

STATEMENT OF ENVIRONMENTAL EFFECTS

**FOR THE CONSTRUCTION OF ADDITIONS & ALTERATIONS
TO AN EXISTING DWELLING**

LOCATED AT

20 MCDONALD STREET, FRESHWATER

FOR

DEAN & ANNABEL FRIBENCE



**Prepared
November 2024**

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1.0 Introduction

This Statement of Environmental Effects accompanies architectural plans prepared on behalf of Dean and Annabel Fribence by Just Architects Pty Ltd, Job No. A-149, Sheets 1.01-1.11, 2.01-2.02, 3.01-3.03, 4.01-4.07, Issue D dated 11 November 2024 detailing the proposed construction of alterations and additions to an existing dwelling at **20 McDonald Street, Freshwater**.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

In preparation of this document, consideration has been given to the following:

- *The Environmental Planning and Assessment Act, 1979 as amended*
- *The Environmental Planning and Assessment Regulation 2021*
- *State Environmental Planning and Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan*

2.0 Property Description

The subject allotment is described as **20 McDonald Street, Freshwater**, being Lot 4 within Deposited Plan 217885 and is zoned R2 Low Density Residential under the provisions of the WLEP 2011.

The site is not listed as a heritage item, is not located within a conservation area and is not within the vicinity of any listed items.

The land is identified as being Landslip Area B on the Landslide Risk Land Map of WLEP 2011. This will be discussed further within this statement.

There are no other known hazards that apply to the site.

3.0 Site Description

The property is located on the eastern side of McDonald Street, with a battle-axe handle frontage to the street and the site entry located towards the northern cul-de-sac end of the street. The site is irregular in shape, with a northern boundary of 21.78m, an eastern boundary of 20.7m, a southern boundary of 21.03m and a western boundary of 29.425m. The total site area is 700.8m².

The site is currently developed with a two storey rendered brick residence with a tile roof, together with an existing driveway access from McDonald Street. An in-ground swimming pool is located at the rear.

Vehicle access to the site from McDonald Street is via a right of way (ROW) access. The driveway also services residential dwellings No. 22 and No. 24 McDonald Street, Freshwater and residential flat building No. 28 McDonald Street Freshwater.

The site currently contains manicured lawned areas, with some canopy trees throughout the site. Due to the location and topography of the site, distant ocean views are obtained over the north eastern boundary.

Stormwater from the new roof areas will be directed to the rainwater storage tank and dispersed within the rear yard in accordance with the existing arrangements.

The details of the site are as indicated on the Survey Plan prepared by Stutchbury Jaques Pty Ltd, Reference No. 11697/23, dated 27 January 2023, which accompanies the DA submission.

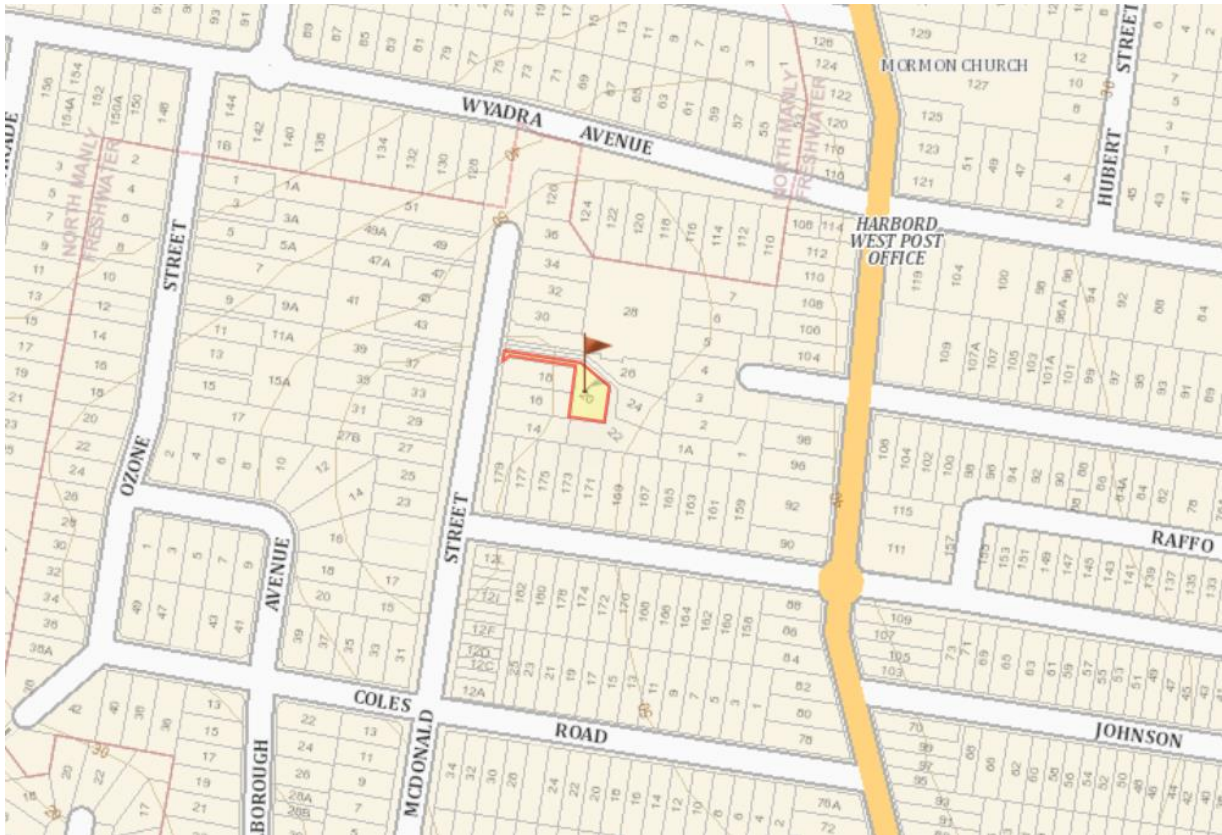


Fig 1: Location of Subject Site
(Source: Six Maps)



Fig 2: View of the common driveway entry which provides access to the subject site, looking east from McDonald Street



Fig 3: View of the common driveway, looking west towards McDonald Street



Fig 4: View of the streetscape view of the existing development to the south-west of the site, looking east from McDonald Street



Fig 5: View of the existing carport and subject dwelling, looking south from the access driveway



Fig 6: View of the neighbouring development to the east of the site, looking south-east from the common access driveway



Fig 7: View of the rear, eastern elevation of the dwelling, looking south-west



Fig 8: View of the rear yard and pool area, looking south



Fig 9: View of the rear yard and pool area, looking east



Fig 10: View looking west along the southern boundary of the site



Fig 11: View of the rear, eastern elevation of the dwelling, looking north



Fig 12: View of the rear, eastern elevation of the dwelling, looking north-east

4.0 The Surrounding Environment

Surrounding the site is a variety of low-density dwellings reflective of the R2 zoning of the locality. The general vicinity of the site is characterised by single dwellings of varied density, scale and architectural style. The surrounding properties comprise a range of original style dwellings with an emergence of modern additions.

A residential flat building adjoins to the north of the site, however the predominant character of development in the area is for lower density single residential in some townhouse development

The site is in close proximity to a number of community and recreational open space areas, including Nolan Reserve to the west of the site. Adjoining the site to the east is No. 16 & 18 McDonald Street and to the west is No. 24 McDonald Street which contain one and two storey dwellings and a two storey dwelling respectively. While No. 28 McDonald street is a three storey residential flat building, this typology is not a characteristic of the immediate area.

The site and its surrounds are depicted in the following aerial photograph (Figure 13).

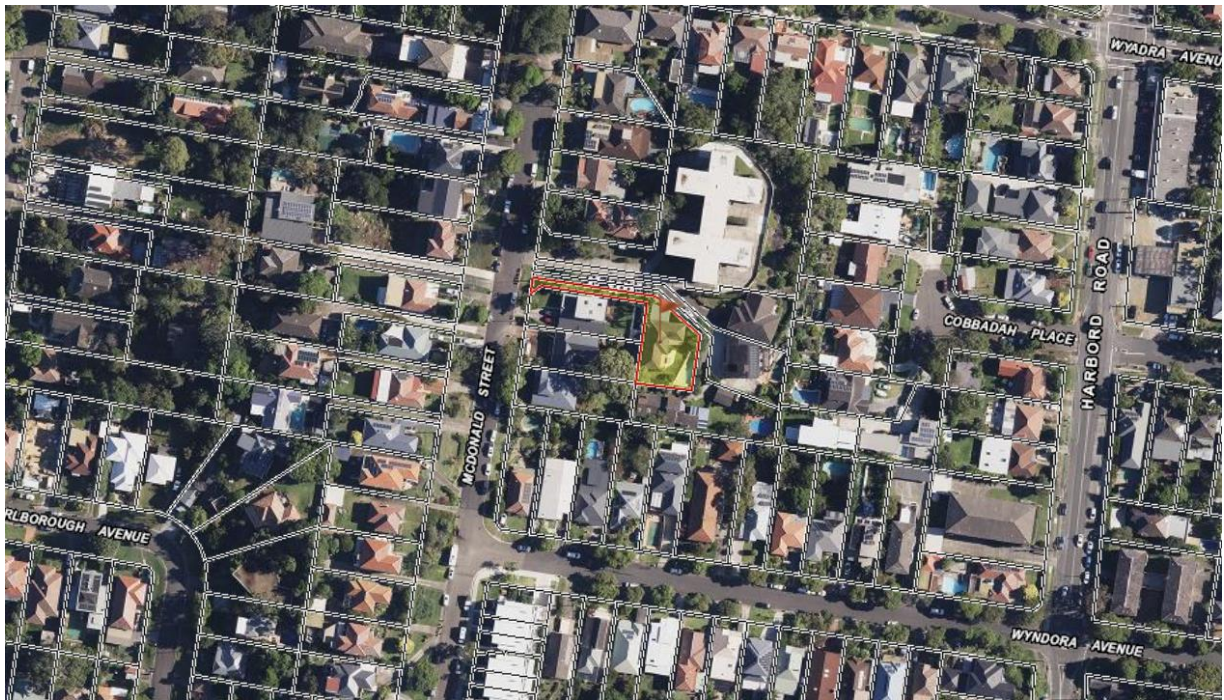


Fig 13: Aerial view of locality
(Source: Six Maps)

5.0 Proposed Development

As detailed within the accompanying architectural plans prepared by Just Architects, the proposal seeks approval for the construction of alterations and additions to the existing dwelling.

The proposed new works comprise:

Lower Ground Floor

- Proposed alterations and additions to the existing lower ground floor to provide for new open plan living, kitchen and dining with attached alfresco, laundry, rumpus, powder room, internal stair access to existing ground floor.

Ground Floor

- Proposed alterations and additions to the existing ground floor to provide for a new entrance, three bedrooms (one with ensuite), extension of the existing balcony with new covered operable roof, study, bathroom, two bedrooms, and living area.

First Floor

- Proposed construction of new first floor level to provide for primary bedroom with ensuite, WIR, and side-facing balcony.

External Works

- New single garage with side trailer space over existing carport (existing carport provides for large single space only)
- New entry steps

The proposed works represent a high-quality architectural design solution that will provide a significant enhancement to the amenity and usability of the site and provide additions to an existing dwelling that corresponds with the topography of the site.

The resultant development is highly articulated, with skillful use of glazed window openings, flat green roof forms and materiality to break down the apparent size of the dwelling and reduce bulk and scale.

The articulated side boundary setbacks maintain the rhythm of development and building setbacks within the existing irregular subdivided lots and provides appropriately for spatial separation, tree retention, deep soil landscape opportunity, privacy, solar access and view sharing.

The design and arrangement will afford exceptional amenity to the current occupants without unreasonably compromising the amenity of surrounding residential properties or the historic attributes of the area.

The development indices for the site are:

Site Area	700.8m ²
Required Building Height	8.5m
Proposed building Height	8.635m (RL 68.495)
Required Landscape Area	40% or 280.32m ²
Proposed Landscape Area	32.6% or 228.36m ² (no change)

6.0 Zoning and Development Controls

6.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in non-rural areas

Chapter 2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (the Biodiversity & Conservation SEPP) contains planning controls for the removal of vegetation on the land within non-rural areas of the State. The policy aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of nonrural areas of the State through the preservation of trees and other vegetation.

The proposal requires the removal of one exempt species small shrub to accommodate additional landscaping along the northern boundary. No significant canopy tree or native vegetation is to be removed as part of the application.

No further consideration of the SEPP is required.

6.2 State Environmental Planning Policy (Resilience and Hazards) 2021

SEPP (Resilience and Hazards) 2021 and in particular Clause 4.6(1)(a) suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Given the history of residential use of the land, the site is not considered to be subject to contamination and further investigation is not required at this stage.

6.3 State Environmental Planning Policy (Sustainable Buildings) 2022

A BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort, and energy efficiency requirements of the SEPP.

6.3 Warringah Local Environment Plan 2011

The land is zoned R2 Low Density Residential under the provisions of the WLEP 2011.

The development of and use of the land for residential purposes is consistent with the zone objectives, which are noted as:

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



Fig 14: Extract of Warringah Local Environmental Plan 2011

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

- The proposal will be consistent with and complement the existing detached style housing within the locality.
- The proposed development respects the scale and form of other new development in the vicinity and therefore complements the locality. The proposal provides for additions to the dwelling which given the modest scale of the works and the predominant siting to the rear of the dwelling and at ground floor level, will not be prominently visible from McDonald Street.
- The proposal maintains the existing suitable areas of soft landscaping.
- The setbacks are compatible with the existing surrounding development.
- The proposal does not have any significant or unreasonable impact on long distance views, with an outlook towards the north west to be maintained for the uphill properties to the west of the site.

Clause 4.3 – Height of buildings

The dictionary supplement to the LEP notes building height to be:

building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The building height limit for development in this portion of Freshwater is 8.5m.

The proposed new works are up to 8.634m (RL 68.494), above the existing lower ground floor level, which has been partially excavated into the site. When this existing ground floor level is used as a reference for the 8.5m height, the proposed ridge height will marginally exceed the height of buildings standard and a submission under clause 4.6 of the WLEP 2011 has been prepared and is has been submitted as part of the application.

Clause 6.2 – Earthworks

The proposal will not require any substantial excavation to accommodate the proposed works. All works will be overseen by a qualified Structural Engineer.

Clause 6.4 – Development on sloping land

The site has been identified on the Landslip Risk Map as being within Area B. A Preliminary Geotechnical Assessment has been prepared by White Geotechnical Group, Reference J5755 dated 25 November 2024 and is attached to this submission.

The Assessment addresses any effects of the proposed development and makes the following recommendations to be observed during the construction:

“The proposed development and site conditions were considered and applied to the current council requirements. See the required inspection below that is to be carried out during construction and is a requirement for the final geotechnical certification. Apart from the inspection, it is not expected additional geotechnical input will be required provided good design and building practices are followed”.

The works will be carried out in accordance with the recommendations of the Geotechnical Assessment under the supervision of the Consulting Structural & Geotechnical Engineers and the recommendations of the geotechnical report.

There are no other clauses of the WLEP 2011 that are considered to be relevant to the proposed development. It is considered that the proposal achieves the requirements of the WLEP.

6.4 Warringah Development Control Plan

As the subdivision pattern and shape of the site is irregular, for the purpose of this assessment the front boundary has been assessed as the northern boundary adjoining the ROW, the side boundaries are considered to be the eastern and western boundaries, with the rear boundary being the southern boundary.

The relevant numerical and performance based controls under WDCP are discussed below:

Part B - Built Form Controls			
Standard	Required	Proposed	Compliance
B1 – Wall heights	Max 7.2m	Wall height > 7.2m. (8.27m to eastern façade)	Yes – on merit (see section below)
B2 – Number of storeys	No requirement identified on map		N/A – remains unchanged
B3 – Side Boundary Envelope	Building envelope 45 degrees from 4m. Setback 0.9m	The proposal will see a minor building envelope encroachment on the western elevation.	Yes – on merit (see section below)
B4 – Site Coverage	No requirement identified on map		N/A
B5 – Side Boundary setbacks	R2 zoned land 0.9m	Existing compliant side setback to the dwelling will be retained.	Yes
B7 – Front Boundary Setbacks	Minimum 6.5m to McDonald Street	New garage to a nil setback from the northern boundary. New master bedroom is to be located 2.0m from the northern boundary.	Yes – on merit (see section below)
B9 – Rear Boundary Setbacks	6m rear setback	The proposed new works are well set back from the rear boundary.	Yes
B11 – Foreshore Building Setback	No requirement identified on map		N/A
B12 – National Parks Setback	No requirement identified on map		N/A
B13 – Coastal Cliffs Setback	No requirement identified on map		N/A
B14 – Main Roads Setback	No requirement identified on map		N/A
B15 – Minimum Floor to Ceiling Height	No requirement identified on map		N/A

Part C – Siting Factors			
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council’s Vehicle Crossing Policy	The existing entry to the site from the ROW is to be retained and provides access in accordance with Council’s standards.	Yes
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	The new garage is not visually identifiable from McDonald street, nor dominates the façade of the dwelling. The new green roof over the garage area softens the built form. Parking will be in accordance with Australian Standards and Councils guidelines.	Yes
C4 – Stormwater	Hydraulic Design to be provided in accordance with Council’s Stormwater Drainage Design Guidelines for Minor Developments and Minor Works Specification	Runoff from the additional roof area will be connected to the existing stormwater system and dispersed within the rear yard in accordance with the current arrangements.	Yes
C5 – Erosion and Sedimentation	Soil and Water Management required	Erosion and sediment control measures are to be provided as deemed necessary, however no major site disturbance proposed.	Yes
C6 – Building over or adjacent to Constructed Council Drainage Easements		The site is not affected by Council’s drainage infrastructure.	N/A
C7 – Excavation and Landfill	Site stability to be maintained	No significant disturbance is proposed. All works will be carried out in accordance with the recommendations of a suitably qualified Structural Engineer and the Geotechnical Report as submitted with this application.	Yes

C8 – Demolition and Construction	Waste management plan required	The proposal is accompanied by a Waste Management Plan detailing the waste management measures to be employed during construction.	Yes
C9 – Waste Management	Waste storage area to be provided	Bins storage is to be available surrounding dwelling and within the new garage.	Yes
Part D – Design			
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	The proposal will see no change to the existing landscaped area of 32.6% or 228.36m ² . However, additional areas of landscaping, within the new roof area are to be incorporated into the site. While technically these areas cannot be counted within the landscape open space calculation, the green roof provides additional environmental advantages (such as reduced stormwater runoff, insulation and noise absorption) while also supporting area to incorporate additional landscape planting in order to increase biodiversity and screen and soften the built form.	Yes
D2 – Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	The private open space is maintained within the eastern and western area of the site adjoining the existing outdoor terrace area, swimming pool and landscape surround. The private open space continues to benefit from good solar access.	Yes

D3 – Noise	Mechanical noise is to be attenuated to maintain adjoining unit amenity. Compliance with NSW Industrial Noise Policy Requirements	The works are residential in nature. N/A to proposed development.	N/A
D4 – Electromagnetic Radiation	N/A to proposed development		N/A
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements	The proposal will not see any change to the external form of the dwelling. The modest extent of the new works will ensure that the solar access enjoyed by the adjoining properties will be protected.	Yes
D6 – Access to sunlight	This control requires that sunlight to at least 50% of private open space to adjoining properties is not to be reduced to less than 2 hours between 9am and 3pm on the winter solstice.	As noted in the submitted Shadow Diagrams (Drawing No. 4.01), the site and neighbouring properties will maintain suitable solar access to their internal and external living areas during the day.	Yes
D7 – Views	View sharing to be maintained	The controls require that development should enable the reasonable sharing of views. The site and surrounding properties receive distant ocean views to the East and north-east. The existing corridor view along the southern boundary of the site is maintained for properties and meet lead to the west. While some views up over the existing dwelling may be impacted, the height and	Yes

		<p>appearance of the building is that of a modest one and two story development and comfortably compliant with the maximum height control when measured to the outside ground levels on the western façade.</p> <p>With the removal of portions of the existing roof form over the southern half of the dwelling, as indicated in the figure below, there will be an improvement in the available view for properties to the west, when looking directly over the existing dwelling.</p> <p>On balance, the proposal is considered to meet Council’s view sharing objectives.</p>	
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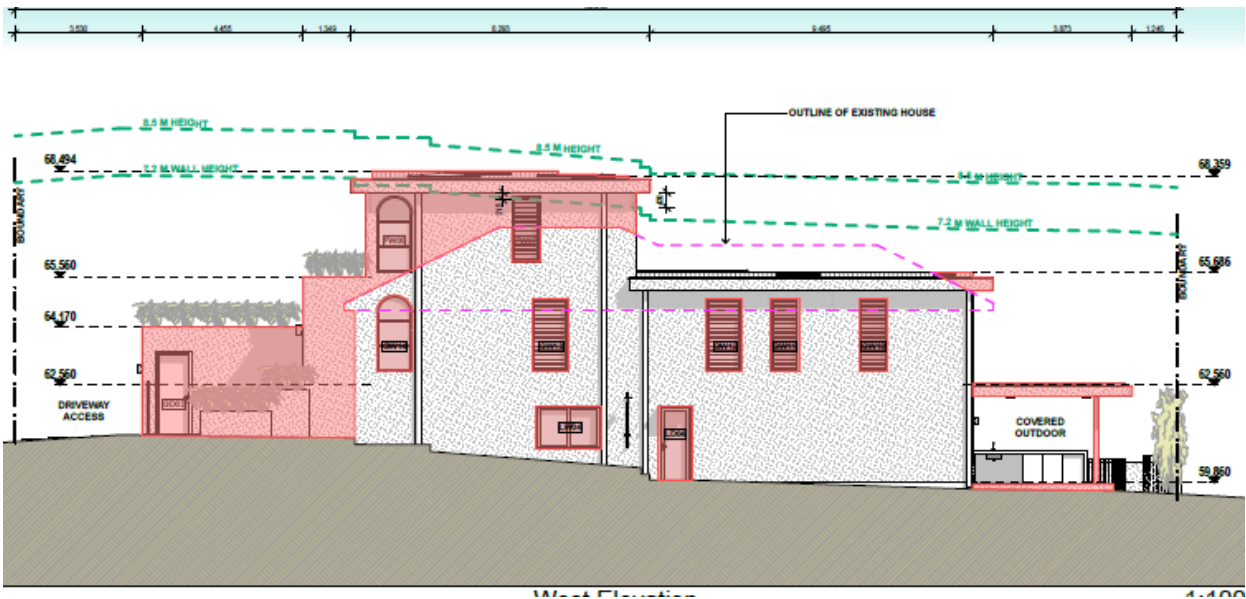


Fig 15: Plan extract indicating area of increased view opportunity for western properties due to the removal of the existing pitched roof over the southern portion of the dwelling

D8 – Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties	The proposal has been designed to maximise privacy for occupants of the subject and adjoining properties. The proposed rear terrace will see new 1.6m high privacy screening along the northern edge to reduce overlooking.	Yes
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby and adjoining properties and not to visually dominate the street or surrounding spaces	The existing surrounding development comprises predominantly one and two storey dwellings. The proposed new works are largely sited to the rear of the dwelling and will not be prominently viewed from McDonald Street.	Yes
D10 – Building Colours and materials		The new works will be provided with recessive colours and finishes to respect the surrounding residential locality.	Yes
D11 – Roofs	The LEP requires that roofs should not dominate the local skyline.	The existing roof form remains unchanged.	Yes
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimised	The existing external finishes and colours will be selected to reflect the surrounding residential locality. No significant glare impacts will result from proposed new works.	Yes
D13 – Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street	The proposal does not seek the construction of any new front fencing.	N/A

D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities	Suitable areas available for mailbox and garbage storage area	Yes
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991	No side or rear fences proposed	Yes
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	The proposal provides for the construction of a new swimming pool within the rear yard. The proposed pool is suitably set back from nearby vegetation.	Yes
D17 – Tennis Courts	N/A		N/A
D18 – Accessibility	Safe and secure access for persons with a disability to be provided where required	Not applicable to residential development	N/A
D19 – Site Consolidation in the R3 and IN1 Zone	N/A		N/A
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	The proposed works will not reduce the security of the street area or the subject property. Casual surveillance of the street is available from the dwelling to the street over and through the front landscaped area.	Yes
D21 – Provision and Location of Utility Services	Utility services to be provided	Normal utility services are available to the site	Yes
D22 – Conservation of Energy and Water	Compliance with SEPP BASIX	The proposal has been designed to respect the water, thermal and energy standards required by BASIX.	Yes

		A BASIX Certificate accompanies the submission.	
D23 – Signs	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views vehicles, pedestrians or potentially hazardous road features or traffic control devices.	No signage proposed	Yes

Part E – The Natural Environment			
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented	The proposal will not require the removal of any protected tree species.	Yes
E2 – Prescribed Vegetation	Not identified on map		N/A
E3 – Threatened species, populations, ecological communities	Not identified on map		N/A
E4 – Wildlife Corridors	Not identified on map		N/A
E5 – Native Vegetation	Not identified on map		N/A
E6 – Retaining unique environmental features	Not identified on map	The site does not contain any unique environmental features.	Yes
E7 – Development on land adjoining public open space	Not identified on map		N/A
E8 – Waterways and Riparian Lands	Not identified on map		N/A
E9 – Coastline Hazard	Not identified on map		N/A
E10 – Landslip Risk	Identified on map as Area B Area B – A preliminary assessment of site conditions is required.	A Preliminary Geotechnical Investigation has been prepared by White Geotechnical Group, Reference No J5755 dated 25 November 2024 and is attached to this submission.	Yes
E11 – Flood Prone Land	Not identified on map	N/A	Yes
Bush Fire Prone Land	Not identified on map		N/A

B1 Wall Height

The development exceeds the maximum wall height of 7.2m (8.27) on the eastern façade only, as a consequence of the fall of the site from the west to the east. The proposed wall height of the western façade does however comfortably comply with the control, and it is this elevation that is of the most evident when views from the Western properties towards the east are considered.

The external view of the development and in particular from the western and northern neighbouring properties appears to comfortably comply with the maximum height control and a minor breach occurs primarily as a result of the previous excavation for the lower ground floor level. A submission under clause 4.6 of the WLEP 2011 has been prepared.

Given the appearance of the building is that of a two storey development from the majority of the external views towards the site, it is considered that the variation to the wall height control will have a negligible impact when viewed from adjoining properties.

Surrounding vegetation has a varying canopy level, and further to this, the site retains sufficient opportunities for the establishment of vegetation that can attain a height greater than that of this development. The non-compliance with the wall height control does not give rise to any unreasonable nor detrimental impact upon the solar access, view lines or the existing amenity enjoyed by surrounding sites.

The first floor displays a highly articulated building form with a green roof that appropriately responds to the sites geometry and the constraints imposed by the siting and design of the existing dwelling house.

The minor non-compliance is supportable on merit, in circumstances where the objectives are otherwise achieved.

B3 Side Boundary Envelope

The building envelope requirement applies to the eastern and western facades of the property. The western facade of the first floor complies with the envelope control, however a minor breach to the control is present on the western elevation of the proposed first floor.

The proposed first floor addition is a well-articulated and proportioned addition to the existing dwelling. Notwithstanding the minor breach to the side boundary envelope, it is considered that the proposal is of an acceptable bulk and scale and will not become visually dominant.

The proposed development provides spatial separation in excess of the control requirements to the western elevation, and this facade itself is not considered to cause any unreasonable impacts to neighbours by means of solar access and overlooking. Further, the subject area of envelope encroachment is negligible in scale commensurate to the facade as a whole.

The proposal adequately responds to the topography of the site and the conditions of the existing house. The roof has an innovative and unique design which is discussed in detail elsewhere in this report.

The minor non-compliance is supportable on merit, in circumstances where the objectives are otherwise achieved.

B7 Front Boundary

The front boundary site is technically at the McDonald Street frontage. The proposed garage addition seeks to retain the existing setback to the ROW which, as a side boundary, is considered on merit.

The proposal seeks to build atop of the existing hardstand/carport area and in this regard, the footprint of the proposal is consistent with the existing pattern of buildings. The dwelling house is not visually identifiable from the McDonald street view, and therefore the visual continuity of the streetscape is maintained.

D1 Landscaped Open Space and Bushland Setting

The existing development on site results in a deficiency to the requirement 40% ratio of landscaped open space. This proposal does not seek to amend the area of landscaping, rather all works are to be undertaken over existing hardstand areas and therefore the quantum of calculable landscaped open space is not subject to modification as a part of this application.

Accordingly, as no change is sought, a full assessment against the provisions of Part D1 is not required.

7.0 Matters for Consideration under Section 4.15 of The Environmental Planning and Assessment Act, 1979

7.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011 and the relevant supporting Council policies. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

7.2 Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

There are no draft instruments applying to the land.

7.3 Any development control plan

The development has been designed to comply with the requirements of Council's Warringah Development Control Plan 2011.

The application has been prepared having regard to the requirements of Section A, Section B, Section C, Section D and Section E of the Warringah DCP.

It is considered that the proposed design respects the desired character objectives of the DCP in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

7.4 Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

No matters of relevance are raised in regard to the proposed development.

7.5 The regulations (to the extent that they prescribe matters for the purposes of this paragraph),

No matters of relevance are raised in regard to the proposed development.

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

It is considered that the proposal, which seeks consent for proposed construction of alterations and additions to an existing dwelling and a swimming pool, will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the residential character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Council's WLEP 2011 and Council's Codes and Policies, in particular the Warringah DCP 2011.

7.7 The suitability of the site for the development

The subject land is currently zoned R2 Low Density Residential under the Warringah Local Environmental Plan 2011 and is considered suitable for the proposed development.

7.8 Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

7.9 The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

8.0 Conclusion

The principal objective of this development is to provide for the construction of alterations and additions to existing dwelling which respects and complements the site's location.

The proposal is a site-specific design response which takes advantage of the properties superior locational attributes whilst respecting the environmental characteristics of the site and the amenity of adjoining development.

The outcome is a modernised dwelling of exceptional design quality which displays a highly articulated building form which appropriately responds to the sites existing dwelling, geometry and the constraints imposed by the siting and design of adjoining development in relation to privacy, solar access and views.

The proposal floor space appropriately distributed across the site. The building displays a complimentary and compatible building form when compared to other development located along this section of McDonald Street and within the site's visual area.

The setbacks maintain the rhythm of development and building setbacks and appropriately provides for spatial separation, deep soil landscape opportunity, privacy, solar access and view sharing.

It is considered that the proposed works satisfy the stated objectives of Council's Development Controls. By maintaining our neighbour's amenity and by complementing the existing style and character of the surrounding locality, the stated objectives have been satisfied.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

VAUGHAN MILLIGAN

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