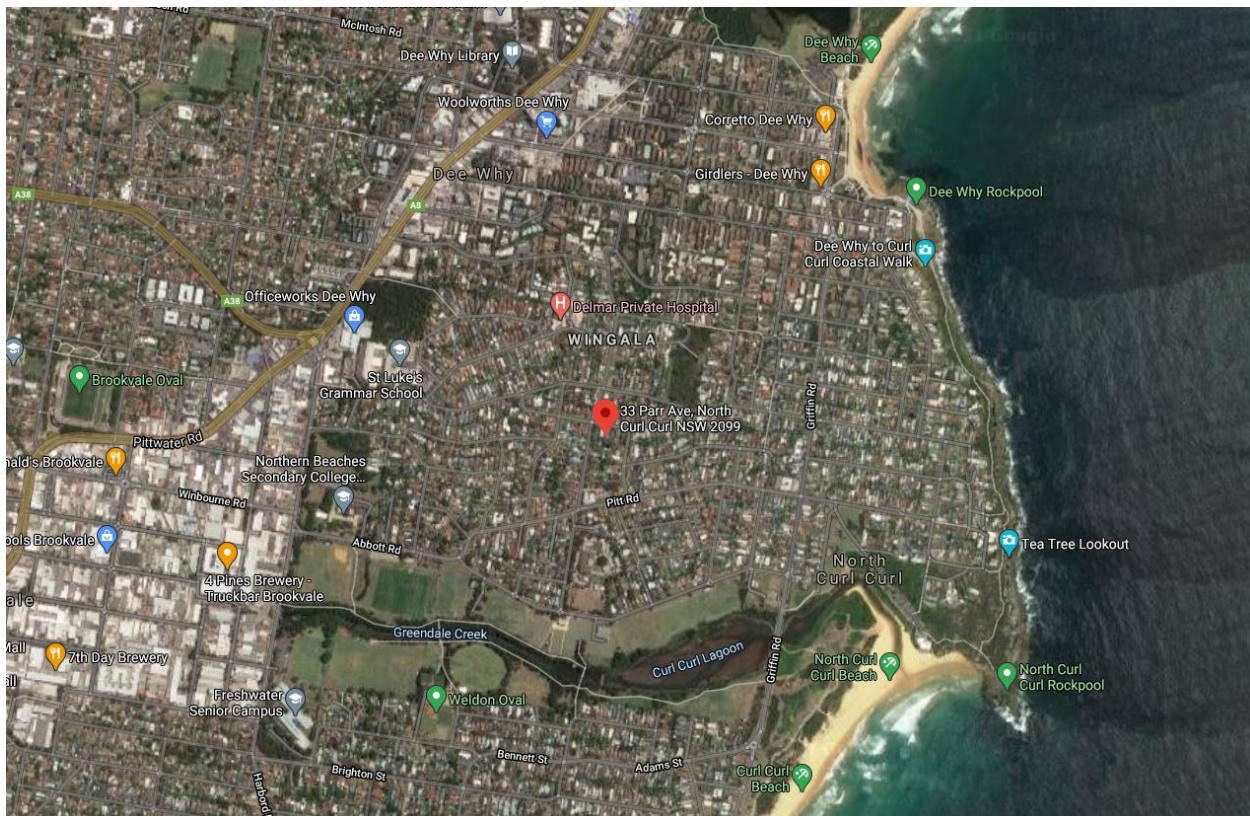


Figure 2: Aerial view of the site surrounding (google.com.au)

3 – Description of the proposal

The proposed alterations and additions are shown in the below schedule:

<p>Lower Ground Floor</p> <ul style="list-style-type: none"> • Retain the existing subfloor for support • Demolition of the existing secondary dwelling • New pool & new landscaping & associated works
<p>Ground Floor</p> <ul style="list-style-type: none"> • Proposed a carport at the front • Demolition of 4 Bedrooms/Living to covert to Study, workshop, Bed 4, Bed 5 • Extension to the rear for a new open living/dining/kitchen area
<p>First Floor</p> <ul style="list-style-type: none"> • Covert existing Living/Dining/Kitchen to 3 Bedrooms with Ensuites, bathroom and a Rumpus • Extend existing rear balcony

4 – Warringah Local Environmental Plan 2011

The subject proposal has been assessed against the controls of the Warringah LEP 2011 and is considered to be compliant with the principle standards and consistent with the intent of the LEP standards. The findings of that assessment are detailed below.

Clause 2.1 Land Use Zones

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Warringah LEP 2011.

The proposed development is defined in the plan as a *dwelling house*. The R2 zone permits the construction of a 'dwelling house' subject to development consent.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 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 double storey dwelling is considered to be the suitable housing type for the area. The proposed development is permissible on the site pursuant to the provisions of the LEP. The proposed development is not antipathetic to the objectives of the zone on the basis that the development will provide for the housing needs of the community.

Clause 4.3 Height of Buildings

Max. 8.5m allowed as per clause 4.3 of the Warringah LEP 2011

The proposed dwelling has the maximum height of 8.436m or less and has complied with the Height Controls.

Clause 4.4 Floor space ratio

The subject site does not have a specified maximum floor space ratio.

Clause 5.10 Heritage conservation

The subject site does not contain a heritage item and is not located within a conservation area.

Clause 5.11 Bush fire hazard reduction

The subject site is not in a bushfire prone land.

Clause 6.1 Acid Sulfate Soils

The subject site is not in a nominated acid sulfate soils effected area.

Clause 6.2 Earthwork

Very minor earthwork is proposed in relations to the construction of the alterations/additions, the design is carefully arranged with the introduction of splits throughout the dwelling respond to the natural slop of the site and minimise earthwork.

Clause 6.3 Flood Planning

The subject site is not identified as being flood prone.

Clause 6.4 Development on slopping land

The site is located in the area nominated the LEP maps as Area B – Flanking Slopes 5 to 25. Therefore Warringah council must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and
- (c) the development will not impact on or affect the existing subsurface flow conditions.

Please refer to the attached geotechnical preliminary assessment as part of the DA submission demonstrating the proposal complies with Council controls.

5 – Warringah Development Control Plan 2011

The subject proposal has been assessed against the controls and guidelines of the DCP and is considered to be compliant with the principle standards and consistent with the intent of the development standards. The findings of that assessment are tabulated in the Table below.

Development Standard	Proposal	Compliance
Part B: Built form controls		
B1 Wall Heights 1. Walls are not to exceed 7.2 metres	Proposed wall height 8.436m	No

<p>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).</p> <p>Exceptions</p> <p>This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building:</p> <ul style="list-style-type: none"> - does not exceed the 8.5 metre height development standard; - is designed and located to minimise bulk and scale; and - has a minimal visual impact when viewed from the downslope sides of the land. 		<p>Variation:</p> <p>A maximum wall height of 7.2 metres is permitted.</p> <p>The proposal will result in a maximum wall height of 8.436 metres, which exceeds the control by just 1.16m</p> <p>A variation is appropriate in this case due to the site which has a slope greater than 17%.</p> <p>Whilst the overall wall height exceeds the control, the existing walls have greater side setbacks than the standard which assist in reducing shadows to neighbouring properties.</p>
<p>B3 Side Boundary Envelope</p> <p>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:</p> <ul style="list-style-type: none"> • 5 metres as identified on the map. 	<p>The proposed development results in a very minor encroachment of the side boundary envelope control on the south elevation and cross section C.</p>	<p>No</p> <p>Variation:</p> <p>A variation is considered appropriate in this case, as the alterations/additions are consistent with the existing built form and the exceedance is a result of the new roof form proposed, to allow additional windows, and significant natural light into the rear of the dwelling.</p> <p>As shown in dashed lines on the southern elevation, the existing building already exceeds the control due to the extreme slope of the site. Given that reasonable setbacks are provided and the development is consistent with the existing, it is considered there will be no adverse impacts on adjoining neighbouring dwellings.</p>
<p>B5 Side Boundary Setbacks</p> <p>900mm side setback is required</p> <p>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.</p>	<p>East side setback: 2000mm/2530mm</p> <p>West side setback 1200mm</p>	<p>Yes</p>
<p>B7 Front Boundary Setbacks</p> <p>Development is to maintain a minimum setback to road frontages. 6.5m minimum is required.</p> <p>The front boundary setback area is to be landscaped and generally free of</p>	<p>Proposed front setback to the main dwelling: 7.66m</p> <p>The carport is proposed within the front setback.</p>	<p>No</p> <p>Variation:</p> <p>Due to the sloping and the current site condition, a carport is proposed within the front setback.</p>

<p>any structures, basements, car parking or site facilities other than driveways, letter boxes, garbage storage areas and fences.</p> <p>Where primary and secondary setbacks are specified, buildings and structures (such as carports) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.</p>		<p>The design of the proposed carport is located in the same area of the existing hardstand space in the front setback & it is necessary for off street parking. The DCP requires 2 car parking spaces per dwelling.</p> <p>This is a single space within the front setback with the covered metal roof above. This car space and the area around it will be improved with a new landscape plan included with the Development Application.</p>
<p>B9 Rear Boundary Setbacks</p> <p>Development is to maintain a minimum setback to rear boundaries. 6m minimum is required for rear setback.</p> <p>The rear setback area is to be landscaped and free of any above or below ground structures.</p>	Proposed rear setback: 9.56m	Yes
Part C - Siting Factors		
<p>C2 Traffic, Access and Safety</p> <p>1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</p> <p>2. Vehicle access is to be obtained from minor streets and lanes where available and practical.</p> <p>3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.</p> <p>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.</p> <p>5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.</p>	No changes are proposed to the existing driveway crossover.	Yes
<p>C3 Parking Facilities</p> <p>1. 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.; Parking is to be located so that 	<p>Proposed front setback to the main dwelling: 7.66m</p> <p>The carport is proposed within the front setback.</p> <p>The carport width is 5.23m which is 3.29% of the dwelling width of 12.08m</p>	<p>No</p> <p><u>Variation:</u></p> <p>Due to the existing footprint of the existing building, and existing vehicle space the parking location is within the front setback.</p> <p>The design of the proposed carport is located in the same</p>

<p>views of the street from front windows are not obscured; and</p> <ul style="list-style-type: none"> 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>2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</p> <ul style="list-style-type: none"> the land use; the hours of operation; the availability of public transport; the availability of alternative car parking; and the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles. <p>4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</p>		<p>location as the existing hardstand area in the front setback & it is necessary for off street parking. The DCP requires 2 car parking spaces per dwelling. With the extreme slope of the site and the narrow access on the side it is very unsafe to provide vehicle access to the rear of the property.</p> <p>This is a single space within the front setback with the covered metal roof above. This car space and the area around it will be improved with a new landscape plan included with the Development Application.</p> <p>The architecture and material of the proposed carport compliment the architecture of the proposed dwelling.</p> <p>The site being located on the low side of the street will not impede on the existing streetscape and the design of the carport with thin steel blades that will not present as a solid carport structure and enable pedestrians to see through the carport rather than the design be an obstruction to sight and breeze paths.</p>
<p>C4 Stormwater</p> <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>Please refer to the stormwater drawing as part of the DA submission.</p> <p>Stormwater runoff from roof will be collected by the proposed rainwater tank, for reuse on site. The overflow will be directed and connected to Councils existing stormwater system.</p>	<p>Yes</p>
<p>C7 Excavation and Landfill</p> <p>1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</p> <p>2. Excavation and landfill works must not result in any adverse impact on adjoining land.</p> <p>3. Excavated and landfill areas shall be constructed to ensure the</p>	<p>Minor excavation will be introduced as part of the footing support for the proposal. Several splits are introduced to the proposal to minimise the excavation or fill to the site.</p> <p>Please refer to the geotech report for the compliance.</p>	<p>Yes</p>

<p>geological stability of the work.</p> <p>4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</p> <p>5. Rehabilitation and revegetation techniques shall be applied to the fill.</p> <p>6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.</p>		
<p>C8 Demolition and Construction</p> <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 alterations and additions will involve demolition works as detailed in the attached demolition plans.</p> <p>Council controls and requirements will be complied with all demolition and construction works undertaken.</p>	Yes
<p>C9 Waste Management</p> <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 alterations and additions will involve demolition works as detailed in the attached demolition plans, waste management plan & erosion/sediment control plan.</p> <p>Council controls and requirements will be complied with all demolition and construction works undertaken.</p>	Yes
Part D Design		
<p>D1 Landscaped Open Space and Bushland Setting</p> <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> <p>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;</p> <p>b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;</p> <p>c) Landscaped open space must be at ground level (finished); and</p> <p>d) The minimum soil depth of land</p>	<p>Proposed landscape area: 33.61% (195.91 sqm)</p>	<p>No.</p> <p><u>Variation:</u></p> <p>40% minimum landscaping area equivalent to 235.24m² is required by the DCP for the site area of 588.1m².</p> <p>The existing landscaped area currently is 175.86m² = 29.9%.</p> <p>The proposed development will increase the landscaped area to 33.61% (195.91 sqm), which is 39.33m² less than the control requirements, still representing great improvement to the current landscape arrangement.</p>

that can be included as landscaped open space is 1 metre. $588.1m^2 \times 40\% = 235.24m^2$			
D2 Private Open Space 1. Residential development is to include private open space for each dwelling. 2. The minimum area and dimensions of private open space are as follows: Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms - A total of 60m ² with minimum dimensions of 5m of POS is required. 3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play. 4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development. 5. Private open space shall not be located in the primary front building setback. 6. Private open space is to be located to maximise solar access.	Proposed 142.72m ² of the private open space to the rear yard.	Yes	
D3 Noise 1. Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.	The proposal is for residential purpose and will not result in noise levels inappropriate to a residential area. The site is not located in close proximity to a noise generating activity. The proposal is considered to comply with this control.	Windows are provided to front habitable room overlooking street from the dwelling. The proposal is considered to comply with this control.	Yes
D6 Access to Sunlight 1. Development should avoid unreasonable 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. overshadowing any public open space. 2. At least 50% of the required area of private open space of each	Please refer to the shadow diagrams as part of the DA submission. The proposal does not comply with the 3 hours of sunlight between 9am & 3pm on June 21 due to a South Facing Site.	No <u>Variation:</u> The subject site has a south to rear orientation, thus does not currently achieve the solar access requirement. The proposed development results in only a minor increase to shadowing on the subject site at 9am and 12pm. Due to the natural topography and the double storey dwelling with North to the street and working to the existing building	

		footprint the shadows naturally dominate with a south facing rear yard. The first floor has been kept to a minimum due to building height restriction which helps mitigate the impact of the shadows.
D7 Views 1. Development shall provide for the reasonable sharing of views.	<p>The site and surrounding properties currently enjoy district and water views to the south east.</p> <p>The proposal will not result in any view loss for surrounding & adjoining properties as it is located primarily within the footprint of the existing dwelling.</p> <p>Any new additions will be at the lowest corner of the site and won't cause any view loss to the surrounding properties.</p> <p>With the natural sloping conditions on the site and in the area, all surrounding properties will maintain their existing views.</p>	Yes
D8 Privacy 1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties. 2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking. 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. 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. <i>When screening devices are necessary, consideration should be given to longevity, maintenance requirements and treatment of screens and windows so they are integrated components of the design. Screening solutions may include:</i> <ul style="list-style-type: none"> • Timber screens • External blinds • Window hoods or shutters 	<p>Privacy will be retained for neighbours with ample setbacks and no direct overlooking into any key living areas. The surrounding dwellings are at varying levels ensuring that privacy is maximised. Timber privacy screening is proposed around the hot tub.</p> <p>We note that there is an existing upper level living deck, which is to be replaced with a new structure. The privacy implications for this will be the same as the current dwelling.</p>	

<ul style="list-style-type: none"> • Landscaping to adequately screen windows and outdoor areas and may also visually reduce building bulk • Balconies provide privacy when viewed from the street or public space • Screen balconies to avoid overlooking into the private open spaces of lower terraces using planter boxes, louvre screens and pergola structures • High window sills of at least 1.7m above floor level • Obscure or translucent glazing. 		
<p>D9 Building Bulk</p> <p>1. Side and rear setbacks are to be progressively increased as wall height increases.</p> <p>2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>4. Building height and scale needs to relate to topography and site conditions.</p> <p>5. Orientate development to address the street.</p> <p>6. Use colour, materials and surface treatment to reduce building bulk.</p> <p>7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.</p> <p>8. Articulate walls to reduce building mass.</p>	<p>The proposed alterations and additions are minor and do not create inappropriate bulk. The proposed development is consistent with the streetscape and surrounding dwellings, with the overall impact being a modern, aesthetically pleasing and complimentary addition to Parr Avenue.</p>	<p>Yes</p>
<p>D10 Building Colours and Materials</p> <p>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</p>	<p>The proposal will be the combination of weatherboard, rendered masonry construction, natural timber cladding with a metal roof. Colours & finishes selection to</p>	<p>Yes</p>

colours and materials and landscaping. 2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape. 3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.	sympathy with the coastal surrounds are proposed.	
D11 Roofs 1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs. 2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. 3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas. 4. Roofs shall incorporate eaves for shading. 5. Roofing materials should not cause excessive glare and reflection. 6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc. as possible into the building.	The proposed roof has a 5 degree fall to the north and a 15 degree fall to the south. Eaves are incorporated for shading and materials will be non-reflective.	Yes
D12 Glare and Reflection 1. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours; <ul style="list-style-type: none"> • Minimising the lit area of signage; • Locating the light source away from adjoining properties or boundaries; and • Directing light spill within the site. 2. Any glare from artificial illumination is to be minimised by utilising one or more of the following: <ul style="list-style-type: none"> • Indirect lighting; • Controlling the level of illumination; and • Directing the light source away 	Materials & finishes have been chosen to ensure no glare or reflection issues. Roof with a medium shade to the main dwelling and dark tone to the carport to minimise all glare and reflection matter.	Yes

<p>from view lines.</p> <p>3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> • Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones; • Orienting reflective materials away from properties that may be impacted; • Recessing glass into the façade; • Utilising shading devices; • Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and • Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls. 		
<p>D13 Front Fences and Front Walls</p> <p>1. Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.</p> <p>2. Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence.</p> <p>3. Fences located within the front building setback area are to complement the existing streetscape character.</p> <p>4. Fences are to be constructed to allow casual surveillance, except where there is excessive noise.</p> <p>5. Gates are not to encroach over the property boundary when opening or closing.</p> <p>6. Fences should complement the architectural period of the building.</p>	<p>1.2m high front fence & gates are proposed for safety reason.</p> <p>The fence is setback minimum 460mm from the boundary to allow for some landscaping trip.</p> <p>Fences are constructed of masonry and metal and are compatible with the existing street character.</p>	Yes
<p>D14 Site Facilities</p> <p>1. 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 	<p>The existing dwelling has appropriate waste, recycling areas and drying facilities.</p> <p>New letter box will be incorporated as part of the new front fence/gate.</p>	Yes

<p>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;</p> <ul style="list-style-type: none"> • 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; • 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. 		
<p>D16 Swimming Pools and Spa Pools</p> <ol style="list-style-type: none"> 1. Pools are not to be located in the front building setback. 2. Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage. 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. 	<p>The pool is proposed to be at the rear of the property and new landscape is provided around the area.</p>	<p>Yes</p>
<p>D20 Safety and Security</p> <ol style="list-style-type: none"> 1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance. 2. Service areas and access ways are to be either secured or designed to allow casual surveillance. 3. There is to be adequate lighting of entrances and pedestrian areas. 4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety. 5. Entrances to buildings are to be 	<p>Main entry to the dwelling is located at the front of the building with more than one windows from the habitable rooms directly view to the street for safety and surveillance.</p>	<p>Yes</p>

<p>from public streets wherever possible.</p> <p>7. Buildings are to be designed to allow casual surveillance of the street, for example by:</p> <ul style="list-style-type: none"> a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved; b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance; c) Locating high use rooms to maximise casual surveillance; d) Clearly displaying the street number on the front of the building in pedestrian view; and <p>9. Design entrances to buildings from public streets so that:</p> <ul style="list-style-type: none"> a) Building entrances are clearly identifiable, defined, lit and visible; b) The residential component of a shop top housing development has a separate secure pedestrian entrance from the commercial component of the development; c) Main entrances are clearly identifiable; d) Pavement surfaces and signage direct pedestrian movements; and e) Potential conflict between pedestrians and vehicles is avoided. 		
<p>D22 Conservation of Energy and Water</p> <p>The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.</p> <p>Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties.</p> <p>Buildings are to be designed to minimize energy and water consumption.</p> <p>Landscape design is to assist in the conservation of energy and water.</p> <p>Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.</p>	<p>The design has been accompanied by a Basix Certificate showing that all energy, thermal and water conservation aspects are met.</p>	<p>Yes</p>

All development must comply with Council's Water Management Policy.		
Part E - The Natural Environment		
E1 Preservation of Trees or Bushland Vegetation	No tree is proposed to be removed as part of the proposal alteration/additions. The proposal footprint is mainly around the existing footprint.	Yes
E4 Wildlife Corridors	The proposal will have no impact on any valued wildlife corridors.	Yes
E6 Retaining unique environmental features	The proposal will have no impact on any unique environmental factors in the area.	Yes
E10 Landslip Risk	A geotech report has been prepared by the engineer in support of the proposal.	Yes

6 – SECTION 79C OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

7.1. Natural Environment

The subject site is vacant and has no significant trees or vegetation and as such the proposed development will have no adverse impact on the natural environment.

7.2. Built Environment

Council through its environmental planning instruments has determined that low scale residential density is appropriate for the subject site. Following a comprehensive site analysis, a design was created that achieves the applicable objectives and controls, resulting in an aesthetically pleasing altered detached dwelling when viewed from the street, ample private open space area and all residential amenities.

The proposal incorporates good site planning and design skills in achieving a development that is compatible and responsive to its context. The proposed setbacks combined with the dwellings height provides consistency in the massing and scale of buildings to the surrounding neighbourhood.

7.3. Social Impact

It is considered that the proposed development will have no adverse social impact.

7.4. Economic Impact

It is considered that the proposed development will have no adverse economic impact.

7.5. Suitability of the site

There are no unique environmental features on the site that render it unsuitable for development. The design of the proposal has regard to the site's relationship with adjoining and surrounding development. The proposed development relates to the predominant character of development in this locality in terms of height, size, bulk, scale, setbacks, materials and finishes.

The proposal will not unreasonably impact on adjoining properties in respect of privacy, overshadowing, noise and access to views.

7.6. Public Interest

It is considered that the proposal will meet community expectations for development in the locality and approval of the application will be promoting the objectives of the Environmental Planning and Assessment Act and will

result in an orderly and appropriate use of the land by accommodating a single dwelling appropriate for the residential zone in which the development is located and the needs of the family that will occupy it.

7 – Conclusion

The proposed dwelling house is permissible within the R2 Low Residential under the provisions of Warringah Council.

This Statement of Environmental Effects has demonstrated that the proposal satisfies the relevant objectives and provisions of Warringah LEP 2011 and Warringah Development Control Plan 2011.

It is considered that the proposal will meet community expectations for development in the locality and approval of the application will be promoting the objectives of the Environmental Planning and Assessment Act.

On the basis of the merits of the proposal and the lack of environmental impacts, it is recommended that Council support to approve the development, subject to appropriate conditions of consent.

Dawsonvu Pty Limited.