



4 LOFTUS STREET NARRABEEN

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE



Report prepared for
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1. Introduction

- 1.1 This is a statement of environmental effects for alterations and additions to a dwelling house at 4 Loftus Street Narrabeen.
- 1.2 The report describes how the application addresses and satisfies the objectives and standards of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2000 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3 This statement of environmental effects has been prepared with reference to the following:
- ◆ Site visit,
 - ◆ Site Survey prepared by Richards & Loftus Surveying Services,
 - ◆ DA Plans and BASIX Certificate prepared by Action Plans,
 - ◆ Stormwater Plans prepared by E2 Civil and Structural Design,
 - ◆ Geotechnical Preliminary Assessment prepared by JK Geotechnics,
 - ◆ Cost Summary Report.
- 1.4 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and the streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1 The subject site is located on the southern side of Loftus Street, approx. 35 metres east of its intersection with Ocean Street. It is legally described as Lot 3 DP 152422.
- 2.2 It is a rectangular shaped lot with front and rear boundaries of 15.85 metres (north and south) and side boundaries of 30.48 metres (east and west). The lot has an area of 480.6m².
- 2.3 The site is currently occupied by a two-storey rendered dwelling house with a tile roof, tiled verandahs and a residential garden. The site is generally level, sloping gently to the south (towards the rear of the lot).
- 2.4 The site is surrounded by detached residential dwellings and residential flat buildings in all directions. It is located in close proximity to Narrabeen Beach to the east and is in close proximity to shops and services in Narrabeen to the south-west.



Figure 1. The site and its immediate surrounds

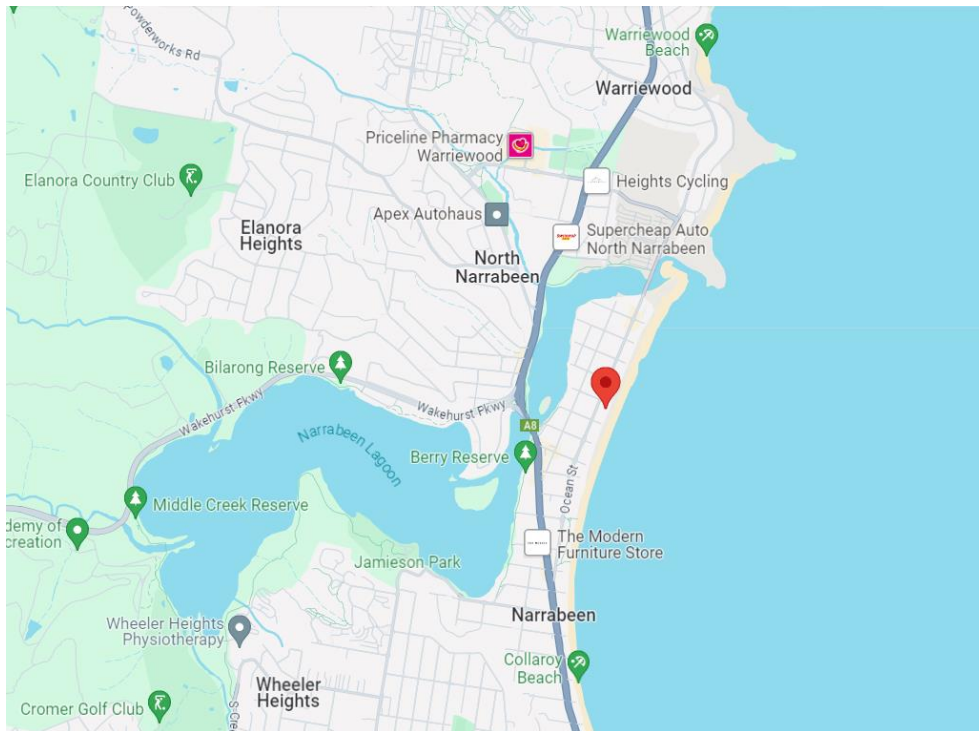


Figure 2. The site within the locality

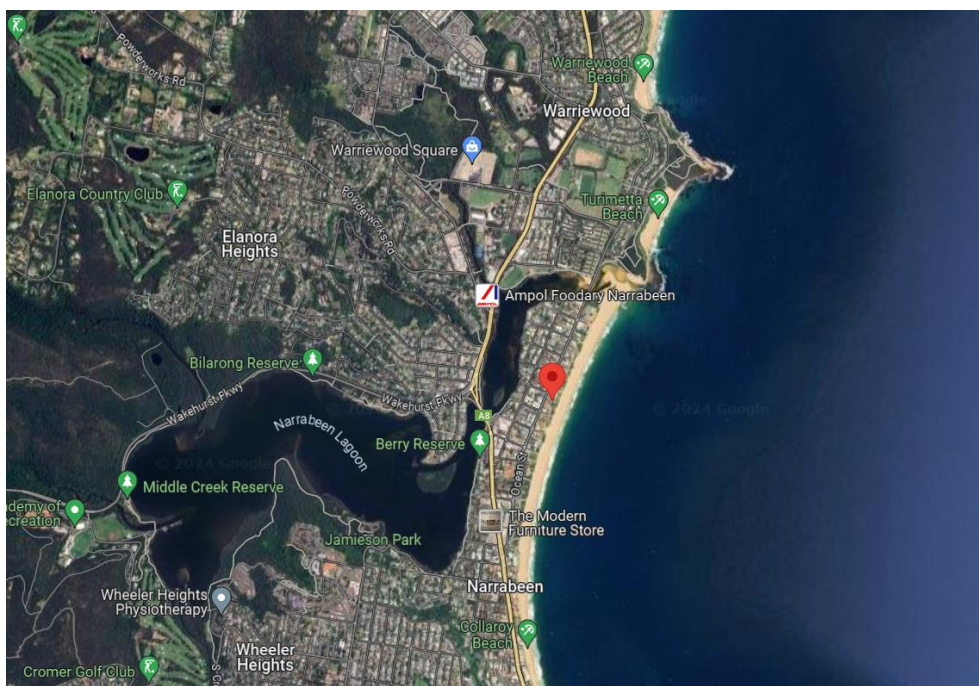


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4. The subject site, looking south-west from Loftus Street.



Figure 5: The dwelling façade and garden, looking south.



Figure 6. The east side boundary, looking south.



Figure 7. The west side boundary, looking north.



Figure 8. The rear of the dwelling and rear yard, looking west.



Figure 9. Views from the site, looking south-east.

4. Proposed Development

- 4.1 The proposed development is for alterations and additions to the existing dwelling house, including a modified floor plan and second floor addition, creating a 4 bedroom, plus study dwelling on the site.
- 4.2 The proposed alterations and additions remain consistent with the streetscape and the locality. The proposal is compliant with the objectives of all Council controls and ensures privacy, solar access and views are maintained for both the subject site and neighbouring properties.
- 4.3 The alterations and additions will be made up as follows:

Ground Floor

- Convert the rear of the double garage to a bathroom and lift, relocating the internal door to the retained garage,
- Refurbish the existing laundry, modifying the internal wall location,
- Demolish the existing ensuite and replace with a larger ensuite to retained bedroom 2 and fill in the east facing windows,
- Retain the rear storage area and external staircase,
- Demolish the existing bathroom and storage cupboards to create a larger hallway,
- Extend the dwelling to the south to create a gym,
- A new window and linen cupboard to the retained entry,
- A new external door to retained bedroom 1,
- A new window to the retained study,
- New paving, landscaping and lawn areas.

First Floor

- Refurbish the ensuite and new glazing to the retained master bedroom / WIR,
- Demolish the existing kitchen and south external walls, extending the dwelling to the south, to create a WC, kitchen / dining room and internal lift,
- Demolish the internal walls to the retained living room, including new joinery and a new external door,
- A new staircase to access the second floor,
- New joinery and windows to retained bedroom 3,
- A new outdoor kitchen to the retained balcony.

Second Floor

- A modest new second floor home office with balcony, lift, wetbar, void and staircase to access the first floor.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Sustainable Buildings) 2022

Schedule 1 of SEPP (Sustainable Buildings) 2022 sets out the standards for thermal performance and energy requirements for *BASIX development* in NSW. The proposal is *BASIX development* (as defined by the EPA Regulation 2021), and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas

State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation.

The development remains consistent with the provisions of the SEPP as it does not propose to remove any trees.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2 Coastal Management

A portion of the site is mapped as 'Coastal Use Area' and 'Coastal Environment Area' and accordingly the consent authority must consider clause 2.10, 2.11 and 2.12 of the SEPP.

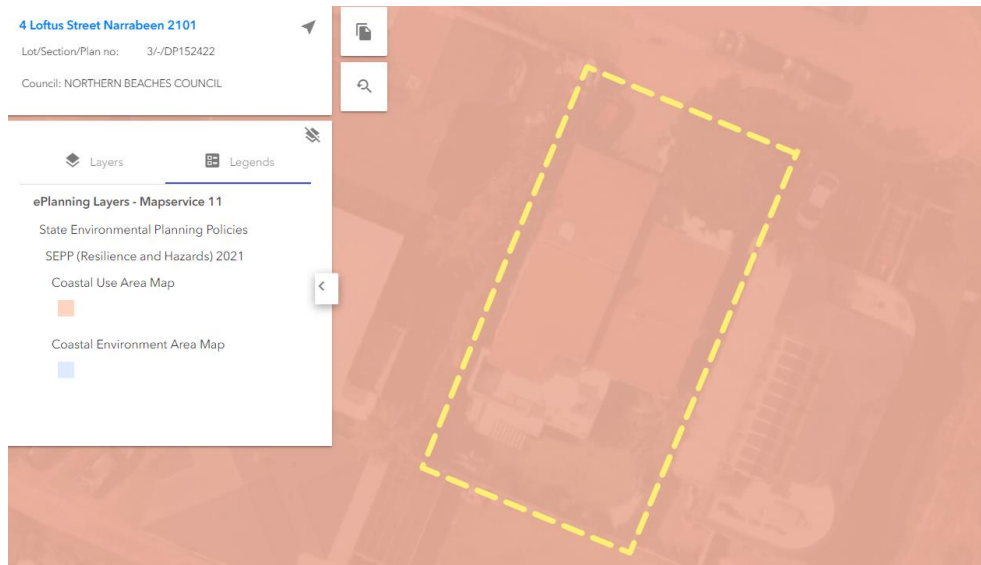


Figure 10: Extract – SEPP Resilience and Hazards, Coastal Use and Environment Area map

2.10 Development on land within the coastal environment area

(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following—

- (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
- (b) coastal environmental values and natural coastal processes,*
- (c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
- (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
- (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
- (f) Aboriginal cultural heritage, practices and places,*
- (g) the use of the surf zone.*

(2) Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that—

- (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (1), or*
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

The development will not result in any adverse impacts, as the proposed works are for alterations and additions to an existing dwelling. Works are largely located in the footprint of the existing dwelling and generally within the disturbed portion of the site.

2.11 Development on land within the coastal use area

(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority:

(a) has considered whether the proposed development is likely to cause an adverse impact on the following:

(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,

The proposed development will not result in any change to the existing access to and along the foreshore.

(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,

The works will not result in an unreasonable increase to shadowing or wind funnelling. There will be no loss of views from public places to foreshores.

(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,

The consistent nature of the proposal with surrounding development, ensures the scenic quality of the coast is maintained, with the minor scale, materials and colours consistent with the locality.

(iv) Aboriginal cultural heritage, practices and places,

(v) cultural and built environment heritage, and

The location of the proposed development is highly disturbed, as such it is considered there will be no impacts on Aboriginal cultural heritage, practices and places.

The site is not a heritage item, is not located in a heritage conservation area and is not located in close proximity to a heritage item.

(b) is satisfied that:

(i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or

(ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or

(iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and

As described above the proposed development is minor and located in the disturbed area of the site. It is concluded that there will be no adverse impacts as referred to in (a).

(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

The appearance of the proposed alterations and additions is consistent with the surrounding coastal and built environment. The bulk and scale is appropriate and of a lesser scale than other development in the locality.

2.12 Development in coastal zone generally—development not to increase risk of coastal hazards

Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

The proposed development will not increase the risk of coastal hazards on the subject site.

Chapter 4 Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

5.2 Warringah Local Environment Plan 2011

Zoning

The site is zoned R2 Low Density Residential pursuant to the provisions of the Warringah Local Environment Plan 2011.

The proposed development is a permissible use in the R2 zone which permits dwelling houses with development consent.



Figure 11. Extract from Warringah LEP zoning map

Demolition

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

Minimum Subdivision Lot Size

The site is mapped with a minimum lot size of 650m². The subject site is an existing undersized parcel, comprising an area of 480.6m² and no subdivision is proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres and the development proposes a compliant building height of 8.303 metres.

Floor Space Ratio

The site is not identified on the FSR map.

Heritage Conservation

The site is not a heritage item, is not located within a heritage conservation area and is not located near any heritage items which will be impacted by the proposed development.

Flood Planning

The site is not identified on the NBC flood hazard map.

Acid Sulfate Soils

The site is identified as having Class 4 Acid Sulfate soils. The proposed works are minor, are not more than 2 metres below the natural ground surface and are not likely to lower the watertable below 2 metres AHD

Earthworks

Minimal earthworks are proposed to prepare the site for construction. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed and all works will be undertaken in accordance with engineering details.

Development on Sloping Land

The site is located in the area nominated on the LEP maps as Area A – Slopes <5. As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

The geotechnical preliminary assessment provided with this application, demonstrates the proposal complies with Council controls.

5.3 Warringah Development Control Plan 2011

The relevant sections of the DCP are addressed below.

Part A Introduction

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Part B General Controls

Wall Heights

A maximum wall height of 7.2 metres is permitted by the DCP and the development proposes a compliant maximum wall height of 5.26 metres.

Side Building Envelope

The site requires a side boundary envelope of 4m/45° and the development proposes a minor variation to the second floor eave on the west side of the dwelling.

A variation to the side boundary envelope is considered appropriate, in this case, as the resulting dwelling remains consistent with the objectives of the control, as addressed below:

Objectives

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*

The alterations and additions will result in a compliant building height and only a very minor variation to the building envelope control along the west side boundary, as illustrated below.

The resulting dwelling is of a height and scale consistent with other dwellings in the locality and the building incorporates an articulated design and a variety of building materials which alleviates bulk when viewed from the street.

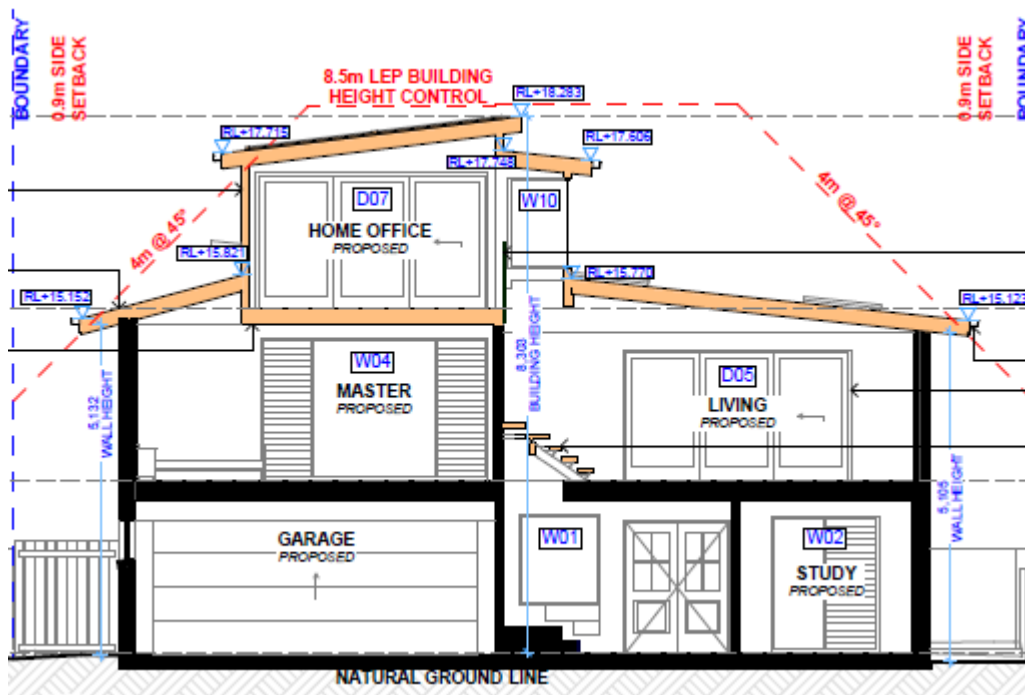


Figure 12. Plan Extract: Cross Section, illustrating minor building envelope variation.

- To ensure adequate light, solar access and privacy by providing spatial separation between buildings.

The dwelling will result in compliant natural light to all rooms and compliant solar access is retained for adjoining dwellings as assessed below.

Privacy will be retained for neighbours with appropriate setbacks proposed and no direct overlooking into any key living areas or private open space. The development incorporates a number of design elements to ensure privacy is maintained between dwellings, including offset windows, high sill heights, privacy glazing and the use of skylights.

- To ensure that development responds to the topography of the site.

Consistent. The proposed alterations and additions will not alter the existing topography of the site.

Side Boundary Setbacks

Side setbacks of 0.9m are permitted on the subject site and the development proposes the following compliant side setbacks:

Ground Floor

- 1.62m (east)
- 1.1m (west)

First Floor

1.62m (east)

1.012m (west)

Second Floor

7.189m (east)

3.534m (west)

Front Setback

A front setback of 6.5 metres is required on the site and the development proposes a compliant minimum front setback of 6.624 metres.

Rear Setback

A rear building setback of 6 metres is required on the site. The existing minimum rear setbacks on the site will be retained and the new works propose the following rear setbacks:

Ground Floor

5.8 metres (Gym - merit assessment based on enclosure of existing covered alfresco area)

First Floor

8.3 metres (kitchen / dining room addition - compliant)

Second Floor

15.296 metres (home office – compliant)

A variation to the rear boundary setback (ground floor gym) is considered appropriate, in this case, as the existing dwelling has a non-compliant minimum rear setback of 5.534 metres in this location. In addition, the area is currently a covered alfresco space with a first floor terrace above, so it already has existing built form and bulk in this location. See image below.



Figure 13. Alfresco existing to be enclosed for proposed gym area.

In addition, the development remains consistent with the objectives of the control, as addressed below:

- *To ensure opportunities for deep soil landscape areas are maintained.*

The development proposes a landscaped area of 165.12m² or 34%, retaining the existing landscaped area on the site. New soft landscaping, including deep soil areas are proposed in the front and rear yards of the site.

- *To create a sense of openness in rear yards.*

The location of the proposed gym, is below the existing rear terrace on the site, as illustrated below. Utilising this area as a gym will not alter the existing landscaped open space area of the rear yard and the minor setback variation simply continues the existing setback of the terrace above.

The site will retain a substantial area of open space in the rear yard, which enjoys water views across Narrabeen Beach to the south-east.

- *To preserve the amenity of adjacent land, particularly relating to privacy between buildings.*

The proposed works will not alter existing privacy between dwellings, as the gym is located on the ground floor and is visually separated from neighbouring dwellings by boundary fencing and vegetation.

The minor variation to the rear setback will not be discernible in this context and appropriate separation and privacy is retained.

- *To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.*

Visual continuity will be retained, with the existing minimum rear setback on the site remaining unchanged. The existing rear garden and soft landscaping will be unaffected by the rear setback variation.

- *To provide opportunities to maintain privacy between dwellings.*

As described above the proposed works will not alter existing privacy between dwellings, as the gym is located on the ground floor and is visually separated from neighbouring dwellings by boundary fencing and vegetation.

Part C Siting Factors

Traffic Access and Safety

The subject site has existing vehicular access from Loftus Street and the existing driveway will be retained.

Parking Facilities

The DCP requires a minimum 2 car parking spaces and a maximum width of garage openings of 6 metres or 50% of the building width (whichever is lesser).

The dwelling will retain the existing, compliant double garage, with a compliant garage door width of 5.1 metres.

Stormwater

Stormwater from the development will be connected to a 5,000 litre rainwater tank for reuse on site. The overflow will be connected to a silt arrestor pit and dispersal system located in the rear yard.

Full details are provided in the stormwater plan provided with this application.

Excavation and Landfill

Minor earthworks are proposed to prepare the site for construction. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

Demolition and Construction

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

All demolition and construction works will be undertaken, as required by Council controls and will comply with any conditions that may be imposed as part of any future consent.

Waste Management

Appropriate waste management will be undertaken during the demolition and construction process and all demolished materials will be recycled where possible, which is detailed in the accompanying Waste Management Plan.

The existing dwelling has appropriate waste storage areas, with waste to be collected by Councils regular service.

Part D Design

Landscaping and Open space and bush land setting

The DCP requires 40% landscaping on the site which is equivalent to 192.24m² for the site area of 480.6m².

The site has an existing non-compliant landscaped area of 165.64m² or 34% and the development proposes a minor reduction of just 0.52m², resulting in a landscaped area of 165.12m² or 34%.

A variation to the landscaped area control is considered appropriate, in this case, as the proposal largely retains the existing landscaped area on the site. In addition, the development remains consistent with the objectives of the control, as addressed below.

Objectives of the control:

- *To enable planting to maintain and enhance the streetscape.*

Comment

The alterations and additions propose new formal landscaping to the front yard of the site, which is dominated by a large Norfolk Pine tree. The streetscape will remain unchanged as the front yard is not visible from the street, due to the existing solid front fence.

- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

Comment

The numerical variation will not impact on any indigenous vegetation, topographical features or habitat.

- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*

Comment

Consistent. The proposed development retains soft landscaping in both the front and rear yards, providing a sufficient area for planting, including low and medium shrubs. The works propose a building height consistent with surrounding dwellings and is of an appropriate bulk and scale for the residential locality.

- *To enhance privacy between buildings.*

Comment

Consistent. The numerical variation to the landscaped area control will not materially impact on privacy between buildings. Privacy measures are incorporated into the design as discussed below.

- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*

Comment

Consistent. A compliant area of private open space is provided in the rear yard for the enjoyment of the residents.

- *To provide space for service functions, including clothes drying.*

Comment

Consistent. All services are provided on the site, including compliant clothes drying areas.

- *To facilitate water management, including on-site detention and infiltration of stormwater.*

Comment

Consistent. As described above, stormwater from the development will be connected to a 5,000 litre rainwater tank for reuse on site. The overflow will be connected to a silt arrestor pit and dispersal system located in the rear yard. Full details are provided in the stormwater plan provided with this application.

Private open space

The DCP requires a minimum 60m² private open space and the development provides a compliant private open space area of 60m² for the enjoyment of residents.

Noise

The development will not result in noise levels inappropriate to a residential area and the site is not located within close proximity to a noise generating activity.

Access to sunlight

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this clause DCP.

The following observations are made of the shadow diagrams provided with this application:

9am – The development will result in a minor increase in shadowing across the rear of the subject site and the rear yard of 139 Ocean Street at 9am.

12pm – The development will result in a minor increase in shadowing across the rear of the subject site, the rear yard of 139 Ocean Street and the side yard of 2 Loftus Street at 12pm.

3pm – The development will result in a minor increase in shadowing across the roof of the subject site, the rear yard of 139 Ocean Street and the rear yard of 2 Loftus Street at 3pm.

It is concluded that the development allows for the retention of compliant solar access, to the private open space of 2 Loftus Street at 9am and 12pm and 139 Ocean Street at 9am, 12pm and 3pm.

Solar access to the rear yard private open space of the subject site, has existing non-compliant solar access on 21 June, due to the south to rear orientation of the lot. The alterations and additions will result in a minor increase in shadowing at 12pm only, largely retaining the existing arrangement.

A variation to the current solar access control is considered appropriate, as an alternative north facing area of private open space is provided on the Loftus Street frontage for the enjoyment of the residents. This area is screened from the street by the existing solid front boundary fencing.

Views

The subject site and surrounding properties enjoy water views across Narrabeen Beach to the south-east.

A site visit has been undertaken and it is concluded the proposed works will have no impact on views as no views are obtained across the subject site.

Privacy

Privacy will be retained for neighbours with appropriate setbacks proposed and no direct overlooking into any key living areas or private open space.

The development incorporates a number of design elements to ensure privacy is maintained between dwellings, including offset windows, high sill heights, privacy glazing and the use of skylights.

Building Bulk

The proposed alterations and additions incorporate articulation and balconies to alleviate bulk. The works are consistent with the existing built form, streetscape and surrounding dwellings, with the overall impact being a modern, aesthetically pleasing and complimentary addition to Loftus Street.

Building Colours and Materials

The proposed building materials and colours include render (in colours to match existing), metal roofing and stone tiling.

Details are provided in the attached materials and finishes schedule and all materials and finishes are complementary to the coastal surrounds and consistent with a modern finish.

Roofs

The new roof proposes a compliant 6 degree fall. Eaves are incorporated for shading and materials will be non-reflective.

Glare & Reflection

Materials have been chosen to ensure no glare or reflection issues.

Site Facilities

The existing dwelling has appropriate waste, recycling areas and drying facilities.

Side and Rear Fences

No changes are proposed to existing boundary fencing on the property.

Safety and Security

An ability to view the street frontage is retained allowing for casual surveillance which is of benefit to safety and security.

Conservation of Energy and Water

The design has achieved a compliant BASIX Certificate which accompanies the application.

Part E – The Natural Environment

Preservation of Trees or Bushland Vegetation

No trees are to be removed or detrimentally impacted as a result of the proposed development.

Wildlife Corridors

The subject site is mapped as wildlife corridor by the DCP.

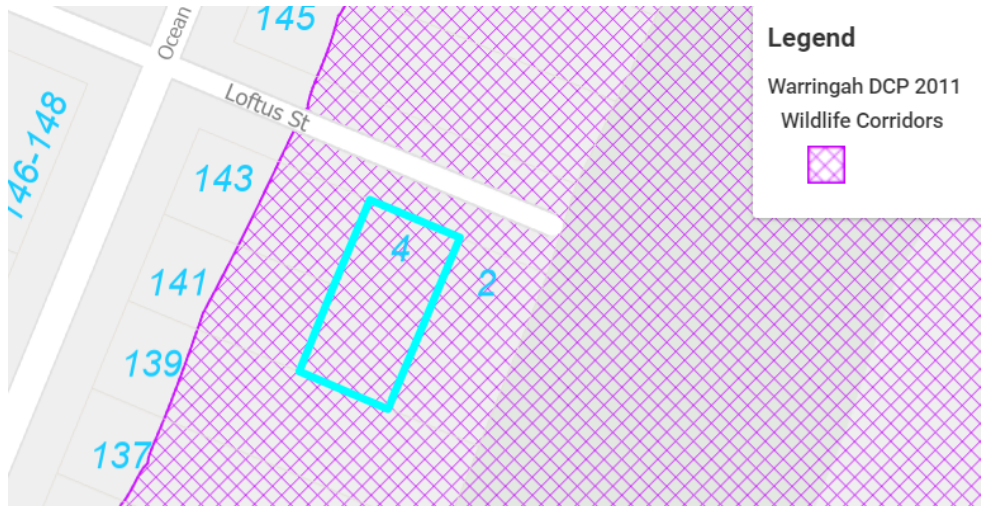


Figure 14. Extract from Warringah DCP Wildlife Corridor map

The proposed development remains consistent with the DCP as there will be no impact on any native vegetation.

Retaining unique Environmental Features

No unique environmental features will be impacted by the proposal.

Waterways and Riparian Lands

There will be no impact on waterways or riparian lands in the locality.

Landslip Risk

As described above the site is located in the area nominated as Area A – Slopes <5. The geotechnical preliminary assessment provided with this application, demonstrates the proposal complies with Council controls.

6. Numerical Control Table

	Standard	Proposed	Compliance
Warringah LEP 2011			
Zoning	R2 Low Density	Alterations and additions to a dwelling house.	Dwelling houses are permitted with consent in the zone.
Minimum lot size	600m ²	480.6m ²	Existing undersized parcel. Yes
Building Height	8.5 metres	8.303m	Yes
Floor Space Ratio	Not identified		
Heritage Conservation	Not identified. No heritage items nearby.		Yes
Flood Planning	Not identified on the NBC flood hazard map		Yes
Acid Sulfate Soils	Class 4		Yes
Landslide Risk	Mapped as: Area A–Slope <5		Yes
Warringah DCP 2011			
Wall Height	7.2m	5.26m	Yes
Number of Stories	Not identified		
Side Boundary Envelope	4m / 45°	Minor variation proposed	Merit assessment
Site Coverage	Not identified		
Side Boundary Setbacks	0.9m	<u>Ground Floor</u> 1.62m (east) 1.1m (west)	Yes
		<u>First Floor</u> 1.62m (east) 1.012m (west)	Yes
		<u>Second Floor</u> 7.189m (east) 3.534m (west)	Yes
Front Boundary Setback	6.5m	6.624m	Yes
Rear Boundary Setbacks	6m	Existing minimum rear setback retained.	Merit assessment
		<u>Ground floor</u> 5.8m	

		<u>First floor</u> 8.3m	Yes
		<u>Second floor</u> 15.296m	Yes
Parking	2 spaces	2 spaces	Yes
Landscaped Open Space and Bushland Setting	40% (192.24m ² for the site area of 480.6m ²)	<u>Existing</u> 165.64m ² (34%) <u>Proposed</u> 165.12m ² (34%)	Existing non-compliance Merit assessment
Private Open Space	<u>Dwellings</u> 3 or more bedrooms: 60m ²	60m ²	Yes
Solar Access	3 hours sunlight to 50% of POS of adjoining dwellings to be retained between 9am and 3pm on June 21.	2 Loftus St complies at 9am and 12pm. 139 Ocean St complies at 9am, 12pm and 3pm. Site existing non-compliance	Yes Yes Merit assessment
Wildlife corridor	The site is mapped as a wildlife corridor	No modification to native vegetation proposed	Yes

7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complimentary and compatible with adjoining development.

The proposal achieves the aims of the Warringah LEP and DCP and the development is permissible in the zone.

7.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Context and Setting

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

- the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

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

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed development has been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

Access, transport and traffic

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

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

Public domain

There will be no impact.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

Natural hazards can be effectively mitigated to allow the development to proceed.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is highly appropriate to the site with regard to all of the above factors. The proposal fits well within the context of the surrounds and is an appropriate scale.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The development will comply with the provisions of the Building Code of Australia and all relevant Council controls.

Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

7.3 The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed development.

7.4 Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

7.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8. Conclusions

- 8.1 The proposed development for alterations and additions to an existing dwelling at 4 Loftus Street Narrabeen, is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 Considering all the issues, the proposed development is considered worthy of Council's consent.

Planner Declaration

This report was prepared by:

Report Version: FINAL

[Document Control Table](#)

Document Purpose	Statement of Environmental Effects	
Date	Prepared by	Approved by
14 June 2024 – DRAFT 25 June 2024 – FINAL	Naomi Lyons Senior Planner	Sarah McNeilly Director

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