

Statement of Environmental Effects

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Pro-forma document for minor development

This pro-forma document may be used for minor development proposals that require a development application. This is not comprehensive for development other than minor categories.

If you believe a particular section does not apply to your proposal, please state that it is not applicable and where appropriate, give a brief explanation as to why it does not apply.

Include your completed SEE with your development application documents for lodgement.

Property Details

Lot:	27	Section:		DP/SP:	13915
House No	4	Street:	Cooksey Avenue		
Suburb:	Freshwater				Postcode: 2096

Description of the Proposal

What is the proposed development? Does it include any Demolition?

The proposal includes alterations and additions to an existing 2 storey dwelling. It included demolition of existing roof.

Describe your proposal in detail.

(Include details such as whether the development will use whole or part of the building(s) or land(s), whether new buildings are proposed, the physical features of the proposed building(s), the nature of the building (e.g. residential ,office, retail, industrial, etc), materials, signage, disabled access and facilities, seating capacity, etc.)

The proposal includes alterations and additions to an existing 2 storey dwelling, the construction of an additional level, garage, pool and decks.

Description of the Site

What is the area of the site? **502.7** m²

Describe the site.

(Elaborate on the information provided on the plans. Include information such as the physical features of the site, for example slope and vegetation/trees, existing services, view corridors.)

The site is on the western side of Cooksey Avenue and slopes gradually from front to back. The site is landscaped to the front and rear of the existing house.

Describe the use of lands adjoining the site.

Lands adjoining the site are also residential.

Present and Previous Uses

What is the present use of the site?

Present use of the site is residential.

What were the previous uses of the site?

Previous use of the site is residential.

Have any potentially contaminating activities been undertaken on the property? (Such as chemical and fuel storage, dry cleaners, industries, and service stations). If your proposal is located on such land then the SEE is to outline what measures have been / are to be undertaken to mitigate or overcome the hazard and you will need to submit a preliminary hazard analysis with your development application.

☐

Yes

☒

No

If yes please identify:

Existing Structures on the site

List each existing structure and floor area (m2).

The existing dwelling floor area is 131m2.

Are any existing structures to be demolished as part of the proposal? If so list them.

**The roof of the existing house will be demolished to build additional level.
The existing concrete path will also be removed along northern side of existing house and replaced by landscaping.**

Threatened Species, Populations and Ecological Communities and their Habitats

- a) Is the land identified as critical habitat or part of critical habitat?

☐ Yes ☒ No

If yes you need to submit a Species Impact Statement to accompany your application. This may form an appendix in the SEE. Please view Councils [guidelines](#)

- b) Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

☐ Yes ☒ No

If Yes you need to submit a Species Impact Statement to accompany your application. This may form an appendix in the SEE.

State Environmental Planning Policies ([SEPP](#))

Do any SEPPs apply to your proposal?

☐ Yes ☒ No

If yes list any SEPPs applicable to your proposal and demonstrate how your proposal complies with the provisions of the relevant SEPP(s):

Regional Environmental Planning Policies ([REP](#))

Do any REPs apply to your proposal?

☐ Yes ☒ No

If yes list any REPs applicable to your proposal and demonstrate how your proposal complies with the provisions of the relevant REP(s):

Built Form Controls

WLEP 2011 and WDCP 2011

Complete an assessment of the proposal against the required provisions of the WLEP 2011 and WDCP 2011 - Part B.

BUILT FORM STANDARD	REQUIRED	PROPOSED	COMPLIANCE COMMENT	COMPLIES YES/NO
Building Height (metres)	8.5m	8.45m		Yes
Minimum Subdivision Land Size	N/A			

If your proposal does not comply with the height and or subdivision requirements you will need to lodge a separate request for variation via [Clause 4.6 of the WLEP 2011](#) justifying why it is unreasonable or unnecessary, in the circumstances of the case, to comply with the required development standard.

BUILT FORM STANDARD	REQUIRED	PROPOSED	COMPLIANCE COMMENT	COMPLIES YES/NO
Wall Height (metres)	7.2m	6.3 - 8.1m		Yes
Number of Stories	2	3 in some areas	2 storeys on street, 3 storeys at rear following existing ground level.	No
Front Setback (metres)	6.5m	building 7.6m garage 1.35m	Working with existing building garage can't be located elsewhere.	No
Rear Setback (metres)	6.0m	building 13.8m pool 3.0m	Complies, pool does not exceed 50% of setback	Yes
Side Setbacks	0.9m	north 2.4m south 1.3m	No change to existing	Yes
Side Boundary Envelope	4m	6.3m	Working with existing building has limitations.	No
Landscaped Open space (calculations to be shown on plan)	40%	37% not incl. less than 2m wide	Existing open space 37% Proposed incl. areas less than 2m is 42% (not incl. area less than 2m 37%.	Partial

Any non compliance with built form controls require the submission of detail within the SEE demonstrating how the proposal meets the objectives of the particular control justifying why it is unreasonable or unnecessary, in the circumstances of the case.

Bushfire Considerations

Is the land classified as bushfire prone?

☐ Yes ☒ No

If yes and your proposal is for the construction of:

- A residential building; or
- A non-habitable building that forms an addition to a residential building (with the exception of antennae, clothes lines, swimming pool, fencing and awnings); you will need to submit a Bushfire Assessment Report prepared by a suitably qualified person in accordance with the *'Planning for Bushfire Protection'* Guidelines produced by the NSW Rural Fire Service. This may form an attachment to your SEE.

Other Factors affecting the land

Is the land affected by Land Slip, located within the Wave Impact Zone, Wildlife Corridor, and Threatened Species or located within 40m of a creek? (If so address these issues in detail separately)

☐ Yes ☒ No

If yes to the above you will need to submit an Assessment Report prepared by a suitably qualified person in accordance with Councils [guidelines](#).

Restrictions on the Land

Are there any restrictions on the Certificate of Title?

☐ Yes ☒ No

If yes, please attach a copy of the covenant or restriction and state how each restriction is addressed.

Built Form Control Objectives

Building Height (WLEP 2011)

(1) 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.

Please check [WLEP 2011 map](#) to determine building height for the particular property.

Building Height proposed:

8.45m

[Clause 4.6 Exceptions to Development Standards](#)

Complies with requirements.

Wall Height (WDCP 2011)

- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.
- To ensure development is generally beneath the existing tree canopy level.
- To provide a reasonable sharing of views to and from public and private properties.
- To minimise the impact of development on adjoining or nearby properties.
- To ensure that development responds to site topography and to discourage excavation of the natural landform.
- To provide sufficient scope for innovative roof pitch and variation in roof design.

Please check [WDCP 2011 map](#) to determine maximum wall height for the particular property.

Wall Height proposed:

8.1m

Describe the location, nature and extent of any proposed wall height non compliance and provide details on what grounds you justify this departure from the development controls. You may also need to provide diagrams demonstrating the likely impact on adjoining properties.

Complies with objectives, the maximum wall heights when viewed from the street at 6.3m, consistent with other houses in the street.

The proposal exceeds maximum wall height only in the south western corner of the house and the existing ground level drops away.

Note: the roof has been designed so that the proposal complies with maximum building height.

Number of Storeys (WDCP 2011)

- To ensure development does not visually dominate its surrounds.
- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.
- To provide equitable sharing of views to and from public and private properties.
- To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.
- To provide sufficient scope for innovative roof pitch and variation in roof design.
- To complement the height of buildings control in the LEP with a number of storeys control.

Please check [WDCP 2011 map](#) to determine maximum number of stories for the particular property (if applicable)

Number of Storeys proposed:

3

Describe the location, nature and extent of any proposed number of stories non compliance and provide details on what grounds you justify this departure from the development controls. You may also need to provide diagrams demonstrating the likely impact on adjoining properties.

Complies with objectives, from the street front it appears as a 2 storey building. At the rear there is an store area under existing level 2 of the house, with the addition of the new upper level in the south west corner the building is 3 stories.

Side Boundary Envelope (WDCP 2011)

- To ensure that development does not become visually dominant by virtue of its height and bulk.
- To ensure adequate light, solar access and privacy by providing spatial separation between buildings.
- To ensure that development responds to the topography of the site.

Please check [WDCP 2011 map](#) to determine Side Boundary Envelope for the particular property (if applicable)

Describe the location, nature and extent of any proposed Side Boundary Envelope non compliance and provide details on what grounds you justify this departure from the development controls. You may also need to provide diagrams demonstrating the impact on adjoining properties.

The northern side of the building complies with side boundary envelope, the southern side of the building does not comply with the side boundary envelope but does comply with maximum building height requirements. The proposal includes planting along southern side of the house to reduce visual bulk and provide pleasant outlook for neighbouring property.

Site Coverage (WDCP 2011)

- To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation.
- To minimise the bulk and scale of development.
- To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.
- To limit impervious areas and encourage natural drainage into the sub-surface.

Please check [WDCP 2011 map](#) to determine Site Coverage for the particular property (if applicable)

Describe the location, nature and extent of any proposed Site Coverage non compliance and provide details on what grounds you justify this departure from the development controls.

N/A

Side Boundary Setbacks (WDCP 2011)

- To provide opportunities for deep soil landscape areas.
- To ensure that development does not become visually dominant.
- To ensure that the scale and bulk of buildings is minimised.
- To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.
- To provide reasonable sharing of views to and from public and private properties.

Please check [WDCP 2011 map](#) to determine Side Boundary Setback for the particular property (if applicable)

Describe the location, nature and extent of any proposed Side Boundary Setback non compliance and provide details on what grounds you justify this departure from the development controls.

Complies with requirements.

Requirement: 0.9m

Proposed: 1.44m and 2.36m

No change to existing

Front Boundary Setbacks (WDCP 2011)

- 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.

Please check [WDCP 2011 map](#) to determine Front Boundary Setback for the particular property (if applicable)

Describe the location, nature and extents of any proposed Front Boundary Setback non compliance and provide details on what grounds you justify this departure from the development controls.

Does not comply with requirements but does comply with objectives.

Requirement: 6.5m

Existing: building 7.6m

Proposed: building 7.6m and garage 1.35m

Due to width between side of existing house and boundary there is no other alternative for a garage.

Rear Boundary Setbacks (WDCP 2011)

- To ensure opportunities for deep soil landscape areas are maintained.
- To create a sense of openness in rear yards.
- To preserve the amenity of adjacent land, particularly relating to privacy between buildings.
- To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.
- To provide opportunities to maintain privacy between dwellings.

Please check [WDCP 2011 map](#) to determine Rear Boundary Setback for the particular property (if applicable)

Describe the location, nature and extents of any proposed Rear Boundary Setback non compliance and provide details on what grounds you justify this departure from the development controls.

Complies with requirements.

Requirement: 6m

Proposed: Building set setback 13.86m and pool 3m.

Complies as pool is set within 50% of rear setback.

Please note that certain properties are controlled by special setback provisions of the WDCP 2011.

WDCP 2011 - Part C - Siting Factors

C1 Subdivision

Objectives

- To regulate the density of development.
- To limit the impact of new development and to protect the natural landscape and topography.
- To ensure that any new lot created has sufficient area for landscaping, private open space, drainage, utility services and vehicular access to and from the site.
- To maximise and protect solar access for each dwelling.
- To maximise the use of existing infrastructure.
- To protect the amenity of adjoining properties.
- To minimise the risk from potential hazards including bushfires, land slip and flooding.

N/A

C2 Traffic Access and Safety

Objectives

To minimise:

- Traffic hazards;
- Vehicles queuing on public roads
- The number of vehicle crossings in a street;
- Traffic, pedestrian and cyclist conflict;
- Interference with public transport facilities; and
- The loss of “on street” kerbside parking.

N/A

C3 Parking Facilities

Objectives

- To provide adequate off street car parking.
- To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.
- To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.

Complies with requirements.

Requirement: 2 spaces

Proposed: 2 spaces

C4 Stormwater

Objectives

- To ensure the appropriate management of stormwater.
- To ensure the appropriate management of stormwater.
- To minimise the quantity of stormwater run-off.
- To incorporate *Water Sensitive Urban Design* techniques and *On-Site Stormwater Detention* (OSD) Technical Specification into all new developments.
- To ensure the peak discharge rate of stormwater flow from new development is no greater than the *Permitted Site Discharge (PSD)*.

Complies with requirements.

**Requirement: Stormwater run off to be collected by approved system.
Stormwater will be connected to existing system.**

C5 Erosion and Sediment Control

Objectives

- To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.
- To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.
- To prevent any reduction in water quality downstream of the development site.

Erosion and Sediment Control Plan will be implemented during construction.

C6 Building Over or Adjacent to Constructed Councils Drainage Easements

Objectives

- To ensure efficient construction, replacement, maintenance or access for emergency purposes to constructed public drainage systems located within private property.

N/A

C7 Excavation and Landfill

Objectives

- To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties.
- To require that excavation and landfill does not create airborne pollution.
- To preserve the integrity of the physical environment.
- To maintain and enhance visual and scenic quality.

Complies.

C8 Demolition and Construction

Objectives

- To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment.
- To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.
- To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan.
- To discourage illegal dumping.

A Waste Management notes included on drawings.

C9 Waste Management

Objectives

- To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).
- To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.
- To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.
- To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.
- To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.
- To minimise any adverse environmental impacts associated with the storage and collection of waste.
- To discourage illegal dumping.

Complies.

WDCP 2011 - Part D - Design

D1 Landscape Open Space and Bushland Setting

Objectives

- To enable planting to maintain and enhance the streetscape.
- To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.
- 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.
- To enhance privacy between buildings.
- To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.
- To provide space for service functions, including clothes drying.
- To facilitate water management, including on-site detention and infiltration of stormwater.

Does not comply with requirements but does comply with objectives.

Minimum required open space = 40%

Existing open space 37%

Proposed open space 37% not including areas less than 2m wide, 42% including areas less than 2m wide.

Note proposal increases open space provided.

D2 Private Open Space

Objectives

- To ensure that all residential development is provided with functional, well located areas of private open space.
- To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.
- To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.
- To ensure that private open space receives sufficient solar access and privacy.

Complies with requirements.

Minimum required private open space is 60m² minimum dimension of 5m

The proposal includes 200m² of decks and garden at the rear of the house.

D3 Noise

Objectives

- To encourage innovative design solutions to improve the urban environment.
- To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.

Complies with requirements.

All pool equipment will be located in sound proof enclosure.

D4 Electromagnetic Radiation

Objectives

- To ensure the safety of the community from electromagnetic radiation.
- To ensure that mobile phone base station and associated infrastructure and equipment does not result in an adverse visual impact on the natural or built environment.

N/A

D6 Access to Sunlight

Objectives

- To ensure that reasonable access to sunlight is maintained.
- To encourage innovative design solutions to improve the urban environment.
- To maximise the penetration of mid winter sunlight to windows, living rooms, and high use indoor and outdoor areas.
- To promote passive solar design and the use of solar energy.
- To minimise the need for artificial lighting.

Complies with requirements.

Note: Elevation shadow diagrams are required for all residential housing which will be over shadowed. This is to include extent of windows to be over shadowed and the use of those rooms.

D7 Views

Objectives

- To allow for the reasonable sharing of views.
- To encourage innovative design solutions to improve the urban environment.
- To ensure existing canopy trees have priority over views.

Complies with requirements.

Proposed work does not affect any significant views from neighbours.

Note: Please view planning principle [Tenacity Consulting V Warringah Council](#)

D8 Privacy

Objectives

- To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.
- To encourage innovative design solutions to improve the urban environment.
- To provide personal and property security for occupants and visitors.

Complies with requirements.

A 1.8m high privacy screen is provided along part of north elevation of the proposed elevated deck to maintain privacy to neighbouring property.

D9 Building Bulk

Objectives

- To encourage good design and innovative architecture to improve the urban environment.
- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

Complies with requirements.

Street view is a 2 storey building consistent with streetscape.

D10 Building Colours and Materials

Objectives

- To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.

Complies with requirements.

The proposed additions will match the existing materials of the house.

D11 Roofs

Objectives

- To encourage innovative design solutions to improve the urban environment.
- Roofs are to be designed to complement the local skyline.
- Roofs are to be designed to conceal plant and equipment.

Complies with requirements.

D12 Glare and Reflection

Objectives

- To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.
- To maintain and improve the amenity of public and private land.
- To encourage innovative design solutions to improve the urban environment.

Complies with requirements.

D13 Front Fences and Walls

Objectives

- To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.
- To encourage innovative design solutions to improve the urban environment.
- To avoid a 'walled in' streetscape.

Complies with requirements.

The proposal includes a new 1.2m fence to east elevation and maintains existing walls and fences to other elevations.

D14 Site Facilities

Objectives

- To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.
- To encourage innovative design solutions to improve the urban environment.
- To make servicing the site as efficient and easy as possible.
- To allow for discreet and easily serviceable placement of site facilities in new development.

Complies with requirements.

The proposal provides for storage waste and recycling bins in garage and store areas.

D15 Side and Rear Fences

Objectives

- To encourage innovative design solutions to improve the urban environment.

Complies with requirements.

D16 Swimming Pools and Spa Pools

Objectives

- To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.
- To encourage innovative design solutions to improve the urban environment.

Complies with requirements.

D17 Tennis Courts

Objectives

- To encourage innovative design solutions to improve the urban environment.

N/A

D18 Accessibility

Objectives

- To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety.
- To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability.

N/A

D19 Site Consolidation in R3 and IN1 Zones

Objectives

- To encourage lot consolidation to allow efficient use of land.
- To encourage innovative design solutions to improve the urban environment.
- To avoid lot sterilization.

N/A

D20 Safety and Security

Objectives

- To ensure that development maintains and enhances the security and safety of the community.

Complies with requirements.

D21 Provision and Location of Utility Services

Objectives

- To encourage innovative design solutions to improve the urban environment.
- To ensure that adequate utility services are provided to land being developed.

N/A

D22 Conservation of Energy and Water

Objectives

- To encourage innovative design solutions to improve the urban environment.
- To ensure energy and water use is minimised.

Complies with requirements.

New rainwater tank will be installed on southern side of house.

D23 Signs

Objectives

- To encourage well designed and suitably located signs that allow for the identification of a land use, business or activity to which the sign relates.
- To achieve well designed and coordinated signage that uses high quality materials.
- To ensure that signs do not result in an adverse visual impact on the streetscape or the surrounding locality.
- To ensure the provision of signs does not adversely impact on the amenity of residential properties.
- To protect open space areas and heritage items or conservation areas from the adverse impacts of inappropriate signage.

N/A

WDCP 2011 - Part E – The Natural Environment

E1 Private Property Tree Management

Objectives

- To improve air quality, prevent soil erosion and assist in improving; water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.
- To protect human life and property through professional management of trees in an urban environment.
- To provide habitat for local wildlife.
- Promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term with regard to the original 1750 community. [See Warringah Natural Area Survey, August 2005.](#)
- To preserve and enhance the area's amenity.

Complies with requirements.

E2 Prescribed Vegetation

Objectives

- To preserve and enhance the area's amenity, whilst protecting human life and property.
- To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.
- To provide habitat for local wildlife, generate shade for residents and provide psychological & social benefits.
- To protect and promote the recovery of threatened species, populations and endangered ecological communities.
- To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.
- To retain and enhance native vegetation communities and the ecological functions of wildlife corridors.

- To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological functions of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community.
- Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal communities to survive in the long-term.

Complies with requirements.

E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat

Objectives

- To protect and promote the recovery of threatened species, populations and endangered ecological communities.
- To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.
- To preserve and enhance the area's amenity, whilst protecting human life and property.
- To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.
- To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits.

N/A

E4 Wildlife Corridors

Objectives

- To preserve and enhance the area's amenity, whilst protecting human life and property.
- To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.
- To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits.
- To retain and enhance native vegetation and the ecological functions of wildlife corridors.
- To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological function of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community. [See Warringah Natural Area Survey, August 2005.](#)

N/A

E5 Native Vegetation

Objectives

- To preserve and enhance the area's amenity, whilst protecting human life and property.
- To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.
- To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits.
- Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal communities to survive in the long term.

N/A

E6 Retaining unique Environmental Features

Objectives

- To conserve those parts of land which distinguish it from its surroundings.

N/A

E7 Development on Land Adjoining Public Open Space

Objectives

- To protect and preserve bushland adjoining parks, bushland reserves and other public open spaces.
- To ensure that development responds to its adjacent surroundings to preserve and enhance the natural qualities of the environment.
- Development on land adjoining open space is to complement the landscape character and public use and enjoyment of the adjoining parks, bushland reserves and other public open spaces.

N/A

E8 Waterways and Riparian Lands

Objectives

- Protect, maintain and enhance the ecology and biodiversity of waterways and riparian land.
- Encourage development to be located outside waterways and riparian land.
- Avoid impacts that will result in an adverse change in watercourse or riparian land condition.
- Minimise risk to life and property from stream bank erosion and flooding by incorporating appropriate controls and mitigation measures.
- Maintain and improve access, amenity and scenic quality of waterways and riparian lands.
- Development on waterways and riparian lands shall aim to return Group B and Group C creeks to a Group A standard (as described in Warringah Creek Management Study, 2004) through appropriate siting and development of development.

N/A

E9 Coastline Hazard

Objectives

- To minimise the risk of damage from coastal processes and coastline hazards for proposed buildings and works along Collaroy Beach, Narrabeen Beach and Fisherman's Beach.
- To ensure that development does not have an adverse impact on the scenic quality of Collaroy, Narrabeen and Fisherman's Beaches.
- To ensure that development does not adversely impact on the coastal processes affecting adjacent land.
- To retain the area's regional role for public recreation and amenity.

N/A

E10 Landslip Risk

Objectives

- To ensure development is geotechnically stable.
- To ensure good engineering practice.
- To ensure there is no adverse impact on existing subsurface flow conditions.
- To ensure there is no adverse impact resulting from stormwater discharge.

Complies.

Refer to Geotechnical report.

Note: A preliminary assessment of site conditions is to be prepared in accordance with the requirements (and checklist) contained within Clause E10 of Warringah Development Control Plan and the Warringah Local Environmental Plan 2011 to determine if the preparation of a geotechnical report is required. The preliminary assessment is to be prepared by a suitably qualified, practicing and experienced geotechnical engineer with corporate membership of the Institute of Engineers Australia. This preliminary assessment is to be submitted with all applications located within Area "B" and "D". Development on Land within Area "C" and "E" and as determined necessary by a preliminary assessment of lands within Area "B" and "D".

E11 Flood Prone Land

Objectives

- To ensure the development is compatible with the flow regime of the waterway.
- To ensure that existing development is not adversely affected through increased flood damage and / or flood hazard as a result of new development.
- To provide for the safety of people and property.
- To provide a mechanism to control development on flood prone land.
- To ensure a sustainable and holistic catchment wide approach is taken to development on flood prone land.

N/A

Note: Guidelines are available at

http://www.warringah.nsw.gov.au/plan_dev/NaturalEnvironmentGuidelines.aspx

WDCP 2011 - Part F - Zones and Sensitive Areas

N/A

WDCP 2011 - Part G - Special Area Controls

N/A

WDCP 2011 - Part H - Appendices

N/A

Any other comments in support of your application

Change of Use – Operational and Management Details

Note: This Section is not applicable to the construction of a dwelling-house, additions and alterations to a dwelling house or structures ancillary to a dwelling-house such as a pool, cabana etc.

Describe in detail the proposed business/activity.

Total number of staff:

Maximum number of staff on duty at any one time:

Maximum number of clients/customers expected in a day:

Maximum number of clients/customers expected at any one time:

Hours and days of operation

	am to		pm - Monday to Friday
	am to		pm - Saturday
	am to		pm - Sunday

Expected vehicle types and movements associated with the proposal:

Number of car parking spaces provided:

Number of car parking spaces required:

Location of car parking spaces provided:

What are the arrangements for loading and unloading of goods? What is the expected frequency of deliveries, size of vehicles and frequency of truck movements? What are the access locations?

List any machinery associated with the proposed business/activity.

List the type and quantity of raw materials, finished products, and waste materials for the business operation.

How will waste be disposed of, and where is the location of waste storage facilities? (Are the facilities of a suitable size and location for ease of access?)

Identify any proposed hazardous materials or processes. For example if your proposal involves the use of a spray booth, identify the location of the booth, manufacturer's specifications, details of exhaust ventilation, and details of pollution control.

You will also need to address each of the relevant WDCP 2011 Clauses and describe how each is applicable and addressed/satisfied.

(eg 1. Erosion and Sediment Control – WDCP 2011 C5 - Where the ground is to be disturbed, then you must state what erosion prevention and sediment control measures you propose to implement.

Noise – D3 - Will your proposal result in noise pollution? –Yes or No - expand on what measures will be implemented to minimise and/or control pollution)