



Statement of Environmental Effects  
**Alterations and Additions to the Existing Dwelling House  
and Detached Garage**

**35 Lodge Street, Balgowlah**

**February 2020**

## Document history and status

Project: Alterations and additions to the existing dwelling house and detached garage –  
No. 35 Lodge Street, Balgowlah  
Client: Mr & Mrs Painter  
Project Manager: Katherine Sheppard

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## 1 Introduction

### 1.1 Commission

Leathwaite Planning Group (LPG) has been commissioned by Mr & Mrs Painter (owners of the subject site) to prepare a Statement of Environmental Effects report to accompany a Development Application (DA) to Northern Beaches Council (Council).

In accordance with the plans prepared by Playoust Churcher Architects, the DA seeks development consent for alterations and additions to the existing dwelling house and detached garage at No. 35 Lodge Street, Balgowlah including provision of a covered outdoor entertaining area, conversion of the existing detached garage into a games room, removal of two trees from the backyard of the property (determined to be of low retention value), replacement planting and ancillary site works.

### 1.2 Purpose of this Statement

The purpose of this report is to provide Council with all the information necessary to assess the development proposal and to determine the DA in accordance with Section 4.16 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

### 1.3 Project Team

This DA has been prepared by the following team of consultants:

THE PROJECT TEAM	
Architectural	Playoust Churcher Architects
Town Planning	Leathwaite Planning Group
Arborist	Temporal Tree Management
Surveyor	Pinnacle Land Surveyors
Hydraulic Engineer	Stellen Consulting
Geotechnical Engineer	Crozier Geotechnical Consultants

Table 1: The Project Team.

### 1.4 Report Structure

This SEE is structured in the following manner:

**Section 2** is a **Site Context** and provides a description of the site and surrounding area.

**Section 3** details the **Proposed Development**.

**Section 4** is a detailed **Environmental Assessment** of the proposed development.

**Section 5** is a **Conclusion** and provides recommendations for determination of the DA.

### 1.5 Background

The existing single storey dwelling house that occupies the subject site is being renovated in two stages. Stage One (which has been completed) involved alterations and additions to the existing dwelling largely within the existing footprint including reconfiguration of the floor plan, a new kitchen addition and new roof. Consent to undertake the Stage One works was obtained via a Complying Development Certificate (reference CDC 2019/0355). The Private Certifier in relation to the Stage One work is noted as being Phoenix Building Approvals Pty Ltd.

The work the subject of this DA represents Stage Two of the renovation.

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## 2 Site Analysis & Context

### 2.1 Location & Description

The proposed works are to be undertaken on land legally described as Lot 22 Section 2 DP 6154 which is also known as No. 35 Lodge Street, Balgowlah in the Northern Beaches local government area (refer to the site locality plan provided at **Figure 1**).

The subject site is located on the southern side of Lodge Street between Woodland Street and West Street. The western end of Lodge Street is a cul-de-sac and does not connect with West Street. The site is a rectangular shaped allotment with an area of 771.1m<sup>2</sup> and a frontage to Lodge Street of 15.24 metres.

The site has a mild gradient rising from RL19 near the front property boundary to RL24 near the rear boundary.

The site has long been developed with a single storey brick residence, detached garage and garden. The garage ceased being accessible to vehicles approximately 20 years ago when previous owners constructed a retaining wall around the perimeter of the garage to create the paved patio area at the rear of the dwelling. Since this time, parking for multiple vehicles has been provided along the driveway at the side of the dwelling house.

Vehicular access to the site is provided via the existing driveway adjacent to the western site boundary.

### 2.2 Surrounds

The western end of Lodge Street is residential in character with wide tree lined verges and comprises a mix of single and two storey dwelling houses, low rise residential flat buildings and attached dwellings of varying architectural styles and eras.

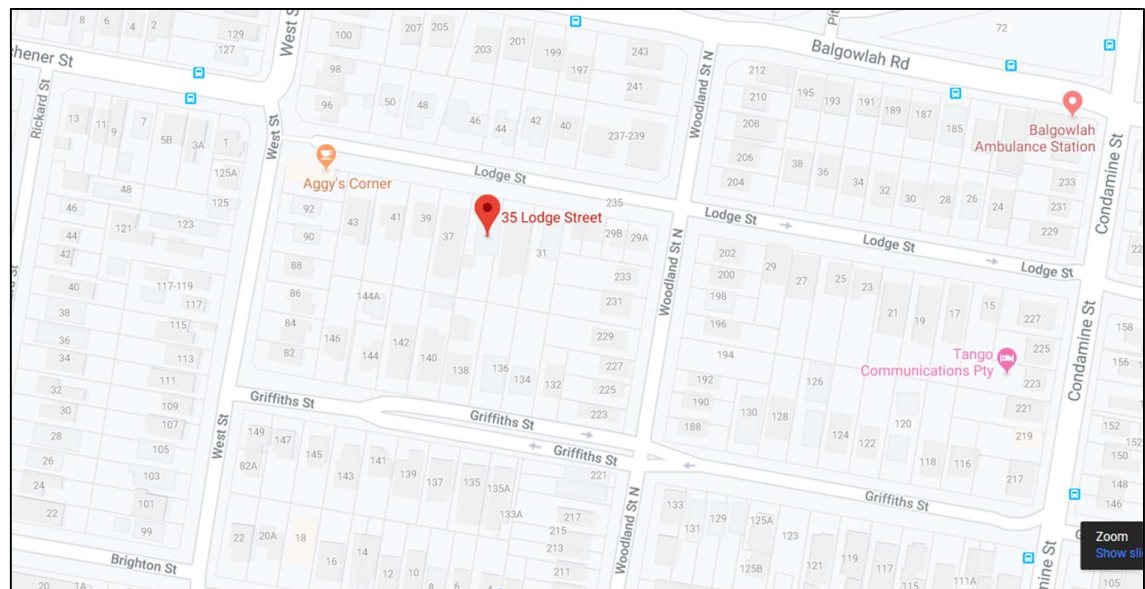


Figure 1: Site Locality Plan (Source: Mapdata @ 2020 Google)



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Figure 2: View of the existing garage / proposed games room facing west (Source: Playoust Churcher Architects)



Figure 3: View of the existing patio / proposed covered entertaining area facing east.



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*Figure 4: View of Trees 4 and 5 (proposed to be removed).*



*Figure 5: View of the rear of the existing garage and dwelling house facing north.*

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### 3 Proposed Development

Architectural plans of the proposal have been prepared by Playoust Churcher Architects for submission with the DA.

The proposal is summarised below and involves alterations and additions to the existing dwelling house and detached garage at No. 35 Lodge Street, Balgowlah including provision of a covered outdoor entertaining area, conversion of the existing detached garage into a games room, removal of two trees from the backyard of the property (determined to be of low retention value), provision of replacement planting and ancillary site works.

#### *Alterations and Additions to the Existing Garage to Convert it into a Games Room*

- Close up the existing external door to the bathroom and create a new internal opening between the proposed games room and the existing bathroom.
- Demolish the brickwork including the piers in the eastern elevation and install a central pop-out and bi-fold doors.
- Demolish the existing brick wall and remove the garage door from the northern elevation and install a pop-out with a flat metal roof.
- Provide new internal wall lining on the existing masonry walls. Render and paint.
- Replace the existing section of flat roof above the bathroom with a new tiled pitched roof.
- Fibre cement external wall cladding with timber detailing.
- New planter box.

#### *Outdoor Entertaining Area*

- Provide a tiled roof with four skylights supported by steel posts over the existing paved area at the rear of the dwelling to create a covered outdoor entertaining area.
- Replace the existing floor tiles.

#### *Ancillary Site Works*

- Excavate the ground level adjacent to the existing retaining wall along the southern and eastern sides of the existing patio, demolish the existing retaining wall and replace with a series of terraces that comply with the Building Code of Australia, plant out the newly created terraces with new hedging and create a bench seat along the lower level.
- Remove two trees (Trees 4 and 5) assessed by Temporal Tree Management as being of low retention value.
- Remove the existing pavers from the south eastern corner of the site and plant two new native trees.
- Install additional stormwater management infrastructure (including grated box drains and downpipes) to connect into and augment the existing on-site stormwater management system.



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## 4 Environmental Planning Assessment

This section provides an environmental assessment of the proposed development in respect of the relevant matters for consideration under Section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act).

### 4.1 Section 4.15(1)(a) – Planning Controls

Under Section 4.15(1)(a) of the EP&A Act, the consent authority must take into consideration the provisions of:

- Section 4.15(1)(a)(i) Environmental Planning Instruments;
- Section 4.15(1)(a)(ii) Any proposed instrument that is or has been the subject of public consultation and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved);
- Section 4.15(1)(a)(iii) Development Control Plans;
- Section 4.15(1)(a)(iiia) Planning Agreements; and
- Section 4.15(1)(a)(iv) the Regulations.

The relevant environmental planning instruments and development control plans are:

- SEPP 55 Remediation of land;
- SEPP (Vegetation in Non-Rural Areas) 2017;
- SEPP BASIX 2004;
- Manly LEP 2013; and
- Manly DCP.

The remainder of this subsection provides an assessment of the proposal having regard for the provisions of the abovementioned plans, policies and other relevant matters.

#### 4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

Historically, the subject site has been used for residential purposes and as such is not expected to be affected by any type of land contamination. On the basis of this historical residential land use, no further investigation or remediation is expected to be necessary.

#### 4.1.2 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The Policy applies to the subject site, being R1 zoned land located in the Northern Beaches local government area.

Clause 3 notes that the aims of the Policy are:

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and*
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.*

The environmental policy regulations relevant to the trees within the subject site are drawn from Part 3 of State Environmental Planning Policy (Vegetation in Non-rural Areas) 2017. The policy controls governing the management of the trees are outlined in Part 3.3.2 Preservation of Trees or Bushland Vegetation and Schedule 4 - Trees of Manly Development Control Plan 2013.

An Arboricultural Impact Assessment (AIA) of the seven existing trees located on the subject site and within 5 metres of the site boundaries has been prepared by Temporal Tree Management.

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Based on the findings of the site inspections together with an assessment of the development proposal, Temporal Tree Management's AIA recommends as follows:

- To facilitate the demolition of the existing retaining wall, and its replacement with a two-tiered structure (compliant with the Building Code of Australia), Trees 4 and 5 (assessed as being of low retention value) will require removal. At the closest point, the stem of Tree 4 is 2.1 metres from the existing retaining wall while the stem of Tree 5 is 2.2 metres from it. The new tiered wall structure will be spaced 1290 mm (2 x 645 mm tiers) from the existing wall which will place the required works at the closest point 0.91 metres and 0.81 metres from the stems of Trees 4 and 5 respectively. This will position the works within the Structural Root Zones of Tree 4 (2.65 metres) and Tree 5 (2.49 metres) and will result in a major encroachment within their Tree Protection Zones. This encroachment may negatively impact on the health of Trees 4 and 5 and also on the structural integrity of their root plates. A significant reduction in the Useful Life Expectancy (ULE) and increase in their Risk of Harm is a likely outcome from this major root disturbance. The retention of Trees 4 and 5 is therefore unsuitable as part of this development. Their removal is considered to be the most appropriate management strategy for this proposed development under Section 3.3.2.2 and Schedule 4 of Manly Development Control Plan 2013.
- Two replacement juvenile specimens of the same or similar indigenous species capable of reaching the same or greater mature size as Trees 4 and 5 should be planted in the south eastern corner of the site; and
- Trees 2 and 3 are large Sydney Blue Gum and Swamp Mahogany specimens positioned adjacent to the southern and western boundaries. Both trees were observed to be in good condition with Long ULE estimates. Their size, indigenous species importance and long ULE estimates render Trees 2 and 3 of high ecological importance within the local area. Both trees were therefore determined to be of A1 High retention value and Tree Protection Zone recommendations have been included in the AIA to ensure they are not adversely impacted during the construction process.

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

The proposal constitutes *BASIX affected development* under the provisions of SEPP (BASIX) 2004. A BASIX certificate (reference A367058\_3) has been prepared for submission with the DA.

#### 4.1.4 Manly LEP 2013 (MLEP 2013)

The subject site is zoned R1 General Residential under the provisions of MLEP 2013 (refer to **Figure 6**). The objectives of the R1 General Residential zone are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents."*

The proposed alterations and additions to the existing dwelling house at No. 35 Lodge Street are consistent with the abovementioned objectives of the R1 zone because the proposed works will improve the recreational amenity of the dwelling by providing a covered outdoor entertaining area off the open plan family/lounge room as well as a separate games room in the existing detached garage thus providing for the needs of the Painter Family including their two teenage children.

The proposed development will not alter the low density character of the existing single storey detached residence.

The landuse table attached to the R1 General Residential zone notes that dwelling houses are permitted with consent in the R1 zone.

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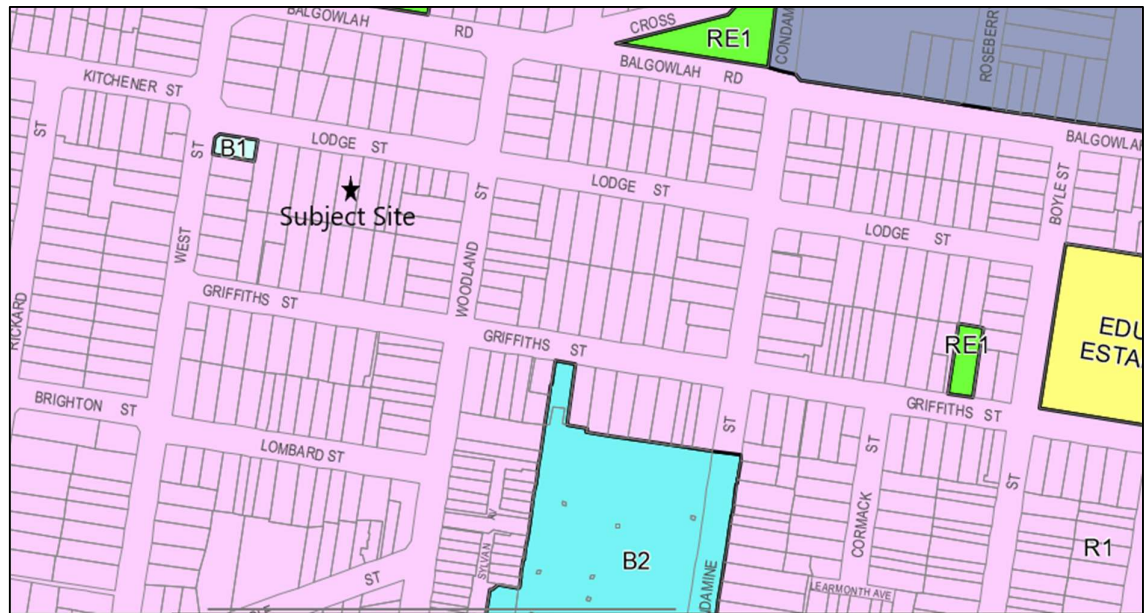


Figure 6: Zoning Extract from Manly LEP 2013

**Clause 2.7 – Demolition Requires Development Consent**

Clause 2.7 states that the demolition of a building or work may be carried out only with development consent.

Consent to undertake the demolition required to facilitate the proposed conversion of the existing garage into a games room and other ancillary works as detailed on Drawing DA 101 is sought as part of the subject DA.

**Clause 4.3 – Height of Buildings**

Pursuant to Clause 4.3(2), the maximum permissible building height applicable to development on the subject site is 8.5 metres.

Council's 8.5 metre maximum building height line has been plotted on the elevations and sections provided on Drawing DA 200 to illustrate that the proposed covered entertaining area and games room (which are both single storey in scale) comfortably comply with Council's 8.5 metre maximum building height control.

**Clause 4.4 – Floor space ratio**

Pursuant to Clause 4.4(2), the maximum permissible floor space ratio (FSR) applicable to development on the subject site is 0.5:1. Based on a site area of 771.1m<sup>2</sup>, this equates to a maximum gross floor area of 385.6m<sup>2</sup>.

The site calculations provided by Playoust Churcher Architects on Drawing DA 800 note that the development proposal will give rise to a gross floor area of 203.45m<sup>2</sup> which equates to a complying FSR of 0.26:1.

**Clause 6.1 – Acid sulfate soils**

The subject site is mapped as Class 5 land on Council's Acid Sulfate Soils map, however the proposal does not involve works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

Accordingly, the provisions of Clause 6.1 are not applicable to the assessment of the DA.

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*Clause 6.2 – Earthworks*

The development proposal includes earthworks associated with lowering the ground level around the perimeter of the existing patio and creating a series of new landscaped terraces. The works are not expected to detrimentally impact drainage patterns, soil stability or the existing and future amenity of adjoining properties. Furthermore, the proposed earthworks are not likely to disturb any relics or adversely impact any waterway, drinking water catchment or environmentally sensitive area.

While ground disturbance will be limited during the construction phase of the project, all disturbed areas will be provided with sedimentation controls. Soil erosion control measures will be implemented in accordance with Council's policy and any conditions of development consent.

*Clause 6.4 – Stormwater management*

Clause 6.4(3) states that Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:

- (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and
- (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and
- (c) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.

The proposed alterations and additions will reduce the existing impervious area (by removing the pavers in the south eastern corner of the site).

The proposed development will augment and connect into the existing stormwater infrastructure network on the site as detailed on the Stormwater Management Plans prepared by Stellen Consulting for submission with the DA.

Consistent with the objective provided at Clause 6.4(1), the proposed stormwater management measures will ensure that adverse impacts associated with urban stormwater on the subject site and on the adjoining properties will be mitigated.

*Clause 6.12 – Essential services*

The subject site is an existing residential allotment that has been developed with a dwelling house for many decades and is adequately serviced with essential infrastructure. Accordingly, it is considered to be adequately serviced by the essential infrastructure referred to in Clause 6.12(1).



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#### 4.1.5 Manly Development Control Plan

**Table 2** below provides an assessment of the proposed development against the relevant provisions contained within Manly Development Control Plan.

Control	Proposal	Compliance
<b>Part 3</b>		
3.1.1 Streetscape (Residential Areas)	<p>The western end of Lodge Street in the vicinity of the subject site is residential in character with wide tree lined verges but comprises a mix of single and two storey dwelling houses, low rise residential flat buildings and attached dwellings of varying architectural styles and eras. To this extent, the surrounding built form varies extensively in terms of its scale, form, materials and finishes such that a diverse streetscape character has been created.</p> <p>The alterations and additions are proposed to be undertaken to the rear of the existing dwelling and to the detached garage which is located in the backyard of the property behind double gates.</p> <p>The ridge of the proposed roof above the outdoor entertaining area is significantly lower than the main ridge at the front of the dwelling and as such, the new section of roof will not be visible from the street.</p> <p>The proposed alterations and additions to the existing garage are minor, largely internal in nature, will be setback more than 29 metres from the front boundary of the subject site and will be partially obscured by the existing double gates on the driveway. The external works will not materially alter the height, bulk and scale of the structure as viewed from Lodge Street.</p> <p>While views of the proposed garage alterations and additions will be limited from the Lodge Street streetscape, the proposed materials and finishes and façade treatment will significantly improve the appearance of this built element and will complement the Stage One works already completed to the dwelling.</p> <p>Having regard for the above analysis, the proposal will not detract from or adversely impact the scenic amenity of the Lodge Street streetscape.</p>	Yes

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Control	Proposal	Compliance
3.3.2 <i>Preservation of Trees or Bushland Vegetation</i>	Refer to the Arboricultural Impact Assessment prepared by Temporal Tree Management for submission with the DA and the commentary provided in <b>Sections 4.1.2 and 4.2.1</b> of this report.	
3.4.2 <i>Privacy and Security</i>	<p>The proposal involves constructing a roof over the existing paved area at the rear of the dwelling and converting the existing garage into a games room. The works will not give rise to any adverse privacy impacts either on the subject residence or surrounding properties for the following reasons:</p> <p>* Under the existing site conditions and topographic circumstances and because the western wall of the dwelling at No. 33 Lodge Street doesn't have any windows that overlook No. 35, there are no direct sightlines between the two properties. The existing planting along the common boundary with No. 33 Lodge provides extensive screening between the properties and privacy to the covered outdoor entertaining area will be further enhanced by the proposed roof addition and replacement of the hedge in the newly created terrace around the perimeter of the patio.</p> <p>* No new windows are proposed in the western (side) elevation of the existing garage/proposed games room so as not to create direct sightlines towards the units on the adjoining property to the west at No. 37 Lodge Street.</p>	Yes
3.5 <i>Sustainability</i>	<p>The proposal is considered to adopt the principles of ecologically sustainable development because:</p> <p>* it involves adaptive reuse by converting the existing garage into a games room.</p> <p>* the design incorporates energy efficient building measures in accordance with BASIX to achieve natural solar access (via the skylights in the roof to the outdoor entertaining area) and natural ventilation (via the glazed openings) in order to reduce energy consumption.</p> <p>* construction waste will be minimised and managed in accordance with the Waste Management Plan.</p>	Yes

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Control	Proposal	Compliance
<b>3.7 Stormwater Management</b>	<p>The proposal will reduce the existing impervious areas of the site (by removing the pavers from the south eastern corner of the site).</p> <p>The proposed development will augment and connect into the existing stormwater infrastructure network on the site as detailed on the Stormwater Management Plans prepared by Stellen Consulting for submission with the DA.</p>	Yes
<b>3.8 Waste Management</b>	Refer to the Waste Management Plan prepared for submission with the DA.	
<b>Part 4</b>		
<b>4.1.2 Height of Buildings (Incorporating Wall Height, Number of Storeys &amp; Roof Height)</b>	<p>The proposed alterations and additions will retain the existing single storey scale of the dwelling and detached garage/proposed games room such that the development will comfortably comply with Council's maximum external wall height, roof height and number of storeys controls.</p> <p>No change will be made to the overall height of the existing garage walls or roof.</p> <p>The ridge of the proposed roof above the outdoor entertaining area is significantly lower than the main ridge at the front of the dwelling.</p>	Yes
<b>4.1.4 Setbacks (front, side and rear) and Building Separation</b>	<p>No change is proposed to the front, side and rear boundary setbacks of the existing dwelling and detached garage/proposed games room.</p> <p>The proposed pop out in the northern elevation of the games room will be setback 1.16 metres from the western side boundary of the site and beyond the existing western wall of the garage which has a 900mm setback.</p>	Yes

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Control	Proposal	Compliance
<p><i>4.1.5 Open Space &amp; Landscaping</i></p> <p><i>Minimum total open space area = 55% x site area = 424.1m<sup>2</sup></i></p>	<p>Playoust Churcher Architects have calculated the existing open space area as being 415.9m<sup>2</sup> (refer to the calculation table provided on Drawing DA 800). The existing open space area falls short of Council's minimum open space requirement (424.1m<sup>2</sup>), however it is noted that no change to the existing area of open space will arise from the proposed works the subject of the DA. It is further noted that notwithstanding the existing numerical non-compliance with Council's minimum open space requirement, expansive formal and informal open space areas are available throughout the front and rear yards of the property. Furthermore, the proposal to create a covered outdoor entertaining area will improve the functionality and amenity of the available open space.</p>	<p>No change is proposed to the existing non-compliance.</p>
<p><i>4.1.5 Open Space &amp; Landscaping</i></p> <p><i>Minimum landscaped area = 35% x 415.9m<sup>2</sup> (total open space) = 145.6m<sup>2</sup></i></p>	<p>Proposed landscaped area = 340.8m<sup>2</sup> (increased to account for the removal of the existing pavers in the south eastern corner of the site).</p>	<p>Yes</p>
<p><i>Minimum number of native trees = 3 based on the site area being 771.1m<sup>2</sup></i></p>	<p>There are currently five native trees on the site. Two trees (Trees 4 and 5) are proposed to be removed and two new native trees are proposed to be planted in the south eastern corner of the site.</p>	<p>Yes</p>

Table 2: Manly DCP Assessment



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#### **4.1.6 AS 2601 – Demolition of Structures**

Clause 92(1)(b) of the Environmental Planning & Assessment Regulation designates that AS 2601 is a prescribed matter for consideration in the determination of a development application. Council may address this via the imposition of appropriate conditions on the development consent requiring compliance with AS 2601.

### **4.2 Section 4.15(1)(b) – Likely Impacts of the Development**

#### **4.2.1 Arboricultural Impacts**

An Arboricultural Impact Assessment (AIA) of the seven existing trees located on the subject site and within 5 metres of the site boundaries has been prepared by Temporal Tree Management for submission with the DA.

Based on the findings of the site inspections carried out together with an assessment of the development proposal, Temporal Tree Management's AIA recommends as follows:

- To facilitate the demolition of the existing retaining wall, and its replacement with a two-tiered structure (compliant with the Building Code of Australia), Trees 4 and 5 (assessed as being of low retention value) will require removal. At the closest point, the stem of Tree 4 is 2.1 metres from the existing retaining wall while the stem of Tree 5 is 2.2 metres from it. The new tiered wall structure will be spaced 1290 mm (2 x 645 mm tiers) from the existing wall which will place the required works at the closest point 0.91 metres and 0.81 metres from the stems of Trees 4 and 5 respectively. This will position the works within the Structural Root Zones of Tree 4 (2.65 metres) and Tree 5 (2.49 metres) and will result in a major encroachment within their Tree Protection Zones. This encroachment may negatively impact on the health of Trees 4 and 5 and also on the structural integrity of their root plates. A significant reduction in the Useful Life Expectancy (ULE) and increase in their Risk of Harm is a likely outcome from this major root disturbance. The retention of Trees 4 and 5 is therefore unsuitable as part of this development. Their removal is considered to be the most appropriate management strategy for this proposed development under Section 3.3.2.2 and Schedule 4 of Manly Development Control Plan 2013;
- Two replacement juvenile specimens of the same or similar indigenous species capable of reaching the same or greater mature size as Trees 4 and 5 should be planted in the south eastern corner of the site; and
- Trees 2 and 3 are large Sydney Blue Gum and Swamp Mahogany specimens positioned adjacent to the southern and western boundaries. Both trees were observed to be in good condition with Long ULE estimates. Their size, indigenous species importance and long ULE estimates render Trees 2 and 3 of high ecological importance within the local area. Both trees were therefore determined to be of A1 High retention value and Tree Protection Zone recommendations have been included in the AIA to ensure they are not adversely impacted during the construction process.

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#### **4.3 Section 4.15(1)(c) – Suitability of the Site for Development**

The site is considered to be suitable for the proposed alterations and additions to the existing dwelling house and detached garage which have long been established on the property. The proposed works are located at the rear of the site, are modest in scale and will be contained within the existing built upon area of the site so as not to give rise to any adverse impacts.

#### **4.4 Section 4.15(1)(d) – Submissions**

Council as the consent authority will need to consider the content of any submissions made during notification of the DA.

#### **4.5 Section 4.15(1)(e) – Public Interest**

The public interest is served by consent authorities consistently applying the relevant applicable planning controls and development standards when assessing and determining development applications in order to ensure that any adverse impacts are minimised. This Statement of Environmental Effects report has assessed the proposal against these controls and policies and determined it to be worthy of approval by Council.

The proposal is permissible within the R1 General Residential zone and is compliant with the intent of the applicable controls contained in MLEP 2013 and Manly DCP. The proposal is not expected to adversely affect the residential amenity of the subject residence or surrounding properties as detailed throughout this report and as such is not considered to be contrary to the public interest.

### **5 Conclusion**

LPG has prepared this Statement of Environmental Effects Report to accompany a development application which seeks consent from Northern Beaches Council for alterations and additions to the existing dwelling house and detached garage at No. 35 Lodge Street, Balgowlah including provision of a covered outdoor entertaining area, conversion of the existing detached garage into a games room, removal of two trees from the backyard of the property (determined to be of low retention value), the provision of replacement planting and ancillary site works.

The proposal has been assessed against the relevant legislation, planning policies and development standards that apply to the site and has been found to comply with the intent of the applicable controls.

Having regard for Section 4.15 of the Environmental Planning and Assessment Act, as outlined in the assessment provided at Section 4 of this report, the proposal is not expected to give rise to any adverse impacts on the site, adjoining residences or surrounding locality.

Accordingly and in conclusion, LPG is of the opinion that the proposal should, on merit, be approved by Council.