

## **Statement of Environmental Effects**

### **Construction of a New Dwelling at 10 Courtley Road, Beacon Hill**

**December 2020**



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## Disclaimer

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## Introduction

This report has been prepared by Navon Solutions on behalf of Allura Homes in relation to the construction of a new two storey dwelling at 10 Courtley Road, Beacon Hill. The proposal incorporates a new dwelling comprising four bedrooms and a double garage. The new dwelling will integrate sufficiently with the existing dwellings in the vicinity and will add to the character of the streetscape through its skilful design. We have assessed the proposal against the relevant State and Council planning controls and as it complies, it is worthy of Council approval.

## The Site and Surrounding Area

The site is located at 10 Courtley Road, Beacon Hill and has an area of 557.3sqm. The site is irregular in shape and has a frontage of 15.2m to Courtley Road. The site slopes approximately 3m from the rear towards the street. The legal description of the site is Lot 7 DP 238331.

The surrounding area is characterised by detached single and two storey dwellings of various styles, with many comprising garages or carports at the front of the property in a similar style to the proposed development.



Figure 1: The site and surrounding area



Figure 2: The site from the street



Figure 3: View from within the site



Figure 4: Adjoining dwelling to the west





Figure 5: Adjoining dwelling to the east



Figure 6: Dwelling across the road from the site



Figure 7: Dwelling further north from the site

## Background

A Development Application was approved on 17/07/2019 for demolition works and construction of a dwelling (DA2018/1886). An alternate design for a new dwelling was approved under a Complying Development Certificate (CDC2020/0112) for the construction of a two storey dwelling with attached garage and swimming pool on 11 February 2020.

Earthworks were then undertaken and construction of retaining walls which varied from the CDC approval. Subsequently, Council requested that a Development Application (DA2020/0585) be lodged for the construction of retaining walls and fencing. However, this was withdrawn as Council recently requested the applicant submit a new Development Application for the house and retaining wall.

## Pre-DA Consultation

Prior to submitting this DA, the applicant met with Council via MS Teams on 15 October 2020 to discuss the proposal. The table below outlines the issues raised and how the proposal has been amended to address these concerns.

Issue	Response
<b>Front Boundary Setbacks</b>  The non-compliance relates to a minor portion of the dwelling. Deleting the 1st floor balcony to bedroom 1 will also increase the setback to 4.7m. The variation is supported, subject to additional landscaping being provided on the frontage, through reducing the unnecessary areas of driveway on the frontage and the deletion of this balcony.	The design has removed the first floor balcony associated with bedroom 1 which provides an increased front setback.
<b>Rear Boundary Setback</b>  The use of varied setbacks for each level of the dwelling is supported, however there is insufficient landscaping in the rear setback to meet the objectives of the control (ensure that adequate areas of landscaped open space is provided). An unobstructed 2m wide strip of landscaping needs to be provided along the southern boundary, not effected by paths or retaining walls. This is so adequate landscaping can be provided to mitigate the impact of the variation on the rear setback.	The proposed rear setback has been improved via providing at least 2m wide landscaping along the southern boundary. The rear setback is considered suitable due to the irregular shaped site and this will alleviate any potential privacy issues.

<p><b>Excavation and Landfill</b></p> <p>The levels of the north-east corner of the site should be returned to pre-existing ground levels to ensure the development reduces its visual impact and ensures no adverse privacy to adjoining dwellings.</p>	<p>When comparing the pre-existing levels to the current levels, there is no material difference that would increase privacy issues to the eastern neighbour. As such, the proposal does not seek to change the levels in the north-east corner.</p>
<p><b>Landscaped Open Space and Bushland Settings</b></p> <p>Only areas with a minimum width of 2m and a depth of 1m can be counted as landscape open space. The pool surface (not the associated structure) can be counted.</p> <p>The non-compliance of 27% is significant and cannot be supported. The existing DA consent provides 177m<sup>2</sup>, or 32% of the site area as landscaped open space. Given that this was approved under the current WDCP 2011, no future dwelling which provides less than this historic provision could be accepted.</p> <p>Minimum 2m wide landscaped areas will need to be provided along the eastern and southern boundaries of the site to achieve a greater provision of LOS and meet the objectives of the control. The width of these areas on the south boundary should not include the proposed retaining wall, as this hampers the potential for adequate landscape planting to be provided.</p>	<p>The design has been amended to incorporate 37.6% (209.58sqm) of landscaped area. This has been achieved through removing the pool, reducing the deck and shifting the dwelling towards the street. This reflects a significant improvement compared to the approved DA, which provided only 32% landscaping. All areas of landscaping have been calculated according to Council's requirements, i.e. 2m width and 1m depth.</p>
<p><b>Privacy</b></p> <p>The aforementioned structures will have an adverse impact on the privacy of adjoining dwellings. To ensure the development complies with this control, the following amendments are recommended:</p> <ul style="list-style-type: none"> <li>• Deletion of the swimming pool or if possible relocate or resize to ensure an adequate distance from adjoining boundaries;</li> <li>• The alfresco deck needs to be setback at least 2m from the eastern boundary adjoining No.12 and 14 Courtley Road, with the distance between the deck and the boundary suitably landscaped to enhance privacy; and</li> </ul>	<p>The pool has been deleted from the proposal.</p> <p>Due to the irregular shaped site, and the need to have an integrated indoor and outdoor area, the deck is less than 2m to 12 Courtley Road, however a privacy screen is proposed to be installed which will eliminate and potential overlooking between the two properties.</p>

<ul style="list-style-type: none"> <li>Delete the 1st floor balcony to bedroom 1.</li> </ul>	<p>The first floor balcony for Bedroom 1 has been deleted and is replaced with a Juliette Balcony, which will provide high level of amenity by maximising the northern aspect and will generate no additional privacy impacts.</p>
<p><b>Development Engineering</b></p> <p>1. The driveway crossing is to be in accordance with Council's Vehicular Crossing normal high profile which is available in Council's web page. The proposed retaining wall along the driveway within the road reserve is to be deleted and the driveway levels raised to match the existing ground level.</p> <p>2. The internal driveway grades are not to exceed a maximum grade of 1V in 4H with a transition grade of 1V in 10H for a minimum of 1.5 metres prior to the proposed parking facility.</p> <p>3. On-site stormwater detention (OSD) is required for the proposal in accordance with Council's Water Management Policy Clause 9.3.2.3, which is available in Council's web page.</p>	<p>The proposed driveway crossing complies and the retaining wall has been removed from Council land.</p> <p>The proposed internal driveway complies.</p> <p>The proposal incorporates OSD, compliant with Council's policy.</p>



## The Proposal

The proposal at 10 Courtley Road, Beacon Hill, seeks approval for the construction of a new dwelling. In detail, the proposal incorporates the following:

### Ground Floor

- Double garage at the front and alfresco area at the rear
- Front porch leading to entrance hallway, open plan kitchen/dining room, pantry off the kitchen, media room, bedroom, laundry room, bathroom, mud room and storage room

### First Floor

- Landing area/stairs leading to ground level AND study area at the top of the landing
- Bathroom and separate W.C.
- Four bedrooms, one of which will have a walk-in wardrobe and ensuite

### External

- Landscaping
- Retaining wall
- Driveway

Refer to the submitted plans prepared by Allura Homes for further details.



Figure 8: 3D perspective of the proposed new dwelling

## Assessment of Relevant Planning Controls

Below is a review of the proposal in relation to the relevant planning controls under Section 4.15 of the Environmental Planning & Assessment Act 1979.

### Draft Environmental Planning Instruments

There are no relevant draft environmental planning instruments that impact the proposal.

### State Environmental Planning Policy 55 - Remediation of Land

The existing site has been zoned residential purposes for many years. The site is unlikely to have been used for any uses that would cause the site to be contaminated. The proposal is therefore consistent with SEPP 55.

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

A BASIX Certificate demonstrating compliance with the relevant sustainable outcomes will be provided at DA stage.

### Warringah Local Environmental Plan 2011

The site is zoned R2 Low Density Residential under the Warringah Local Environmental Plan (WLEP) 2011. The proposal for a new detached two storey dwelling is permissible in the zone, subject to Council approval. Below are the relevant zoning objectives:

- *To provide for the housing needs of the community within a low density residential environment.*

Comment: The proposal provides for the housing needs of the community through the construction of a new dwelling in accordance with the demands of the future residents. The proposal as detailed and considered in accordance with the relevant planning provisions are consistent with its low density residential context.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Comment: The proposal is for residential purposes and does not restrict the provision of other land uses that provide facilities or services in the zone.

- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

Comment: The proposed dwelling retains the site's natural and landscaped setting. The proposed landscaping is considered suitable and will help integrate into the dwelling's configuration. Further landscaping has been provided and is consistent with the landscaped setting of the site's suburban context.

The table below addresses how the proposal meets the relevant LEP provisions.

Control	Proposal	Complies
<b>Height</b>	The maximum building height permitted is 8.5m and the proposed height is 8m. The proposal therefore complies with this control.	Yes
<b>FSR</b>	There is no FSR applicable to the site	Yes
<b>Heritage Conservation</b>	The site is not identified as a heritage item or is located within a heritage conservation area.	Yes
<b>Earthworks</b>	The proposed dwelling will require typical earthworks for an irregular shaped site that slopes from the rear to the front. The proposal is unlikely to have a detrimental effect on the existing drainage patterns and soil stability.	Yes
<b>Development on sloping land</b>	Council is to consider the risk associated with landslides, stormwater discharge, and subsurface flow conditions. Council's classification identifies a small portion of the site in "Area A -Slopes < 5 degrees" and the majority of the site in "Area B - Flanking Slopes 5 to 25". Given the site is relatively flat throughout and proposes a similar structure to the existing along with a similar footprint the proposed dwelling is not considered to be at risk for the site.	Yes

## Warringah Development Control Plan 2011

An assessment of the relevant DCP provisions appears in the following table.

Control	Proposal	Complies
<b>Part B Built Form Controls</b>		
<b>B1 Wall Heights</b>  Walls are not to exceed 7.2m from existing ground level to underside of the ceiling. This may be varied where sites have a slope greater than 20%, provided the building: <ul style="list-style-type: none"> <li>Does not exceed the 8.5m building height standard</li> <li>Designed and located to minimise bulk and scale</li> <li>Has minimal visual impact when viewed from the downslope.</li> </ul>	The proposed dwelling has a varied wall height up to 6.4m and complies.	Yes
<b>B3 Side Boundary Envelope</b>  Buildings must be sited within a building envelope determined by a projecting plane at 45 degrees from 4m above ground level at the side boundaries.	The proposal building is appropriately sited within the permitted building envelope as demonstrated on the elevation plans.	Yes
<b>B5 Side Boundary Setbacks</b>  Minimum side setback of 0.9m from the side boundaries.	The proposed side setbacks are greater than 900mm.	Yes
Side boundary setback areas are to be landscaped and free of any above/below ground structures, car parking, or site facilities other than driveways and fences.	The side boundaries are clear of all structures, car parking and site facilities.	Yes
<b>B7 Front Boundary Setbacks</b>  Development is to maintain a minimum setback to the road frontage of 6.5m	The proposed dwelling is setback 4m from the front boundary. A variation of 1.5m is sought, however the proposal results in a minor non-compliance in the front corner section of the building. The proposal satisfies the objectives of the control:	Justified

Control	Proposal	Complies
	<ul style="list-style-type: none"> <li>The building height and bulk is minimised. The building is set well back on the allotment and landscaping will screen and soften the building.</li> <li>Privacy and reasonable solar access is maintained.</li> <li>There is such a large width of road reserve from the property boundary to Courtley Road.</li> <li>Only minor non-compliance exists in the form of a wedge like shape on the north area of the building.</li> <li>The previously approved dwelling (DA2018/1886) included a non-compliant front setback of 5m, supported by Council.</li> </ul> <p>Furthermore, the proposed use will not adversely impact adjoining properties in terms of overshadowing, noise, thus fulfilling the objectives of this control.</p>	
The front setback area is to be landscaped and generally free of structures, basements, carparking, or site facilities other than driveways, letter boxes, garbage storage areas and fences.	<p>The front setback is clear of encroachments except for part of a feature wall that forms part of the dwelling facade and contributes to the internal living area privacy. The variation is acceptable on the following basis:</p> <ul style="list-style-type: none"> <li>The encroaching element forms part of the building.</li> <li>The variation is minor and does not detract from the sense of openness along the Courtley Road.</li> <li>The wall is integrated into the design of the proposed dwelling and does not interrupt the visual continuity or pattern of the proposed building.</li> <li>The variation does not obstruct any instances of shared views.</li> </ul>	Justified
Where primary and secondary setbacks are specified, buildings and structures are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary and the road boundary is only to be used for landscaping and driveways.	The proposal does not incorporate secondary setbacks.	Yes



Control	Proposal	Complies
<b>B9 Rear Boundary Setbacks</b>  The proposal is to maintain a minimum of 6m to the rear boundary.	The proposed dwelling is setback 3.8m from the ground floor and 8.9m from the first floor. This is considered suitable given; <ul style="list-style-type: none"> <li>The unique site constraints in terms of topography and irregular size</li> <li>The use of the rooms at ground level that comprise this area i.e. bathroom, laundry room, media room and bedroom</li> <li>There is sufficient landscaping along the property boundary which provides adequate screening between adjoining dwelling to the west.</li> <li>The previously approved dwelling (DA2018/1886) also included a rear setback with a minimum of 900mm, supported by Council.</li> </ul>	Justified
The rear setback is to be landscaped and free of any above or below ground structures.	The rear setback is free of structures.	Yes
<b>Part C Siting Factors</b>		
<b>C2 Traffic, Access and Safety</b>  Demonstrate location of vehicular and pedestrian access minimise: traffic hazards, vehicle queuing, vehicle crossings, modal conflict, interference with public transport facilities, and loss of on-street car parking.	The proposal is located wholly on a lot accessed off an existing entrance/exit off Courtley Road.	Yes
<b>C3 Parking Facilities</b>  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.	The proposal includes a double garage incorporated into the design of the building. The garage is appropriately setback. It is not a dominant feature of the facade by any quantitative measure. The garage is integrated into the dwelling design.	Yes
Parking is to be located so that views of the street from front windows are not obscured.	The garage is in-line with the proposed dwelling and does not obscure views.	Yes
Where garages and carports face the street, ensure that the garage or carport opening does not exceed	The width of the garage door is 5.5m.	Yes

Control	Proposal	Complies
6 metres or 50% of the building width, whichever is the lesser.		
Dwellings are to provide 2 car parking spaces.	The proposed double garage provides 2 car parking spaces	Yes
<b>C4 Stormwater</b>	A compliant stormwater plan has been provided.	Yes
<b>C5 Erosion and Sedimentation</b>	Any erosion and sedimentation associated with the construction of the dwelling will be managed in accordance with the relevant standards and guidelines.	Yes
<b>C6 Building over or adjacent to Constructed Council Drainage Easements</b>	Any construction adjacent to Council's easements will be undertaken in accordance with Council's policy.	Yes
<b>C7 Excavation and Landfill</b>	<p>The design of the dwelling incorporates several levels that follow the topography of the site. This approach has minimised the excavation and fill.</p> <p>Excavation and fill will be undertaken in accordance with the relevant standards and guidelines. It should be noted the new replacement building has a similar footprint to the existing which will minimise Excavation and Landfill.</p>	Yes
<b>C8 Demolition and Construction</b>	A waste management plan shall be prepared in accordance with Council's Waste Management Guidelines for the construction of the dwelling.	Yes
<b>C9 Waste Management</b>	<p>The proposal includes provision for waste storage areas to the east of the garage which will be;</p> <ul style="list-style-type: none"> <li>• practical,</li> <li>• free of obstruction,</li> <li>• accessible,</li> <li>• within the site,</li> <li>• not visible to the public,</li> <li>• not within 3m of a dwelling opening, and</li> <li>• clear of the stormwater system</li> </ul>	Yes

Control	Proposal	Complies
<b>Part D Design</b>		
<b>D1 Landscaped Open Space and Bushland Setting</b>  A minimum of 40% of the site area is to landscaped open space. This excludes: a) Driveways, paved areas, roofed areas, tennis courts, car parking, stormwater structures, decks, etc. b) Dimensions less than 2m c) Soil depths less than 1m	A site area of 557.3sqm is taken for the purposes of landscape calculation. The proposal includes 37.6% (209.58sqm) of deep soil landscaping on the site and seeks a variation to Council's minimum requirement. This variation is considered suitable due to the irregular shaped site, there will be substantial planting throughout the site, and the previously approved dwelling (DA2018/1886) included a non-compliant area of 32%, supported by Council. This proposal therefore provides more landscaped area, considered a better planning outcome for the site.	Justified
<b>D2 Private Open Space</b>  A minimum of 35sqm of private open space is required with minimum dimensions of 3m.	The proposal includes more than 35sqm of useable private open space and landscaping area.	Yes
To be directly accessible from a living area of a dwelling and capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and play area.	The private open space is directly accessible from internal living areas.	Yes
Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.	The private open space is appropriately located to the rear of the dwelling. Sufficient setbacks have been maintained from all boundaries to provide separation between private open space areas of neighbouring properties.	Yes
<b>D6 Access to Sunlight</b>  At least 50% of the required private open space of each dwelling is to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	The proposed dwelling does not cause unreasonable overshadowing of the Private Open Space area. The submitted shadow diagrams show at least 50% of the rear POS receives more than 3 hours of sunlight during the specified times. Refer to the shadow diagrams attached with this application.	Yes
At least 50% of neighbouring private open space is to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21	The proposal does not cause excess overshadowing of any neighbouring properties. Refer to the shadow diagrams attached with this application. The shadow falls largely to the side of neighboring properties dwelling and will not cause more than 50% of the	Yes

Control	Proposal	Complies
	Private Open Space area to be overshadowed during the specified times as a result of the new proposal. Overshadowing from the proposal will only occur towards the late afternoon.	
<b>D7 Views</b>  Provide for the reasonable sharing of views.	The proposal does not cause any unreasonable obstruction of views.	Yes
<b>D8 Privacy</b>  Building layout should be designed to optimise privacy for occupants of the dwelling and neighbouring.	The proposal optimises privacy for the future residents and adjoining properties through a considered design approach.	Yes
Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.	All living area/habitable room windows are oriented to the accessway or private open space areas. The small balcony on the first floor associated with bedrooms 2 and 3 overlooks Courtley Road and not the adjoining properties.	Yes
The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.	The proposal has been designed with rooms and windows located to avoid instances of overlooking. The windows facing north and south have been designed to provide sunlight rather than overlooking.	Yes
Windows are to be located so they do not provide direct or close views (i.e. from <9m) into windows of other dwellings.	All windows are appropriately setback from the boundaries and offset to avoid direct overlooking.	Yes
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.	The location of the first floor balcony at the front is considered suitable.	Yes
<b>D9 Building Bulk</b>  Side and rear setbacks are to be progressively increased as wall height increases. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief. Articulate walls to reduce building mass.	The proposed wall heights maintain a residential scale and are articulated through varying setbacks, architectural features and use of glazing.	Yes

Control	Proposal	Complies
On sloping land, the height and bulk of development is to be minimised. Building height and scale needs to relate to topography and site conditions	The house, driveway and ancillary structures such as the alfresco area has been positioned on site to avoid as much disturbance as possible.	Yes
Cut and fill is to be reduced by designs which minimise the building footprint and allow the building mass to step down the slope.	The proposal has been designed to appropriately respond to the site's topography. The dwelling is stepped and set into the site to minimise cut and fill, but also maintain a useable dwelling that is not excessively staggered.	Yes
The amount of fill is not to exceed one metre in depth	On-site fill does not exceed 1m in depth.	Yes
Fill is not to spread beyond the footprint of the building.	The proposal does not include any significant levels of fill outside of the building footprint.	Yes
Orientate development to address the street.	The proposal is orientated towards the private accessway which corresponds to a public street.	Yes
Use colour, materials and surface treatment to reduce building bulk.	The proposal incorporates a range of colours and materials that reduce the apparent bulk of the dwelling.	Yes
Landscape plantings are to be provided to reduce the visual bulk of new building and works.	The proposal incorporates landscaping elements to reduce the apparent bulk of the dwelling.	Yes
<b>D10 Building Colours and Materials</b>	The colour and materials scheme of the proposal will be sympathetic to the surrounding suburban environment.	Yes
<b>D11 Roofs</b>		
Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs. Mechanical equipment on the roof is to be minimised through integration.	The proposal does not include any elements of mechanical equipment on the roof.	Yes
Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.	The proposal introduces a pitched roof, considered to be consistent with the existing roof form presented in the street. Surrounding dwellings are predominantly tiled with pitched roofs. The proposed pitched roof complements the surrounding dwellings. It contributes an additional element to the area which, as part of the rest of the dwelling, improves the quality of built form in the area through the provision of well-designed housing stock.	Yes
Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas	The pitched roof has the ability to provide articulation given its modern profile. All parts of the roof are	Yes



Control	Proposal	Complies
	contained within the maximum permissible height. This presents a nice architectural feature and purses good urban design principles by making the building modern and more astatically pleasing. Therefore, this control is fulfilled.	
Roofs shall incorporate eaves for shading	The pitched roof includes awning elements to the significant windows particularly orientated towards the sun.	Yes
<b>D12 Glare Reflection</b>  Overspill from artificial illumination is to be minimised.	The proposal comprises internal lighting of a residential intensity. Any external lighting shall appropriately respond to the building and neighbours.	Yes
Sunlight reflectivity is to be minimised.	Building materials and glazing are to have a low reflectivity index. Reflective Surfaces are not specifically orientated towards neighbouring properties.	Yes
<b>D14 Site Facilities</b>	Site facilities including waste storage areas, clothes drying areas, and mailboxes are able to be accommodated on the site and will be provided.	Yes
<b>D20 Safety and Security</b>  Buildings are to overlook streets as well as public and communal spaces to allow casual surveillance. Access ways are to be either secured or designed to allow casual surveillance. Entrances to buildings are to be from public streets wherever possible.  There is to be adequate lighting of entrances and pedestrian areas.	The proposal contributes to the passive surveillance to the accessway to which it fronts. The dwelling is orientated towards the accessway with the entrance and living area facing Courtley Road.  External lighting shall provide adequate illumination to the dwelling. External lighting is particularly important given the lack of public street lights.	Yes  Yes
<b>D21 Provision and Location of Utility Services</b>	Utility services shall be made available to the dwelling.	Yes
<b>D22 Conservation of Energy and Water</b>	The dwelling has been designed to satisfy BASIX targets. The layout and landscaping of the site allow for cross ventilation, natural lighting, and solar access to minimise energy consumption.	Yes

Control	Proposal	Complies
	The landscaping plan includes predominantly native and species that have low water requirements. The proposal also includes the provision of a rainwater tank in accordance with BASIX requirements for the re-use of non-potable water on site.	
<b>Part E Natural Environment</b>		
<b>E1 Private Property Tree Management</b>  <b>E2 Prescribed Vegetation</b>	The proposal does not threaten the health of trees on site and on adjoining properties.	Yes
<b>E6 Retaining unique environmental features</b>	The existing site does not have any unique environmental features. It is considered the proposed development and landscaping will positively contribute to the streetscape.	Yes
<b>E10 Landslip Risk</b>  1. The applicant must demonstrate that: <ul style="list-style-type: none"> <li>The proposed development is justified in terms of geotechnical stability; and</li> <li>The proposed development will be carried out in accordance with good engineering practice.</li> </ul>	Council's classification identifies the site as a small portion being located in "Area A -Slopes < 5 degrees" and the majority of the site in "Area B - Flanking Slopes 5 to 25". Given the site is relatively flat throughout and proposes a similar structure to the existing along with a similar footprint the proposed development is not seen to be at risk for this item.	Yes
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.	A compliant stormwater plan has been submitted with this application.	Yes

## **Section 4.15 Assessment**

### **Natural Environment**

The proposed new two storey dwelling will have an appropriate response to the natural environment in relation to the landscaping, vegetation, stormwater response and sustainability outcomes. The proposal is located in an established and urbanised area. The impacts on the natural environments are of a level considered acceptable for a home which is appropriately located within an established residential setting. The proposal does not involve the removal of any trees and an appropriate landscape plan has been prepared to integrate the site with the surrounding environment. The amount of landscaping proposed is actually more than the previously approved DA, demonstrating an improvement with this design. Overall, the proposal is unlikely to cause any adverse impacts to the natural environment of the site and surrounding area.

### **Built Environment**

The proposal is consistent with the surrounding built environment and Council's built form objectives. The proposed new two storey dwelling is compatible with the built form and streetscape of the surrounding area. Minor variations are proposed that are largely as a result of the irregular shaped site, and have been adequately addressed above. This is evident from the consistent appearance with the surrounding area and the provision of amenity to the site and surrounding properties. The overall impact of the proposal has been considered in accordance with the relevant environmental planning instruments and is supportable.

### **Social and Economic Impacts**

The proposed new dwelling is unlikely to result in any social or economic impacts.

### **Suitability of the Site**

The proposed new two storey dwelling and is compatible with the surrounding built form. The proposal comprises an appropriate scale located within the site and is in keeping with the design of neighbouring dwellings in the area.

### **Public Interest**

The proposal is consistent with the public interest.

## Conclusion

This report of the proposed new two storey dwelling at 10 Courtley Road, Beacon Hill has considered the proposal in relation to the site, context, and relevant planning provisions. The proposal maintains the amenity and is consistent with the surrounding residential area. This report has assessed the proposal in accordance with the relevant State and Council planning provisions and is consistent with the objectives and outcomes of these provisions. Any variations are considered minor and have been appropriately addressed above. The new dwelling exhibits a skilful design without compromising amenity of the surrounding residential dwellings. The proposal is therefore considered worthy of approval.