

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and
Additions

24 Norma Road,
Palm Beach

Suite 1, 9 Narabang Way Belrose NSW 2085

Phone: (02) 9986 2535 | Fax: (02) 9986 3050 |

www.bbfplanners.com.au

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Statement of Environmental Effects

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24 Norma Road, Palm Beach

Prepared under instructions from

Justin Long Design

By **William Fleming**
BS, MPLAN

Boston Blyth Fleming Pty Ltd
(ACN 121 577 768)
Suite 1/9 Narabang Way
Belrose NSW 2085
Tel: (02) 99862535

February 2023

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1 Introduction

This Statement has been prepared as part of the supporting documentation for a Development Application proposing alterations and additions to the existing dwelling and new landscaping treatments.

The design of the proposed works is innovative and of high architectural merit. Particular attention has been given to ensuring that the proposed dwelling affords high levels of amenity for future occupants, whilst ensuring high levels residential amenity to adjoining properties are retained in relation to privacy, solar access and view sharing. The proposal is considered to positively contribute towards the built form quality of the housing stock established within the Palm Beach Locality.

In addition to the Statement of Environmental Effects, the application is also accompanied by the following:

- Survey Plan
- Architectural plans
- Landscape Plan
- Arborist Report
- Stormwater Management
- Geotechnical Report
- BASIX certificate
- Waste Management Plan

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979;
- Pittwater Local Environmental Plan 2014;
- Pittwater Development Control Plan 2014;
- State Environmental Planning Policy (Building Sustainability Index BASIX) 2004;

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed dwelling is compatible with the desired future character of the Palm Beach locality.
- The proposed development will have a satisfactory impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

2 Site Analysis

2.1 Site Description and Location

2.1.1 The Site

The application relates to Lot 392 in DP 19651, 24 Norma Road, Palm Beach. A location map is included as **Figure 1**.



Figure 1: Site Location (Source: Six Maps)

No. 24 Norma Road is a generally rectangular shaped allotment with a site area of 644m². The site has a primary frontage of 15.85m to Norma Road, approximate depth of 39.2m and a rear boundary of 17.035m. The site is currently occupied by a 2 storey dwelling with metal roof with a detached garage forward of the building line.

The topography of the site is steep and slopes down from street level to the rear boundary approximately 15m. Several trees are located on or adjacent to the site. The front setback is densely vegetated with palms and banana trees. The rear yard includes more significant trees.

Development in the immediate vicinity predominately comprise single residential dwellings.



Figure 2: Photograph of the site as viewed from Norma Road.



Figure 3: Norma Road frontage

2.1.2 The Locality

The locality is characterised mainly by two and three storey dwelling houses on 750-1,400 square metre allotments and reflect the topography. Smaller allotments of 550-650 square metres (some smaller blocks may exist) adjoining the waterfront to the west. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes. In the vicinity of Ocean Rd, the informal and casual

nature of the parking carriageway and pedestrian pathway adds to the relaxed beach character of the locality and should be retained. Medium density housing concentrates around the Palm Beach neighbourhood retail centre on Barrenjoey Road.

Neighbouring properties located on Norma Road are characterised by 1 and 2 storey detached dwelling houses set in informal landscaped settings.

2.1.3 Zoning and Key Environmental Considerations

The site is zoned C4 Environmental Living pursuant to the Pittwater Local Environmental Plan 2014. The key environmental considerations of the site are identified as follows:

- Acid Sulfate Soils, Class 5;
- Terrestrial biodiversity mapping
- Geotechnical Hazard area

All the above environmental considerations are discussed in the following sections of this report and addressed in the documentation accompanying this Development Application.

3 Description of Proposed Development

3.1 Details of the Proposed Development

This application proposes the partial demolition of the existing dwelling to facilitate alterations and additions. Specifically, the works propose the following:

Lower Ground Floor:

- Create rumpus with bathroom from existing sub floor area.
- The rumpus will open out to a new rear facing terrace and lap pool (existing pool to be demolished)

Ground Floor:

- Internal reconfigurations to create an open plan kitchen/living/dining space with a study/sitting room
- Powder room
- New rear facing terrace. New courtyard associated with the entryway and can be accessed from the study/sitting room.

First Floor:

- 4 bedrooms including master with ensuite and walk-in-robe. Bedroom 4 includes an ensuite as well.
- Bathroom
- Laundry which will connect the garage which will provide direct access. The garage is proposed to be enlarged.

A landscape plan has been provided with the application which has focus on the front setback landscaping which will see an increase in native species. The existing landscaping to the rear of the dwelling is to be retained. Stormwater management plans has also been provided.

The proposed design is depicted on the plans and montages prepared by Justin Long Designs. The design provides a contemporary dwelling and the proposed landscape treatments will ensure that the development sits comfortably within the streetscape.

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.1 Pittwater Local Environmental Plan 2014

The Pittwater Local Environmental Plan 2014 is the principal local planning instrument applicable to the land. The relevant provisions of the LEP and the manner in which they relate to the site and the proposed development are assessed below.

4.1.1 Zoning and Permissibility

As previously noted the site is zoned C4 Environmental Living pursuant to the provisions of the Pittwater Local Environmental Plan 2014.

Dwelling Houses are permissible with consent in the C4 zone. The specific objectives of the zone are identified as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

The application relates to alterations and additions to a dwelling house which is permissible with consent in the zone.

4.1.2 Height of Buildings

Pursuant to Clause 4.3 of the PLEP, the site is identified on the height of buildings map as having a maximum permissible height of 8.5 metres. The objectives of the control are identified as follows:

- a) *To ensure that any building, by virtue of its height and scale, is consistent with the character of the locality;*
- b) *To ensure that buildings are compatible with the height and scale of surrounding and nearby development;*

- c) To minimise any overshadowing of neighbouring properties;
- d) To allow for the reasonable sharing of views;
- e) To encourage buildings that are designed to respond sensitively to the natural topography;
- f) To minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.

The proposal provides for a building height and roof form which is consistent with the prevailing building heights and desired future character in the Palm Beach Locality. The proposal is compliant with the 8.5 metre height limit with a maximum height of 8.4m at its highest point, as depicted on the elevation and section drawings.

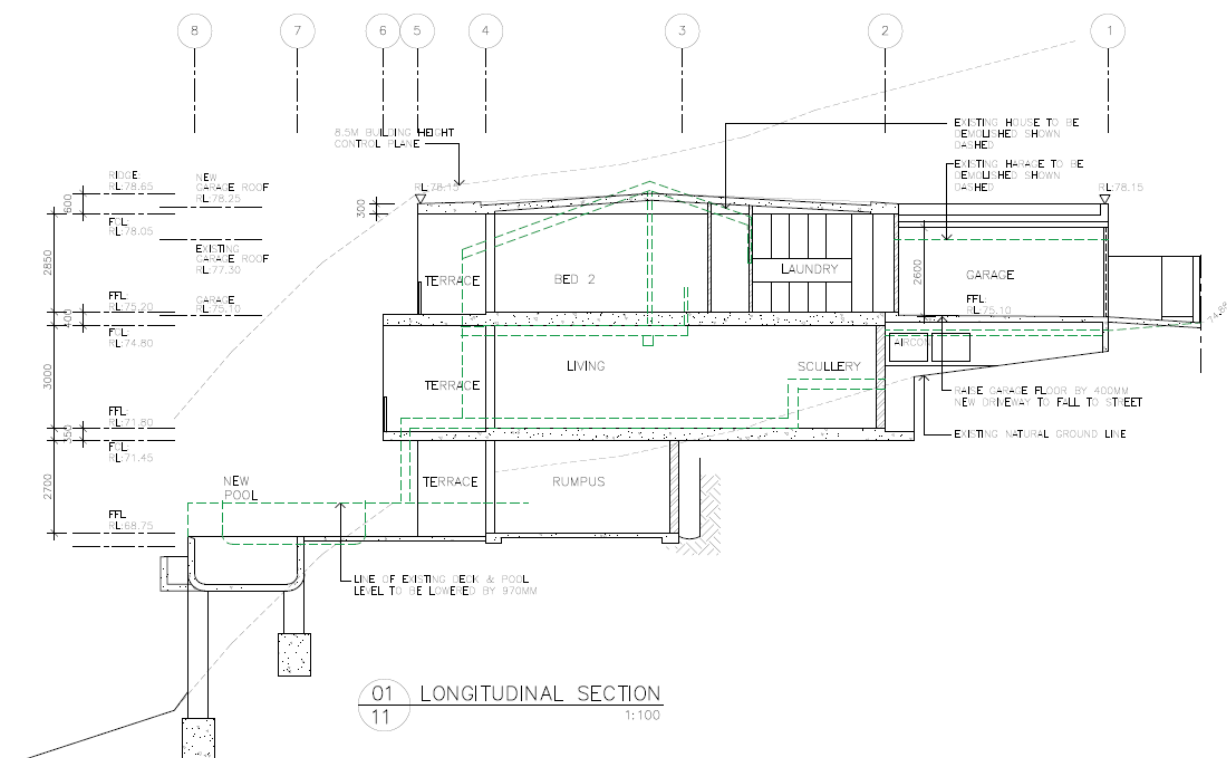


Figure 4: Section demonstrating compliance with the height standard

4.1.3 Acid Sulfate Soils

Pursuant to Clause 7.1 of the LEP, the site is mapped as being 5 acid sulfate soils. The proposed development does not require any significant levels of excavation that would disturb or expose acid sulfate soils and adversely impact on the local environment. Sediment and Erosion control plan has been provided with this application.

4.1.4 Biodiversity

Pursuant to Clause 7.6, the site is identified on the terrestrial biodiversity map. The proposal is considered to have a positive impact on the local environment with increased native plant species proposed within the landscape plan while removing existing vegetation that does not contribute positively to the biodiversity value of the local area.

4.1.5 Geotechnical Hazard Area

The site is identified as being within a geotechnical hazard area. As such, the application is supported with a geotechnical report prepared by Crozier. The report concluded that:

The risks associated with the proposed development can be maintained within 'Acceptable' levels with negligible impact to neighbouring properties or structures provided the recommendations of this report. As such the site is considered suitable for the proposed construction works provided that the recommendations outlined in this report are followed.

Figure 5: Extract from the Geotechnical Report

4.2 Pittwater Development Control Plan 2014

This policy document came into effect on 1 February 2004. P21 DCP contains development controls for the design and construction of buildings and the development of land in Pittwater. The proposed development has been assessed against the relevant provisions of P21 DCP as outlined in the following sections of this report.

4.2.1 Palm Beach Locality

The property is located within the Palm Beach Locality. The desired future character of the Palm Beach Locality will remain primarily a low-density residential area. The key objectives for the desired future character are identified as follows:

The Palm Beach locality will remain primarily a low-density residential area with dwelling houses in maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancy dwellings will be located on the lowlands and lower slopes that have less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale whilst ensuring that future development respects the horizontal massing of the existing built form. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

The design, scale and treatment of future development within the commercial centres will reflect a 'seaside-village' character through building design, signage and landscaping, and will reflect principles of good urban design. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, to provide feed trees and undergrowth for koalas and other animals, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

Palm Beach will remain an important link to the offshore communities.

The architects have responded to the client brief to provide a dwelling of design merit and visual interest which harmonises with the environmental locality and natural features of the site. The design of the work have a compatible with the character and scale of development within the locality and immediate context. The development will provide a quality built form outcome on the site.

External materials and finishes will be consistent with the colours and materials of surrounding dwellings. In this regard the development responds positively to the desired future character of the locality and will contribute to the visual amenity of the streetscape.

4.2.2 Pittwater 21 Development Control Plan Compliance Table

A table demonstrating compliance with the relevant numerical provisions of the Pittwater 21 DCP 2014 is detailed as follows:

Control	Requirement	Proposed	Compliance
General Controls			
Development Type Controls			
Landslip Hazard B3.1	<p>Protection of people.</p> <p>Protection of the natural environment.</p> <p>Protection of private and public infrastructure and assets.</p>	A geotechnical report is provided with this application.	Yes
Flora and Fauna Conservation B4.1	The long-term viability of locally native flora and fauna and their habitats in the Pittwater Local Government Area.	<p>The site is mapped as being within a terrestrial biodiversity area.</p> <p>The alterations and additions proposed are largely within the existing development footprint and will have not have an unreasonable impact on the biodiversity value of the local area.</p> <p>New landscaping treatments are proposed to the front setback which will increase native species on site while removing non-native Palms and Banana Trees.</p>	Yes

Control	Requirement	Proposed	Compliance
Preservation of Trees and Bushland Vegetation B4.22	<p>To protect and enhance the urban forest of the Northern Beaches.</p> <p>To effectively manage the risks that come with an established urban forest through professional management of trees.</p> <p>To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.</p> <p>To protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities.</p> <p>To promote the retention and planting of trees which will help enable plant and animal communities</p>	<p>An arborist report has been provided with this application.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
	<p>to survive in the long-term.</p> <p>To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.</p>		
Stormwater B5.15	<p>Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland;</p> <p>Minimise the risk to public health and safety;</p> <p>Reduce the risk to life and property from any flooding and groundwater damage;</p> <p>Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and</p>	The application is accompanied by stormwater management plans.	Yes

Control	Requirement	Proposed	Compliance
	<p>reduce the impacts of climate change.</p> <p>Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle.</p> <p>Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources</p> <p>Protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.</p>		
<p>Access driveways and Works on the Public Road Reserve B6.1</p>	<p>Safe and convenient access.</p> <p>Adverse visual impact of driveways is reduced.</p> <p>Pedestrian safety.</p>	<p>The existing driveway and crossover will be retained.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
	<p>An effective road drainage system.</p> <p>Maximise the retention of trees and native vegetation in the road reserve.</p>		
Off-Road Vehicle Parking Requirements B6.3	2 Bedrooms + = 2 spaces	2 off-street parking spaces provided within the garage.	Yes
Construction and Demolition - Excavation and Landfill B8.1	<p>Site disturbance is minimised. (En)</p> <p>Excavation, landfill and construction not to have an adverse impact. (En)</p> <p>Excavation and landfill operations not to cause damage on the development or adjoining property. (S)</p>	<p>The excavation proposed is detailed within the geotechnical report provided.</p> <p>The excavation proposed is considered reasonable in this instance. The sloping nature of the topography dictates the need for excavation with the site already disturbed by the existing dwelling.</p> <p>The recommendations of the geotechnical report are anticipated to form part of the conditions of consent to minimise risk during construction.</p>	Yes
Construction and Demolition - Waste Minimisation B8.3	Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or	The development will require the partial demolition of the existing dwelling which will be reused or recycled where appropriate. All waste materials will be disposed of via an appropriate waste disposal	Yes

Control	Requirement	Proposed	Compliance
	disposal at an appropriate waste facility. (En)	contractor or reused/recycled where appropriate. A waste management plan has been provided.	
Landscaping C1.1	<p>A built form softened and complemented by landscaping. (En)</p> <p>Landscaping reflects the scale and form of development. (En)</p> <p>Retention of canopy trees by encouraging the use of pier and beam footings. (En)</p> <p>Development results in retention of existing native vegetation. (En)</p> <p>Landscaping results in the long-term retention of Pittwater's locally native tree canopy. (En)</p> <p>Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species (En)</p> <p>Landscaping enhances habitat</p>	<p>The landscape plan prepared provides for an enhancement of site. Focus has been on landscaping treatments forward of the building line with existing landscaping to the rear being retained.</p> <p>The landscape plans shows a variety of native species being utilised. The existing Palms and Banana Trees adjacent to the street frontage will be removed.</p> <p>The landscaping proposed will continue to provide screening of the built form from the street and complement the Palm Beach Locality.</p>	Yes

Control	Requirement	Proposed	Compliance
	<p>and amenity value. (En, S)</p> <p>Landscaping results in reduced risk of landslip. (En, Ec)</p> <p>Landscaping results in low watering requirement. (En)</p>		
Safety and Security C1.2	<p>On-going safety and security of the Pittwater community. (S)</p> <p>Opportunities for vandalism are minimised. (S, Ec)</p> <p>Inform applicants of Council's requirements for crime and safety management for new development.(S)</p> <p>Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements</p>	<p>The development will provide the occupants with opportunities for casual surveillance of the Road. The dwelling will have clearly defined entrance and will be appropriately lit.</p> <p>The proposal is considered to be consistent with Crime Prevention through Design principals.</p>	Yes
View Sharing C1.3	<p>A reasonable sharing of views amongst dwellings. (S)</p>	<p>The development raises no concerns regarding potential view loss to neighbouring dwellings. The existing view</p>	Yes

Control	Requirement	Proposed	Compliance
	Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced. (S) Canopy trees take priority over views. (En, S)	corridors will be retained by neighbouring dwellings.	
Solar Access Clause C1.4	<p>Main private open space of the dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living areas of the proposal and windows to the principal living area of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st to at least 50% of the glazed area.</p>	<p>Hourly aerial and elevational shadow diagrams have been provided with this application.</p> <p>The shadow diagrams demonstrate that rear private open space of the adjoining dwellings will be unchanged with regard to the current levels of solar access. The aerial diagrams show that minor additional overshadowing will fall onto Norma Road and front setbacks/parking structures of adjoining dwellings.</p> <p>The elevational shadows are provided for 22 and 26 Norma Road. No. 22 will see additional overshadowing to windows at 9am and to a lesser extent at 10am. The elevations provided for No 26 show minor additional overshadowing to one window at 2pm which was already partially in shadow.</p>	Yes

Control	Requirement	Proposed	Compliance
		<p>The resultant overshadowing impacts is considered minor and consistent with this control.</p> <p>We note that dwellings in the immediate vicinity face north to access the views. As such, large north facing windows are present on the adjoining properties which receive excellent solar access to internal areas of the dwelling.</p>	
Visual Privacy C1.5	<p>Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. (S)</p> <p>A sense of territory and safety is provided for residents. (S)</p>	<p>The works have been designed to limit any potential impacts on privacy and overlooking. Privacy screens have been included to the pool terraces.</p> <p>Side elevation fenestration treatments have been minimised to limit any overlooking opportunities. 2 windows are located on the west elevation which are associated with the laundry on the first floor and scullery on the ground floor. These windows do not present any visual privacy risk.</p>	Yes
Acoustic Privacy C1.6	<p>Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited. (S)</p>	<p>The development does not raise any significant concerns regarding the acoustic privacy to adjoining dwellings. It is considered that the dwelling will not result in any unreasonable noise impacts above that anticipated with a family home in a residential area.</p>	Yes

Control	Requirement	Proposed	Compliance
	Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas (S)		
Private Open Space Clause C1.7	Minimum area of 80sqm of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard	>80m ²	Yes
Palm Beach Locality Specific Development Controls			
Character as viewed from a public place D12.1	<p>To achieve the desired future character of the Locality.</p> <p>To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural</p>	The proposal provides a dwelling of quality design merit of an appropriate scale and height which positively responds to its context. The development will not only provide a quality built form outcome on the site, but it will also provide a dwelling which is of visual interest in terms of its design when viewed from the street and other public places. It would not be considered jarring or out of place within the	Yes

Control	Requirement	Proposed	Compliance
	<p>environment. (En, S, Ec)</p> <p>To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.</p> <p>The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec)</p> <p>High quality buildings designed and built for the natural context and any natural hazards. (En, S)</p> <p>Buildings do not dominate the streetscape and are at 'human scale'. To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.</p>	<p>context of the Palm Beach Locality.</p> <p>The development will sit within an enhanced landscaped setting with the existing significant trees being retained on the site. The new landscaping treatments forward of the building line will continue to screen the built form and positively contribute to the streetscape.</p>	

Control	Requirement	Proposed	Compliance
Building colours and materials D12.3	<p>The development enhances the visual quality and identity of the streetscape. (S)</p> <p>To provide attractive building facades which establish identity and contribute to the streetscape.</p> <p>To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater.</p> <p>The colours and materials of the development harmonise with the natural environment. (En, S)</p> <p>The visual prominence of the development is minimised. (S)</p> <p>Damage to existing native vegetation and habitat is minimised. (En)</p> <p>An informal beachside</p>	<p>A schedule of materials and finishes are detailed within the architectural plans provided. They utilise a range of materials and earthy tones.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
	appearance of the Palm Beach Village. (S, Ec)		
Front Building Line D12.5	Development is to maintain a front building line of 6.5 metres or the established building line, whichever is greater.	<p>The existing front setback to the garage is retained.</p> <p>The front setback to the dwelling is measured at 9.11m. New works will match the existing front dwelling setback alignment.</p> <p>New retaining walls are proposed within the front setback. The retaining walls seek to create new lawned courtyard areas with new planting treatments which will further soften and screen the development.</p>	Yes
Side and Rear Building Line D12.5	<p>Development is to maintain a minimum side building line of 2.5 metres to one side and 1 metre to the other side.</p> <p>6.5 metre rear building line.</p>	<p>The existing dwelling includes non-compliant side setbacks which are to be retained with the alterations and additions.</p> <p>The existing western setback side setback is measured at 1.03m to the dwelling and will be retained (the existing garage sits closer to the side boundary).</p> <p>The existing side setback to the eastern boundary is measured at 710mm and is retained to the</p>	No - retention of existing side setbacks

Control	Requirement	Proposed	Compliance
		<p>lower and ground floors. The first floor setback to the eastern boundary is measured at 1.5m. The increased setback to the upper level achieves a high level of articulation which breaks up the massing of the wall and minimises any potential visual impacts.</p> <p>The setbacks proposed are considered reasonable in this instance and do not give rise to any unreasonable amenity impacts with regard to views, overshadowing or privacy. The development meets the objectives of the control.</p>	
Building Envelope D12.8	Projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height.	<p>The proposal will result in breaches to the building envelope due to the sloping topography and the nature of the development existing on site.</p> <p>The breaches do not result in any adverse amenity impacts with regard to privacy, overshadowing or view loss. The alterations and additions are working with the established envelope and footprint which contributes to the breaches to the envelope.</p> <p>The streetscape elevation will sit within the envelope however the breaches occurs as the topography of the land slopes away steeply to the rear.</p>	No – worthy on merit

Control	Requirement	Proposed	Compliance
		The design provides for high levels of articulation and a range of materials and finishes to reduce any unreasonable visual impact. New landscaping treatments will further soften and screen the development. The resultant bulk and scale of the dwelling is consistent with development in that area that is generally 2 and 3 storey development that step down the slope.	
Landscaped Area – Environmentally Sensitive Land D12.10	Total Landscaped Area is 60% of the total site area.	The existing landscape area is measured at 192.8m ² . The proposed works will see an increase in landscape area to 199m ² or 31%	No - Increased landscape area above existing
Construction, Retaining walls, terracing and undercroft areas D12.13	<p>Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.</p> <p>Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.</p>	A new retaining wall is proposed to the front boundary which will range from 1.1m to 1.8m in height. The topography of the site drops down significantly from street level and, as such, will have not be discernible from the street.	Yes

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

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the residential component of the development and aims to encourage sustainable residential development.

A BASIX certificate accompanies the development application and demonstrates that the proposal achieves compliance with the BASIX water, energy and thermal efficiency targets.

4.4 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The provisions of Chapter 2 of this policy are applicable to all non-rural land across the state and aim to protect the biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of non-rural areas through the preservation of trees and other vegetation.

The proposed development is supported by a landscape plan which details the enhancement of the biodiversity value on site with the proposed range of native landscaping treatments proposed. The proposal is consistent with the requirements and objectives of Chapter 2 of SEPP (Biodiversity and Conservation).

4.5 Matters for Consideration Pursuant to Section 4.15(1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15(1) of the EP&A Act (as amended):

(i) any environmental planning instrument

The proposed dwelling is permissible and consistent with the objectives of PLEP 2014 and P21 DCP as they are reasonably applied to the proposed works given the constraints imposed by the site's location, environmental and topographical characteristics.

(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 Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

There are no draft instruments that are applicable in relation to the proposed development.

(iii) *Any development control plan*

P21 DCP applies and the relevant provisions have been considered in this statement.

(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*

N/A

(iv) *The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

N/A

(v) *Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)*

N/A

(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,*

[The assessment considers the Guidelines (in italics) prepared by the Department of Planning and Environment in this regard].

Context and Setting

i. *What is the relationship to the region and local context in terms of:*

The scenic qualities and features of the landscape

The character and amenity of the locality and streetscape

The scale, bulk, height, mass, form, character, density and design of development in the locality

The previous and existing land uses and activities in the locality

These matters have been discussed in the body of this report.

ii. *What are the potential impacts on adjacent properties in terms of:*

Relationship and compatibility of adjacent land uses?

sunlight access (overshadowing)

visual and acoustic privacy

views and vistas

edge conditions such as boundary treatments and fencing

These matters have been discussed in detail earlier in this report.

Access, transport and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

Travel Demand

dependency on motor vehicles

traffic generation and the capacity of the local and arterial road network

public transport availability and use (including freight rail where relevant)

conflicts within and between transport modes

Traffic management schemes

Vehicular parking spaces

The development provides adequate carparking facilities in conformity with the objectives of P21 DCP.

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

This matter has been discussed in detail in the body of this report.

Flora and Fauna

The proposal will result not result in any unreasonable impacts upon flora and fauna.

Waste Collection

The proposed development provides appropriate onsite waste storage, with waste to be collected from the street weekly by Council's contractors.

Natural hazards

The application is supported by technical reports addressing the natural hazards that affect the site.

Economic Impact in the locality

The proposed development will generate temporary employment during construction, which is appropriate given the residential nature of the site.

Site Design and Internal Design

- i) *Is the development design sensitive to environmental considerations and site attributes including:*

size, shape and design of allotments

The proportion of site covered by buildings

the position of buildings

the size (bulk, height, mass), form, appearance and design of buildings

the amount, location, design, use and management of private and communal open space

Landscaping

These matters have been discussed in detail earlier in this report. The potential impacts are considered to be minimal and within the scope of the general principles, desired future character and built form controls.

- ii) *How would the development affect the health and safety of the occupants in terms of:*

lighting, ventilation and insulation

building fire risk – prevention and suppression

building materials and finishes

a common wall structure and design

access and facilities for the disabled

likely compliance with the Building Code of Australia

The proposed development will comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

Construction

- i) *What would be the impacts of construction activities in terms of:*

The environmental planning issues listed above

Site safety

Normal site safety measures and procedures will ensure that no safety or environmental impacts will arise during construction.

(c) *The suitability of the site for the development*

Does the proposal fit in the locality

Are the constraints posed by adjacent development prohibitive

Would development lead to unmanageable transport demands and are there adequate transport facilities in the area

Are utilities and services available to the site adequate for the development

Are the site attributes conducive to development

The adjacent development does not impose any unusual or impossible development constraints. The site is well located with regards to utility services. The development will not cause excessive or unmanageable levels of transport demand.

The development responds to the topography and constraints of the site, is of adequate area, and is a suitable design solution for the context of the site.

(d) *Any submissions received in accordance with this act or regulations*

It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) *The public interest*

The proposed works are permissible and consistent with the intent of the PLEP 2014 and P21 DCP standards and controls as they are reasonably applied to the proposed development. The development would not be contrary to the public interest.

5 Conclusion

The proposed alterations and additions and landscape works are permissible and consistent with the intent of the built form controls as they are reasonably applied to the proposal and the constraints of the site.

It is considered that the proposal is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed works are compatible with the desired future character of the locality.
- The proposed works will contribute positively on the environmental quality of the land and the amenity of surrounding properties.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

It is considered that the public interest is best served in providing certainty in the planning process through encouraging development of exceptional design merit, that satisfies the outcomes and controls contained within the adopted legislative framework.

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