

Statement of Environmental Effects

Proposed construction of Dwelling House
& associated landscaping.

10 Gardere Avenue Curl Curl NSW

Owner:	P & A Torrington
Client:	P & A Torrington
Council:	Northern Beaches Council (Warringah)
Subject Premises:	No. 10 Gardere Avenue, Curl Curl NSW Lot 5 in DP 6000

Prepared by:

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Luxury Residential Design
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1. INTRODUCTION

This statement of Environmental Effects accompanies a development application to Northern Beaches (Warringah) Council for the demolition of an existing residence, construction of a new dwelling and associated landscaping on a residential lot located at 10 Gardere Avenue, Curl Curl NSW.

This Statement describes the subject site and surrounding area, together with planning controls relevant to the site and the development proposed.

The plans in this application are those prepared by UrbanHarmony, Reference 580/20.

Additional information prepared in support of this application includes:

- *Contour and feature survey plan prepared by Terralinks Group P L*
- *Landscape concept prepared by Urban Harmony.*
- *BASIX Certificate prepared by Thermal Performance*
- Geotechnical assessment and Preliminary landslip assessment prepared by White Geotechnical Group
- Hydraulic Engineering prepared by Engineering Studio
- Structural Engineering prepared by Engineering Studio

The proposal involves the construction of a family residence.

Landscaping elements consist of entry areas, a new driveway and other gardens and associated landscaping.

This statement provides information about the site and the proposal. Key planning issues are discussed with a summary assessment of the proposal.

2. SITE

2.1 Site details & Existing Site Features

The subject site is legally described as Lot 5 in DP 6000 and is commonly known as number 10 Gardere Avenue, Curl Curl. The lot has a land area of 455.3m² and is located in existing R2 Low Density Residential Zone under the Warringah Local Environmental Plan 2011.

The site is located on the southern, low side of Gardere Avenue. It is near-regular in shape with parallel side boundaries and angled front and rear boundaries.



Figure 1: Subject Site

© Google Earth Pro

The site comprises the following dimensions:

Primary Street frontage: 10.06m (Angled)

Rear Boundary: 10.06m

Length: 50.29m

Site Area: 455.3 m²

The site is currently occupied by an ageing, single storey clad residence with tile roof. The existing dwelling is not adequate for the needs of the owners and is to be demolished under this application. The site is in a generally well kept condition with basic landscaping and grass to front and rear yard areas. The site's physical characteristics include a slight grade falling across the site

from the right to left (West to East). The highest point on the site is located in the front right (North Western) corner of the site and the lowest is approximately half way along the left (Eastern) side boundary; fall over this distance is approximately 2.83m. The existing dwelling is located toward the rear of the site. The proposed building platform is located toward the front of the site in line with other existing dwellings adjacent. A minor ocean view of Curl Curl Beach is present from the front of the site to the East.

2.2 Site Photographs



Figure 2: Existing site viewed from front Gardere Avenue boundary



Figure 3: Streetscape to Gardere Avenue



Figure 4: Existing Dealing at 10 Gardere Avenue



Figure 5: Existing dwelling located toward the rear of site at 10 Gardere Avenue



Figure 6: Artistic Impression of frontage to Gardere Avenue



Figure 7: Artistic Impression of frontage to Gardere Avenue

2.3 Locality & Site Context

The locality is residential in nature. The general vicinity of the site is characterised by semi-regular shaped, sloping allotments. Sites in the locality have been generally improved with a range of one to three storey low density residential developments, the design of which has been largely influenced by the sloping terrain and ocean views to the East.

2.4 Planning Controls

The site is zoned as R2 Low Density Residential under the provisions of the Warringah LEP 2011. The development proposed is for the construction of a new residential dwelling house within the existing R2 zone. Dwelling houses are permitted with consent within the R2 Zone as identified by council's Land zoning maps.

The proposal has been designed with direct consideration of the Warringah DCP 2011, The Warringah Local Environmental Plan 2011, the Building Code of Australia and all relevant Local and State Government acts pertaining to the proposal.

Setbacks to the proposed residence comply with DCP/LEP and BCA requirements; proposed maximum heights are beneath LEP height limits.

The proposal has been designed with a favourable solar aspect in mind and meets energy, water & thermal efficiency targets set by the NSW State Government in the required BASIX certificate, which is included with this application.

2.5 Site Constraints

The following site constraints were identified from Warringah council mapping and Northern Beaches Council site summary information:

- The Site is identified as having a maximum height of 8.5m under Height of buildings mapping
- The site is identified as having a minimum lot size of 450m²
- The site is not listed as a heritage item, nor is it within a conservation area. of Warringah.
- The site is not identified as within an Acid Sulfate Soil area.
- The site is noted on Council's Landslip Risk map as Area B

3. PROPOSED DEVELOPMENT

3.1 Project Details

The proposed development consists of:

- Demolition of the existing dwelling
- Construction of a two storey dwelling house
- Construction of Vehicular access to the proposed residence.
- Construction of landscaping front, sides and rear.

The ground level of the home accommodates a garage area fronting Gardere Avenue. Entry areas are located on the right side of the home and an internal staircase area accesses the first floor. A laundry area, two secondary bedrooms and a living space connected to the rear yard are also on the ground floor.

The first floor of the home contains a master bedroom area, a study, guest bedroom, kitchen and primary living spaces with balcony to the front Northerly elevation.

The proposed dwelling will incorporate finishes using selected paint finished rendered brickwork, paint finished lightweight clad areas, paint finished weatherboard, aluminium framed windows and a metal deck roof. Feature areas of stone and timber are also proposed within the facade.

A schedule of exterior colours and materials accompanies this application.

3.2 Floor Areas.

The proposal involves the following areas:

Ground Floor:	145.77m ²
First Floor:	193.65m ²
Garage:	47.69m ²
First floor Front Balcony:	34.16m ²
Porch:	5.35m ²
TOTAL	426.62m ²

Landscaped Areas:

Site Area: 455.3m²

Minimum dimension of 2m 126.39m² (27.7% of site)

TOTAL Landscaped area (including areas less than 2m (narrow lot)): 209.49m² (46% of site)

4. KEY ISSUES & CONTROLS 1

Warringah Local Environmental Plan (LEP) 2011

4.1 R2 Zone Objectives

The site is zoned as R2 Low Density Residential under the provisions of the Warringah LEP 2011.

The proposed dwelling house use is permissible with the consent of Council.

The development of and use of the land for residential purposes within the R2 Low Density Residential Zone is consistent with the zone objectives, which are noted as:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

It is considered that the proposed dwelling house will be consistent with the desired future character of the surrounding locality for the following reasons:

- The proposal will be consistent with and complement the existing detached style housing within the locality.
- The proposed development respects the scale and form of other existing detached style housing within the locality.
- Setbacks proposed are generally as-per existing adjoining developments and the proposal is unobtrusive in the general streetscape. Landscaped areas are able to be created within front and rear setbacks.
- The proposal does not have any unreasonable impact on long distance views.

4.2 Building Height (LEP 4.3)

The site is located in area 'I' of the height of buildings map under the Warringah LEP 2011. The proposed dwelling is required to have a maximum height of 8.5m.

The objectives of this clause are as follows:

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,
- (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,

(d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.

Building heights do not do not exceed 8.5m maximum heights at any point as identified by LEP & DCP requirements. The proposed dwelling is approximately a maximum of 8.1m high, above Natural Ground Level (NGL). Maximum height lines are indicated on all relevant elevations and sections.

4.3 Floor Space Ratio (LEP 4.4)

The site is not affected by the Warringah LEP for floor space ratio considerations.

4.4 Additional Local Provisions (LEP 6)

4.4.1 Acid Sulphate Soils (LEP 6.1)

LEP Clause 6.1 relates to acid sulphate soils. The site has not been identified within the Acid Sulphate Soils Map.

4.4.2 Earthworks (LEP 6.2)

LEP clause 6.2 relates to earthworks. The proposal is accompanied by a Geotechnical investigation prepared by White Geotechnical Group. All site disturbance will be suitably retained in accordance with the structural engineer's design.

4.4.3 Flood Planning (LEP6.3)

LEP Clause relates to flood planning. The site is not identified as being affected by flood planning levels.

4.4.4 Development on sloping land (LEP6.4)

The subject site is identified as located in 'Landslip Risk area B' within councils Landslip Risk map. A preliminary landslip assessment is provided by White Geotechnical Group.

4.4.5 Coastline Hazards (LEP 6.5)

The site is not identified on Coastline Hazards mapping.

5. KEY ISSUES & CONTROLS

Warringah Development Control Plan 2011

General Controls

5.1 Wall Heights (DCP B1)

The proposed residence is within the R2 low density residential zone and a wall height of 7.2 metres from Natural / Existing ground level applies to the underside of the uppermost floor of the building. The proposal is compliant with this control and maximum heights relevant to natural ground level (NGL) are indicated on all elevations and sections.

5.2 Side Boundary Envelope (DCP B3)

The site is identified within DCP side boundary envelope maps requiring a building envelope projecting at 45 degrees at a height of 5m above Natural Ground Level. Envelopes are indicated on all elevations at relevant points to Natural Ground Level.

The side setbacks of the proposal are compliant ranging between 0.95m and 1.024m. Maximum heights are located beneath 8.5m height planes. As noted under clause B3 of DCP 2011, exceptions to this control are permissible in the form of eaves (up to 0.65m from the boundary). Due to the narrow nature of the site, there is a minor area of non compliance with building envelope controls located toward the rear of the Left / South Eastern side of the property. This is due to a natural depression in natural ground levels along the left / South Eastern boundary. 7.2m maximum wall height controls are able to be met despite the boundary envelope non compliance in this area as indicated on Rear and Left side elevations.

5.3 Side Boundary Setbacks (DCP B5)

The site is identified within DCP side boundary setback maps as requiring a 0.9m side boundary setback. The proposal is compliant with this control with 0.95m being provided on the Eastern side (Left) setback and 1.024m and 1.6m on the Western side (Right).

5.4 Front Boundary Setbacks (DCP B7)

The objectives of this control are noted in the Warringah DCP as

- To create a sense of openness.
- To maintain the visual continuity and pattern of buildings and landscape elements.
- To protect and enhance the visual quality of streetscapes and public spaces.
- To achieve reasonable view sharing.

The site is identified within DCP front boundary setback maps as requiring a 6.5m front boundary setback. The subject site's front boundary is angled, allowing for variance in the front setback.

The proposed dwelling is sited so that garage elements and first floor elements are compliant with the required 6.5m setback with setbacks ranging from 6.5m and 9.3m to the proposed garage and 6.8m and 9.9m to first floor elements.

An open balcony element is proposed to the front of the dwelling. Structural piers supporting the balcony are located on ground floor level and are set back 4.4m and 7.3m from the front boundary. The proposed balcony is set back between 3.6m and 6.7m from the front boundary.

The established pattern of adjoining homes in the immediate vicinity consists of dwellings with setbacks encroaching the required 6.5m numerical setback.

The Dwelling immediately to the Right of the proposed dwelling at number 12 Gardere Avenue has a front balcony element that encroaches the front boundary setback to a minimum of 3.1m and 6.3m. The more solid elements of the dwelling adjoining at number 12 are set back between 5.8 and 8.3m from the front boundary.

The dwelling immediately to the Left of the proposed dwelling at number 8 Gardere Avenue has a balcony atop a garage element that is set back 1.2m from the front boundary. Other balcony elements to this dwelling are present and are located approximately 5.4m from the front boundary.

Other homes located on Gardere avenue immediately visible in context with the subject property also show examples of front setbacks with building elements located within the required 6.5m setback.

Despite the numerical non compliance of the proposed front balcony, it is considered that the area is able to meet the objectives of this control. Visual continuity is intended to be maintained through the use of similar setbacks to adjoining dwellings. Openness is achieved through the area beneath the balcony utilising minimal structure with the bulk of the proposed dwelling compliant with setback controls. Landscape elements are able to be incorporated within compliant setback areas beneath the balcony whilst allowing for balcony areas over. Roofed areas are located in continuity with the main bulk of the home and not located over the proposed balcony area forward of the setback. Streetscape is enhanced through vertical articulation and modulation present in the proposed facade.

5.5 Rear Boundary Setbacks (DCP B9)

The site is identified within DCP rear boundary setback maps as requiring a 6m rear boundary setback. The proposed rear setback ranges between 10m and 12.5m.

5.6 Access and Parking (DCP C2)

The proposed development utilises the existing driveway crossing and driveway location to a new garage beneath the home at ground floor level. The existing internal driveway will be replaced as needed and modified in level and shape to accommodate new floor levels.

Refer to the Landscape Plan, site plan and Ground floor plan accompanying this Development Application for further detail.

5.7 Parking Facilities (DCP C3)

The objective of this control is to provide for an adequate number of parking and service spaces that meet the demands generated by the development, whilst avoiding adverse visual impacts. Two car parking spaces are required per dwelling under Appendix 1 of DCP 2011 for Dwelling houses; the proposal allows for 2 car spaces to meet the criteria of this control with additional area available for a 3rd vehicle on the driveway if required. Minimum car parking spaces are in accordance with AS 2890.1. The proposed garage door is provided in a recessed location to the primary front facade.

5.8 Stormwater (DCP C4)

A stormwater Management plan prepared by Engineering Studio accompanies this application. Stormwater management measures are proposed to minimise overland flow and protect council drainage assets as required. The stormwater drainage system proposed has been designed and is to be installed and maintained in accordance with council water management policy. No onsite stormwater detention (OSD) system is required according to Northern Beaches Council's OSD checklist. A 1,800L rainwater tank is required by BASIX, the owners intend to provide for a 10,000L rainwater tank.

5.9 Erosion and Sedimentation (DCP C5)

Sediment control measures are to be provided prior to works commencing on site to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private land. An Environmental Site Management Plan / Sediment control diagram is included and accompanying this Development application.

5.10 Excavation and Landfill (DCP C7)

Proposed excavated areas are indicated on all elevations and sections and intended to be constructed in accordance with Engineers structural design and geotechnical requirements. Excavated areas are to be constructed to ensure geological stability and not result in any adverse impact to adjoining land.

5.11 Demolition and Construction & Waste Management (DCP C8, DCP C9)

Demolition and construction waste will be minimised by utilising recycling principles as outlined in the Waste Management Plan accompanying the application. Materials will be re-utilised on site as appropriate or recycled off site at an appropriate waste facility. The site will be protected by site fencing for the duration of the works. Appropriate waste and recycling bin storage areas are located near the laundry area on the Left side of the home and are shown on the accompanying Landscape plan.

Ongoing waste generated by the proposal will be no more than expected in a normal residential context.

5.12 Landscaped Open space and Bushland Setting (DCP Section D1)

The outcome of this control is to provide a built form that is complemented by landscaping, maintain streetscape and privacy between dwellings, accommodate outdoor recreation opportunities, to provide relevant service areas and to facilitate water management including on-site detention and infiltration of stormwater.

Required Landscaped open space under DCP mapping is 40% of site or 182.12m².

Proposed Landscaped open space is noted on Landscape plans prepared by Urban Harmony and is proposed at 27.7% of the site or 126.39m². TOTAL Landscaped area (including areas less than 2m (narrow lot)) is 210.47m² or 46% of the site.

Due to the narrow nature of the site, overall areas available for landscaped open space are slightly compromised but are able to be met with areas less than 2m in dimension included in calculations.

Objectives of the Landscaped open space control are all able to be met by the proposal.

- Planting is proposed on the street frontage to maintain and enhance streetscape. Sufficient area is available to the setbacks to achieve an acceptable level of planting.
- No indigenous vegetation is present and this is unaffected.
- Landscaped open space with dimensions sufficient to establish low lying shrubs, medium high shrubs and canopy trees of a size and height and density to mitigate the bulk and scale of the building is available. It is noted that canopy trees are generally not present in the immediate streetscape vicinity, however some mature trees are present adjoining the rear of the site. It is also noted that the angled front setback provides for further opportunity for planting as well as beneath balcony areas..
- Outdoor recreation opportunities are present in the front and rear yards within Landscaped areas. Significant further opportunities for outdoor recreation exist generally in the immediate vicinity.

- A clothes line is included in an inconspicuous location in the rear yard. Other services are generally located in inconspicuous or concealed locations as needed.
- On site stormwater detention is not required according to council's checklist. Opportunity is available for infiltration of stormwater to front and rear setbacks through landscaped areas and minimal hard surfaces utilised within landscaped areas.

5.13 Private Open space (DCP D2)

Private open space required for the proposed residence is a total of 60m² with minimum dimensions of 5 metres as the home has 3 or more bedrooms.

114m² with dimensions of greater than 5m are achievable to the rear yard area.

5.14 Access to sunlight (DCP D6)

It is required that proposed development not overshadow any public open space.

Overshadowing is not proposed to any public open space.

Access to sunlight for 3 hours on 21st June is required to at least 50% of the required area of private open space. Shadow diagrams are included with this application and demonstrate shadowing.

Further private open space is available on the front, North-facing balcony and these areas are intended for access to sunlight by the occupants in addition to proposed rear external areas.

5.15 Views (DCP D7)

The intended outcome of this control is to provide for a reasonable sharing of views amongst dwellings with views and vistas from roads and public spaces to water, headland, beach and bush views protected, maintained, and where possible, enhanced.

A minor ocean view is present looking East along the front yard areas of Gardere Avenue. The proposed dwelling is positioned on the site to make use of the building platform of the site and generally does not unreasonably affect views enjoyed by neighbours either side.

Views currently existing to the Northeast from the existing dwelling to the West at number 12 Gardere Avenue are able to be maintained to front balcony areas. The side facing balcony area at number 12 currently enjoys views across the front building platform area of number 10 due to the rearward position of the existing dwelling at number 10. The proposed front balcony is also located approximately 1.0 metres below the adjoining balcony level of number 12, allowing views to be maintained over the front part of the lower level balcony.

5.16 Privacy (DCP D8)

The intended outcome of this control is to provide optimal visual privacy to habitable rooms and outdoor living areas for the proposed development and for the adjoining neighbours.

The proposed dwelling has been designed to orient toward northerly aspect at the front of the site to maximise sunlight as well as address potential view considerations. Internal and external living spaces are also designed to encompass the northerly front orientation. Privacy to living areas is intended to be provided to Gardere Avenue through extended balcony areas with partially solid balustrades and planting to the front setback. Privacy to and from adjoining properties to internal living and balcony areas is assisted by proposed privacy screens on side facing elevations at the front of the home.

5.17 Building Bulk (DCP D9)

This control's objectives are to encourage good, innovative design as well as minimising the visual impact of development when viewed from adjoining property.

The Gardere Avenue elevation is vertically articulated with balcony elements and eaves providing shading and horizontal relief with living spaces, garage areas and rooflines located with varying setbacks within this facade.

Large eaves overhangs within the front facade are able to provide shading to North facing elements of the home while introducing shadows into the proposed facade and softening vertical elements.

A mixture of materials within this facade seeks to further modulate appearance. Stone clad feature areas are proposed to lower levels of the front facade and the bulk of the home utilises a mixture of rendered masonry and paint finished weatherboards.

The proposed streetscape elevation is low in scale due to topography of the site and also punctuated with balcony elements and variation in the facade. The front right corner of the site slopes steeply upward and provides a level difference of 1.8m to balcony areas allowing the height of this area to be greatly reduced visually from the front of the site.

Landscape is intended to street setback areas in order to further soften appearance.

5.18 Building Colours and Materials (DCP D10)

The proposed dwelling has been designed to enhance the visual quality and identity of the streetscape with building forms that relate in scale and finish to the surrounding natural and built environments. External finishes are intended to harmonise with the natural environment, with the use of stone, timber clad and rendered areas in earthy tones evident in the locality.

A schedule of colours and materials accompanies this Development Application.

5.19 Roofs (DCP D11)

This control's objectives are to ensure rooflines compliment the local skyline and conceal plant and equipment. The proposed lift does not require an overrun with machinery located internally and minimal headroom. Air conditioning units are located within the roof space of the proposed dwelling and externally on ground on side elevations. Eaves are provided in relevant locations and roof materials are intended to be of low reflectivity.

5.20 Glare and Reflection (DCP D12)

This controls objectives are to ensure that development will not result in glare from artificial illumination or sun reflection. Artificial illumination is intended to be minimal and generally directed within the subject site. Sunlight reflectivity to affected facades is largely minimised through low reflectivity roofing and through general recession of window glass within the facade.

5.21 Site Facilities (DCP D14)

This control relates to the logical placement of facilities on the subject site to ensure minimal impact to all residents. Garbage bin areas are proposed to be housed within a minimal enclosure at the front of the site as indicated within the Landscape design. Proposed mail boxes are located within the front fence fronting Gardere Avenue.

5.22 Safety and Security (DCP D20)

This controls' objective is to ensure that the proposed development maintains and enhances security and safety of the community. The proposed dwelling has been designed to allow for casual surveillance of the neighbouring areas in the public domain with living areas in high use areas located to maximise casual surveillance.

5.23 Provision and location of utility services (DCP D21)

This controls objective is to ensure that adequate utility services are provided to the land being developed. Utility services are all intended to be provided as required. Services where appropriate are intended to be provided within a common trench where possible. Existing sewer connection is located at the rear of the site.

5.24 Conservation of Energy and Water (DCP D22)

This controls' objectives are to ensure energy and water use are minimised. The proposed residence has been designed to utilise the Northern aspect of the subject property in order to maximise available natural daylight and solar access. Solar access is also maintained to surrounding property due to the location of the proposed residence. Landscape design is

intended to assist in the conservation of energy and water through careful plant selection. The proposed is intended to comply with council's water management policy as required and a 10,000L rainwater tank is proposed.

5.25 Preservation of Trees or Bushland Vegetation, Prescribed Vegetation, Wildlife corridors (DCP E1, E2, E4)

These controls relate to tree and vegetation clearing, Prescribed vegetation and wildlife corridors. No trees are intended to be removed as part of this application. Only minor vegetation exists on the subject site. No wildlife corridors or prescribed vegetation are noted on council mapping with relevance to the subject site.

5.26 Retaining Unique environmental features (DCP E6)

The subject site contains no unique environmental features. The current site is largely grassed with existing dwelling and minor planting.

5.27 Landslip Risk (DCP E10)

The subject site is identified as landslip risk area "B" on council maps. The objectives of this control are to ensure development is Geotechnically stable, good engineering practice is undertaken, to ensure there is not adverse impact on existing subsurface flow condition and to ensure there are no adverse impact resulting from stormwater discharge. This application is accompanied by a preliminary landslip assessment and geotechnical report prepared by White Geotechnical Group prepared in accordance with council's checklist for assessment of site conditions.

6. IMPACTS

Natural Environment

The subject site is currently occupied by an existing two storey residence with garage under. The proposal seeks to construct a new two storey dwelling on the site. The result would be a minor and expected impact on the existing site through the construction of a new home. It is intended that there is no adverse impact on the adjoining natural environment as a result of the proposed dwelling.

Built Environment

The proposed dwelling has been designed and located to ensure that levels of privacy, solar access and amenity are maintained for adjoining properties and also for future occupants of the proposed dwelling. It is therefore considered that the proposed dwelling will have minimal impact on the existing built environment.

Social Impact

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

Economic Impact

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

7. CONCLUSION

The proposed dwelling has been designed to provide a residence that meets the needs of the owners whilst providing minimal impact on the environment or disturbance to surrounding properties.

The proposal has no significant implications for other land and will enhance its surrounds and where there is the potential for impact, the issues have been discussed in this statement.

Careful consideration has been given to all aspects pertaining to the site and the dwelling has been designed to best utilise area available on the site, compliment surrounding development and is a development suitable in character to the context of its setting and surrounds.

The proposal is consistent with Council setbacks and LEP height requirements and satisfies residential design principles with relevance to its location and use.

In this regard it is considered that this Statement of Environmental Effects demonstrates that the proposal satisfies aims and objectives as well as requirements of relevant regulatory controls.

It is considered that the proposal will not result in a detrimental impact upon the amenity of adjoining properties nor the character of the immediate area and that the improvements to the site outweigh any minor impacts.

It is with this in mind, it is concluded that the development of the site in the manner proposed, the proposal is considered to be acceptable and worthy of the support of Council.