

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

6 Kenna Place

Cromer

February 2019

**Alterations & Additions
to existing dwelling**

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared by Sean Gilmour Architecture & Design as part of a development application for alterations and additions to an existing single level dwelling on land at 6 Kenna Place Cromer.

The site is legally referred to as Lots 17 in DP 11443, and has a total area of 822.9 square metres, with a street frontage of 11.58 metres facing Kenna Place to the north east with a site depth of 30.39 meters to the east and 42.34 to the west.

The property falls 10.7 metres from the south west corner (RL56.57) to north east front boundary junction of the site (RL45.87).

The property also falls 8.98 along its eastern boundary

The site is located within Northern Beaches Council Municipality formerly Warringah Council Municipality and is subject to the controls of Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011.

The subject site is zoned R2 Low Density Residential dwelling houses are permissible forms of development within the zone with development consent.

1.1 Background

The site currently contains a multi-split level single storey dwelling with a two vehicle carport and ancillary structures located in the rear yard of the site.

The owners are seeking approval for alterations and additions to the existing dwelling for a family with two young children, with new planning to provide a new two storey rear yard extension comprising a family room at ground level and two children's bedrooms above the family room .

The existing front deck is proposed to be replanned and used to provide an adequate sized living room and new entry.

Internal alterations include a new kitchen , ensuite and walk in robe for the parents' bedroom, renovation to existing bathroom, new study, laundry and walk in linen facilities.

A new rear yard deck is proposed as an infill overbuilt to an existing concrete concourse on level with the rear part of the dwelling

The following statement will demonstrate that the development has been planned to mitigate impacts and that the proposed changes will meet the relevant development standards and controls within the LEP and DCP.

1.2 Key Opportunities

The main opportunities resulting from this proposal include:

- That the proposal will revitalise the existing building with improved planning and provide and meet occupants usage requirements
- The proposal will result in the existing amenities are upgraded to reflect the inhabitants need for adequate circulation both externally and internally
- The proposal will not negatively impact the amenity of the neighbourhood and will retain a built form which is in keeping with the character of the locality.

Table 1 Warringah Local Environment Plan 2011 Aims of Plan

Objectives	Response
(a) to create a land use framework for controlling development in Warringah that allows detailed provisions to be made in any development control plan made by the Council, (h) in relation to community well-being, to: (i) ensure good management of public	N/A

Objectives	Response
assets and promote opportunities for social, cultural and community activities, and (ii) ensure that the social and economic effects of development are appropriate.	
(b) to recognise the role of Dee Why and Brookvale as the major centres and employment areas for the sub-region,	N/A
(c) to maintain and enhance the existing amenity and quality of life of the local community by providing for a balance of development that caters for the housing, employment, entertainment, cultural, welfare and recreational needs of residents and visitors,	The proposed alterations and additions will cater for the housing needs of the residents of the subject site whilst not unreasonably impacting upon the amenity of adjoining properties
(d) in relation to residential development, to: (i) protect and enhance the residential use and amenity of existing residential environments, and (ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and (iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah	i) The proposal will result in a positive enhancement to amenity and environment. ii) The proposed alterations and additions will not present significant adverse impacts upon surrounding dwellings. The resultant appearance of the dwelling will be in keeping with the scale of surrounding development. iii) The primarily internal alterations include floor plan changes, replacement of windows and upgrades to existing balconies. These will contribute positively to the dwellings functionality while making a positive contribution to the character of the locality.
(e) in relation to non-residential	N/A

Objectives	Response
<p>development, to:</p> <p>(i) ensure that non-residential development does not have an adverse effect on the amenity of residential properties and public places, and</p> <p>(ii) maintain a diversity of employment, services, cultural and recreational facilities,</p>	
<p>(f) in relation to environmental quality, to:</p> <p>(i) achieve development outcomes of quality urban design, and</p> <p>(ii) encourage development that demonstrates efficient and sustainable use of energy and resources, and</p> <p>(iii) achieve land use relationships that promote the efficient use of infrastructure, and</p> <p>(iv) ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and</p> <p>(v) protect, conserve and manage biodiversity and the natural environment, and</p> <p>(vi) manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity,</p>	<p>The proposal will ensure the environmental quality of the locality and surrounding streetscape</p>
<p>(g) in relation to environmental heritage, to recognise, protect and conserve items and areas of natural,</p>	<p>N/A</p>

Objectives	Response
indigenous and built heritage that contribute to the environmental and cultural heritage of Warringah,	
(h) in relation to community well-being, to: (i) ensure good management of public assets and promote opportunities for social, cultural and community activities, and (ii) ensure that the social and economic effects of development are appropriate.	N/A

Table 2 Zone R2 Low Density Residential Objectives

• To provide for the housing needs of the community within a low density residential environment.	The proposal for alterations and additions to the existing dwelling will improve residential amenity for the residents of the subject site. The development is permissible under the current site zoning.
• To enable other land uses that provides facilities or services to meet the day to day needs of residents.	N/A
To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah	The proposal is not dissimilar in bulk and scale to the existing dwelling on the subject site and the site will continue to be viewed within a landscape setting. Refer to submitted landscape plan that specifically addresses maintenance of privacy.

Table 3 Warringah Local Environment Plan 2011 Control Summary

Applicable LEP Control	Requirement	Proposed	Complies
Land Zoning	R2 Low Density Residential	Residential dwellings are permitted with consent	Yes
Max.Height	8.5 M		Yes
Floor Space Ratio	N/A	N/A	N/A
Heritage	N/A	N/A	N/A

1.3 Applicant and Ownership

The applicant for this Development Application is SG Architect and the owners are Jason and Brigita Devries.

1.4 Consent Authority

The consent authority for this development is Northern Beaches Council.

1.5 Structure of the Report

This report is divided in to six sections detailing the nature of the development in the following manner:

Section 1 Introduction.

Section 2 Examines the existing site conditions in terms of location, context, access and relevant planning controls.

Section 3 Describes the development proposal through development statistics, built form, materials site conditions.

Section 4 Assesses the development proposal against relevant planning controls.

Section 5 Summarises the environmental effects of the proposed development under the provisions Section 4.15(1) of the Environmental

Planning and Assessment Act, which lists matters for consideration by a consent authority in determining a development application.

Section 6 Concludes the Statement of Environmental Effects.

2 Site and Context

2.4 Site Location and Description

The site is located at 6 Kenna Place Cromer and is legally referred to as Lots 17 in DP 237862, and has a total area of 822.9square metres, with a street frontage of 11.58 metres facing Kenna Place to the north east and a site depth of 30.39 meters to the east and 42.34 to the west..



Figure 1 Site Location Map :- Source SIX maps

Prior and Existing Buildings Layout and Context

The site currently contains a single-storey multi split level dwelling with an a separate carport that is linked by external steps , there is an existing shed structure in the rear yard of the site.



Figure 2 Aerial Site Photo :- Source SIX maps



Figure 3 Street View : Source Sean Gilmour Architecture & Design

2.3 Relevant Planning Controls

2.3.1 State

- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No 55 - Remediation of land

2.3.2 Local

- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

3 Development Proposal

3.1 Summary of Proposal

The building works involves:

- The existing front deck is proposed to be replanned as a living room and entry .
- A new two storey rear yard addition comprising a family room and two children's bedrooms.
- Internal alterations include a new kitchen , ensuite, renovated bathrooms, new study, laundry and linen facilities.
- A timber deck is proposed as an infill / overbuilt to an existing concrete concourse on level with the rear part of the dwelling to bring that part of the rear yard on level with existing floor level

3.2 This statement of environmental report has been prepared with reference to the following:

Architects Drawings prepared by Sean Gilmour Architect (RN 7973)

Site & Site Analysis Plan	DA01-a
Ground Floor Plan with demolition	DA02-a
First Floor Plan	DA03-a
Roof Plan	DA04-a
Elevations	DA05-a
Elevations	DA06-a
Sections	DA07-a
Sections	DA08-a
Waste Management Plan	DA09-a
Site Calculations -Existing	DA10-a
Site Calculations -Existing	DA11-a
Site Calculation - Proposed	DA11-a
Shadow Diagram 9am 21 June	DA12-a
Shadow Diagram 12 Noon 21 June	DA13-a
Shadow Diagram 3 pm 21 June	DA14-a

Survey by CMS Surveys Dated 26.03.18

Basix Certificate A336664 Dated 30 January 2019

Preliminary Geotechnical Assessment q Dated 06 February 2019

3.3 Zoning and Permissibility

The site is zoned R2 - Low Density Residential under the Warringah Local Environmental Plan 2011

- Warringah Development Control Plan 2011. Dwelling houses are permitted with consent within this land zoning.

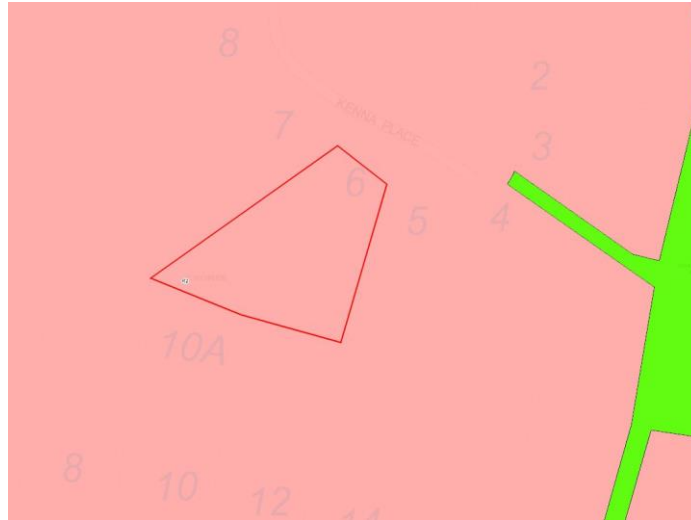


Figure 5 Warringah LEP 2011 Land Zoning Map: R2
Source Northern Beaches Council DCP 2011 Maps

4 Planning Controls

4.1 State Environmental Planning Controls

4.1.1 State Environmental Planning Policy (Building Sustainability Index:Basix) 2004

A BASIX certificate for the dwelling will be provided with this development application. This will list commitments by the applicant as to the manner in which the development will be carried out. The requirements outlined in the BASIX certificate will be satisfied in the design of the proposal. Please refer to the BASIX certificate submitted with the development application for more details.

4.1.2 State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55)

The provisions of SEPP No. 55 have been considered in the assessment of the development application. The site does not have a history of a previous land use that may have caused contamination and there is no evidence that indicates the site is contaminated. Accordingly, the development application is satisfactory having regard to the relevant matters for consideration under SEPP 55.

4.2 Warringah Local Environment Plan 2011

The Warringah Local Environmental Plan 2011 (WLEP 2011) is the primary planning instrument applicable to the subject site. The site is zoned R2 - Low Density Residential under the WLEP 2011 which permits dwelling houses with consent.

The following table provides applicable clauses from the WLEP 2011.

Table 4 Warringah LEP 2011 Relevant Controls

Warringah LEP 2011 Relevant Controls	Response	Compliant
Clause 1.2 Relevant Aims of Plan (2) The particular aims of this Plan are as follows: 2) The particular aims of this Plan are as follows: (a) to create a land use framework for controlling development in Warringah that allows detailed provisions to be made in any development control plan made by the Council, (b) to recognise the role of Dee Why and Brookvale as the major centres and employment areas for the sub-region, (c) to maintain and enhance the existing amenity and quality of life of the local community by providing for a balance of development that caters for the housing, employment, entertainment, cultural, welfare and recreational needs of residents and visitors, (d) in relation to residential development, to: (i) protect and enhance the residential use and amenity of	Refer to response in Table 1 of this report.	Yes

Warringah LEP 2011 Relevant Controls	Response	Compliant
<p>existing residential environments, and</p> <p>(ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and</p> <p>(iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,</p> <p>(g) in relation to environmental heritage, to recognise, protect and conserve items and areas of natural, indigenous and built heritage that contribute to the environmental and cultural heritage of Warringah,</p> <p>(h) in relation to community well-being, to:</p> <p>(i) ensure good management of public assets and promote opportunities for social, cultural and community activities, and</p> <p>(ii) ensure that the social and economic effects of development are appropriate.</p>		
<p>Zone R2 - Low density Residential Objectives</p> <ul style="list-style-type: none"> • To provide for the housing needs of the community within a low density residential environment. • To enable other land uses that provides facilities or services to meet the day to day needs of residents. • To ensure that low density residential environments are characterised by landscaped settings 	<p>This proposal reflects the intent and objective of this control</p>	<p>Yes</p>

Warringah LEP 2011 Relevant Controls	Response	Compliant
that are in harmony with the natural environment of Warringah		
4.3 Height of buildings 2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map	The Height of Buildings Map lists the maximum height of buildings for the site as 8.5m.	Yes
6.1 Acid Sulfate Soils (2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.		Yes
6.2 Earthworks (1) The objectives of this clause are as follows: (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land, (b) to allow earthworks of a minor nature without requiring separate development consent. (2) Development consent is required for earthworks unless: (a) the work is exempt development under this Plan or another applicable environmental planning instrument, or (b) the work is ancillary to other development for which development consent has been given. (3) Before granting development	The proposed earthworks for the new family room and bedroom addition to the existing dwelling on the subject site are unlikely to have a detrimental impact upon existing drainage patterns or soil stability. A Geotechnical Investigation report prepared by White Geo-technical Group in requirements of Clause 6.2.	Yes

Warringah LEP 2011 Relevant Controls	Response	Compliant
<p>consent for earthworks, the consent authority must consider the following matters:</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</p> <p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p>		
<p>6.4 Development on sloping land</p> <p>(1) The objectives of this clause are as follows: (a) to avoid significant adverse impacts on development and on properties in the vicinity of</p> <p>The subject site is on land identified as Area A, D, and E on the Landslip Risk map. No significant excavation is proposed as part of this application, noting any earthworks are ancillary to the alterations and additions</p> <p>Yes</p> <p>STATEMENT OF ENVIRONMENTAL</p>	<p>The subject site is on land identified as Area B on the Landslip Risk map.</p> <p>No significant excavation is proposed as part of this application, noting any earthworks are ancillary to the alterations and additions proposed to the existing dwelling house.</p> <p>A Geotechnical Investigation report prepared by White</p>	<p>N/A</p>

Warringah LEP 2011 Relevant Controls	Response	Compliant
<p>EFFECTS</p> <p>4 NIOKA ROAD, NARRABEEN - JANUARY 2019</p> <p>16</p> <p>WLEP 2011 Relevant Controls</p> <p>Response</p> <p>Compliant development sites resulting from landslides originating either on or near sloping land, (b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land, (c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land. (2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map. (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is 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.</p>	<p>Geotechnical Group in support of the application.</p>	

4.3 Warringah Development Control Plan 2011

The Warringah Development Control Plan 2011 (WDCP 2011) is used to provide comprehensive planning and design guidelines for development in the council area. Relevant clauses for the proposal are outlined in the table below.

Table 5 Warringah DCP 2011 - Applicable Controls

Warringah DCP 2011	Response	Compliant
Part B Built Form Controls		
B1 Wall Heights Requirements 1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	The proposal generally sits within the 7.2m wall height control, noting no change is proposed to the existing wall heights of the dwelling	Yes
B2 Number of Storeys Applies to Land This control applies to land shown coloured on the DCP Map Number of Storeys.	The subject site is not identified on land shown in the DCP map Number of Storeys.	N/A
B3 Side Boundary Envelope Requirements 1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: 4 metres, or • 5 metres as identified on the map.	The subject site is identified as having a 4m side boundary envelope control. The existing dwelling presents a variation to the boundary envelope control on the eastern side boundary in part and is minor in nature	Acceptable

Warringah DCP 2011	Response	Compliant
Part B Built Form Controls		
<p>B4 Site Coverage Requirements</p> <p>1. Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as:</p> <ul style="list-style-type: none"> • 33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and • 20% = 3,500m² or 30% <3,500m² - the total building footprint(s) must not cover more than 20% of the site area except on allotments having an area of less than 3,500m² where the total building footprint/s must not cover more than 30% of the site area. 	The subject site is not identified on the DCP map Site Coverage.	N/A
<p>B5 Side Boundary Setbacks Requirements</p> <ol style="list-style-type: none"> 1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map. 2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences 	The subject site is identified as having a 0.9m side boundary setback. The proposed alterations and additions are contained within the minimum 900mm setback and comply with the side setback control.	Yes
<p>Land Zoned R2 All development:</p> <ul style="list-style-type: none"> • Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback 	This proposal meets the objectives of this control	Yes

Warringah DCP 2011	Response	Compliant
Part B Built Form Controls		
<p>Ancillary to a dwelling house:</p> <ul style="list-style-type: none"> • Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause 	This proposal meets the objectives of this control	Yes
<p>B7 Front Boundary Setbacks Requirements</p> <p>1. Development is to maintain a minimum setback to road frontages.</p> <p>2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.</p> <p>3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.</p>	<p>The subject site is identified as having a 6.5m front setback.</p> <p>This proposal meets & complies with the objectives of this control</p> <p>All new works such as deck and new additions are setback behind setback controls</p>	Yes
<p>B9 Rear Boundary Setbacks Requirements</p>	<p>The subject site is identified as having a 6.0m rear setback.</p> <p>This proposal meets & complies with the objectives of this control</p> <p>All new works and new additions are setback behind setback controls</p>	

Warringah DCP 2011	Response	Compliant
Part C Siting Factors		
Controls Visual Character		
<p>C4 Stormwater Requirements</p> <p>1. 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>2. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.</p>	<p>meets the</p> <p>Warringah Council OSD Technical Specification Part 2 Planning & Design</p> <p>"all development applications for alterations and additions for single residential developments will not require OSD</p>	<p>Yes</p>
<p>C5 Erosion and Sedimentation Requirements</p> <p>1. All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilized.</p> <p>2. Any erosion and sedimentation is to be managed at the source.</p> <p>3. Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy</p> <p>4. An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of up to 2500m² of land.</p> <p>i) 5. Soil and Water Management Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of more than 2500m² of land.</p>	<p>A sedimentation plan has been submitted as part of this proposal</p>	<p>Yes</p>

Warringah DCP 2011	Response	Compliant
Part C Siting Factors		
C8 Demolition and Construction Requirements 1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a waste management plan	A waste management plan has been prepared and submitted as part of this application	Yes
Part D -Design		
D1 Landscaped Open Space and Bushland Setting Requirements 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: a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation; b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; c) Landscaped open space must be at ground level (finished); and d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.	The subject site is identified as having a minimum required area of landscaped open space of 40% under Council's mapping. The proposed alterations and additions will result in a total landscaped area of 378.53 m2 being 46.0% of the site.	Yes
D2 Private Open Space Requirements 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:	The dwelling contains 3+ bedrooms and so a total of 60m2 of private open space is required, with a minimum dimension of 5m. The proposal provides a total area of >60m2 for private open space,	Yes

Warringah DCP 2011		Response	Compliant							
<table><tr><th>DWELLING Type</th><th>Area and Minimum Dimensions per dwelling</th></tr><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms</td><td>A total of 35m2 with minimum dimensions of 3 metres</td></tr><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms</td><td>A total of 60m2 with minimum dimensions of 5 metres</td></tr><tr><td>Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing</td><td>A total of 10m2 with minimum dimensions of 2.5 metres</td></tr></table>	DWELLING Type	Area and Minimum Dimensions per dwelling	Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres	Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres	Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres	and so complies with the control	
DWELLING Type	Area and Minimum Dimensions per dwelling									
Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres									
Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres									
Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres									
<p>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.</p>										
<p>D3 Noise</p> <p>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. See also NSW Industrial Noise Policy Appendices</p> <p>2. Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.</p> <p>3. Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between</p>			Yes							

Warringah DCP 2011	Response	Compliant
<p>10pm and 6am.</p> <p>4. Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources. For example, locate kitchens or service areas closer to busy road frontages and bedrooms away from road frontages.</p> <p>5. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.</p>		
<p>D6 Access to Sunlight Requirements</p> <p>1. Development should avoid unreasonable overshadowing any public open space. 2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21</p>	<p>The proposed alterations and additions are generally contained within the existing building footprint and built form of the dwelling on the subject site</p>	<p>Yes</p>
<p>D7 Views Requirements</p> <p>1. Development shall provide for the reasonable sharing of views</p>	<p>The proposed works will not detrimentally affect views enjoyed from adjoining properties. Due to the topography of the landscape The roof form has been specifically chosen to not dominate the setting.</p>	<p>Yes</p>

Warringah DCP 2011	Response	Compliant
Part D -Design		
<p>D8 Privacy Requirements</p> <p>1. Building layout should be designed to optimize privacy for occupants of the development and occupants of adjoining properties. 2. Orientate living2. 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. 5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment.</p>	<p>The proposed design optimises privacy with the provision of highlight windows , location of windows that do not directly overlook neighbouring properties and incorporates vertical fins that act as privacy screens and provide sun protection as part of sunhood design</p>	<p>Yes</p>
<p>D9 Building Bulk Requirements</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: 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>	<p>The proposed design provides articulated walls the proposed addition is set back from boundaries building colours and materials complement the existing external building façade and are considered to be appropriate having regard to surrounding development. Excavation of landforms is</p>	<p>Yes</p>

Warringah DCP 2011	Response	Compliant
<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>avoided with new development over existing lawn area</p>	
<p>D11 Roofs Requirements</p> <p>1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</p> <p>2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</p> <p>3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</p> <p>4. Roofs shall incorporate eaves for shading.</p> <p>5. Roofing materials should not cause excessive glare and reflection.</p> <p>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.</p>		<p>Yes</p>
<p>D22 Conservation of Energy and Water Requirements</p> <p>1. The orientation, layout and landscaping of sites is</p>	<p>A BASIX Certificate has been submitted as</p>	<p>Yes</p>

Warringah DCP 2011	Response	Compliant
<p>to make the best use of natural ventilation, daylight and solar energy.</p> <p>2. 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>3. Buildings are to be designed to minimize energy and water consumption.</p> <p>4. Landscape design is to assist in the conservation of energy and water.</p> <p>5. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.</p> <p>6. All development must comply</p>	<p>part of this application demonstrating compliance with the State Government's water and energy reduction targets</p>	
Part E The Natural Environment		
<p>E4 Wildlife Corridors Requirements</p> <p>1. For modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 50m² or the land supporting the vegetation to be modified forms part of an allotment where vegetation has been modified in the last five years: i. The applicant must demonstrate that the objectives have been achieved through a Flora and Fauna Assessment prepared in accordance with Council guidelines; and ii. The applicant must demonstrate that the objectives have been achieved through a Biodiversity Management Plan prepared in accordance with Council guidelines that will protect, manage and enhance wildlife corridors, and where appropriate reconstruct wildlife</p>	<p>The site is not identified as a wildlife corridor in accordance with Council's DCP mapping.</p>	<p>N/A</p>
<p>3. For modification of native vegetation in all other cases, the applicant must demonstrate that the objectives have been achieved</p>		<p>N/A</p>

Warringah DCP 2011	Response	Compliant
Part E -The Natural Environment		
E8 Waterways and Riparian Lands Requirements 1. The applicant shall submit a Waterway Impact Statement. 2. Developments shall comply with the requirements of Council's Protection of Waterway and Riparian Land Policy and Water Management Policy. 3. Infrastructure such as roads, drainage, stormwater structures, services, etc. should be located outside land identified as Waterways and Riparian Land. 4. The Asset Protection Zone must not extend into land identified as Waterways and Riparian Land. Refer to NSW Rural Fire Service for site assessment methodology.	The site is not identified as Waterways & riparian land	N/A
E10 Landslip Risk Requirements 1. The applicant must demonstrate that: • The proposed development is justified in terms of geotechnical stability; and • The proposed development will be carried out in accordance with good engineering practice. 2. Development must not cause detrimental impacts because of stormwater discharge from the land. 3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties. 4. To address Requirements 1 to 3: i) For land identified as being in Area A: Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/ engineering	The site is identified as containing Area B, Landslip Risk land under Council's LEP mapping. A Preliminary Geotechnical Assessment has been provided with this application is provided with this application. No further Geotechnical investigation is required	

Warringah DCP 2011	Response	Compliant
<p>geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.</p> <p>If the preliminary assessment determines that a geotechnical report is required, the same provisions apply in Area A as those that apply in Area B and Area D. ii) For land identified as being in Area B or Area D: A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application. If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application. Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.</p>		
<p>E11 Flood Prone Land Requirements</p> <p>The purpose of this Part is to guide development in accordance with the objectives and processes set out in the NSW Government's Flood Prone Land Policy as outlined in the NSW Government Floodplain Development Manual, 2005.</p>	<p>The site is not identified as flood prone land by Councils DCP mapping</p>	

5.0 Environmental Effects

Under the provisions of Section 4.15(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act), 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 subject of the development application.

Table 6 Section 4.15(1) Provisions to consider

EPA Act 1979 - Section 4.15(1)	
a) The Provisions of	
i) any environmental planning instrument	The key relevant planning instrument is the Warringah Local Environmental Plan 2011. The proposal supports the aims of the LEP and is in accordance with all other relevant provisions of the documents, as discussed in Section 4 The proposal has been assessed against all the relevant planning instruments and complies.
ii) any draft environmental planning instrument that is or had been placed on public exhibition and details of which have been notified to the consent authority, and	N/A
iii) any development control plan, and	The proposal has been assessed against the Warringah Development Control Plan 2011 and generally complies
(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and	There is no planning agreement.
iv) any matters prescribed by the regulations that applied to the land to which the development relates	There are no relevant matters prescribed by the regulations.

The environmental impacts of the proposal have been considered throughout this SEE. The table below provides further assessment of all potential impacts considered within Section 4.15 (1b) of the EPA Act 1979.

Table 7 Response to Potential Environmental Impacts

Potential Impacts	
Context & Setting	The proposal is located in an area zoned R2-Low Density Residential. The surrounding streetscape consists of a mix of single and two storey detached and attached residential dwellings. The proposal corresponds with the development in the locality.
Access, Transport and Traffic	Appropriate access and car parking is provided for the dwelling
Public Domain	The proposed dwelling is of a similar bulk and scale to typical residential buildings in the streetscape and therefore positively contribute to the public domain.
Utilities	Utilities will serve the site as prior to development and be upgraded where necessary.
Heritage	The site is not impacted by an item of environmental heritage.
Other Land Resources	No other land resources will be impacted by the proposal.
Water Quality	Stormwater runoff will be managed in accordance with Councils water management policy's
Air and Microclimate	The air and microclimate will be maintained as a result of this proposal.
Ecological	Principles of ecologically sustainable development will be continued. The proposal does not impact any existing ecological areas in the vicinity of the site.

Waste	Any waste generated during the construction process will be disposed of to a registered waste facility by the contractor
Energy	Energy saving devices will be utilised wherever possible
Noise and Vibration	Noise and vibration is not expected to increase as a result from the development.
Natural Hazards	The site is affected by landslip risk and the application is accompanied by a Geotechnical Assessment to ensure the proposed works do not result in any hazard risk.
Technological Hazards	All installations incorporated in this development will be best practice and comply with relevant Australian Standards.
Safety, Security and Crime Prevention	The proposal will not result in any safety or security issues.
Social Impact in Locality	The development will have a positive social impact in the locality by providing access to a type of housing that is suited to the demographic of the population of the area whilst being in line with the aims of the Warringah LEP
Economic Impact in Locality	The development will positively impact the locality during the construction phase by providing employment to trades people during the build.
Site Design and Internal Design	Having regard to design and site planning the proposal is positive and compatible with the scale of residential development in the locality.
Construction	Appropriate construction management will be implemented to ensure there are no off-site impacts resulting from construction activities on the site.
Cumulative Impacts	No negative cumulative impacts are expected to be created by this proposal.

6 Conclusion

The development has been assessed against the provisions of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011 and is consistent with the overall aims and objectives of the plans.

The development represents a suitable design solution for the subject site that is not contrary to the public interest.

The following reasons warrant the proposal worthy of approval:

- The proposal will rejuvenate an existing aging building
- The proposal will provide a modern dwelling that will suit the requirements of the occupants of the property.
- The proposal will retain a built form which is in keeping with the character of the locality.
- The proposal will not negatively impact the amenity of the neighbourhood.
- Other environmental impacts of the development and future use of the land have been minimised