

Northern Development Assessment

STATEMENT OF ENVIRONMENTAL EFFECTS

TO ACCOMPANY
DEVELOPMENT APPLICATION

FOR
PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING INCLUDING
LANDSCAPING WORKS

AT
14 SHERWOOD CRESCENT, NARRAWEENA
LOT 18 DP 30588

Prepared By

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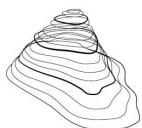
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1. INTRODUCTION

1.1 Summary

I have been commissioned to prepare a Statement of Environmental Effects (SEE) in relation to a Development Application (DA) seeking consent for proposed alterations and additions on land described as Lot 18 DP 30588, 14 Sherwood Crescent, Narraweena (The site).

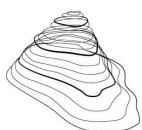
The proposed development is subject to assessment under Part 4 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). The following SEE will consider the potential environmental impacts of the development, having regard to the matters for consideration under Section 4.15(1) of the *EP&A Act 1979*.

This SEE also addresses relevant matters under the *Warringah Local Environmental Plan 2011* and the *Warringah Development Control Plan 2011*. In the preparation of this SEE consideration has been given to the following documents:

- a) Plans of the proposed development prepared by Hot House Architects dated November 2024;
- b) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- c) State Environmental Planning Policy (Resilience and Hazards) 2021;
- d) Warringah Local Environmental Plan 2011;
- e) Warringah Development Control Plan 2011;
- f) Planning Principles of the NSW Land and Environment Court.

During the preparation of this SEE, I have attended the subject site and the surrounding locality to gain an understanding of the proposal and its future relationship with the developing streetscape and the immediately surrounding sites.

I am satisfied that the proposal as submitted will not only offer a high standard of accommodation for future residents but will do so in a manner that respects its juxtaposition with adjacent and nearby dwellings and will provide a high standard of design and sustainability when completed.



1.2 Site Description



Figure 1.2.1 – Subject Site

The site consists of a single allotment located on the northern side of Sherwood Crescent, midway along the street. The subject site currently contains a single storey split level residential dwelling with an attached single car garage and a swimming pool located within the rear setback area. The dwelling and garage are of brick/render construction with a metal roof. The site fronts Sherwood Crescent and obtains vehicle access from this street frontage.

The site is regular in shape and has a total site area of 556.4m² based on the Survey Plan with the topography sloping from the front boundary down to the rear of the site. The boundary to the east adjoins 12 Sherwood Crescent and has a total length of approximately 36.576m. The western boundary adjoins No. 16 Sherwood Crescent and has a length of approximately 36.576m. The southern boundary adjoins Sherwood Crescent and has a length of approximately 15.240m.

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The northern boundary adjoins Lillihina Reserve, a small public urban reserve which contains a natural creek line and is surrounded by urban development on all sides. The reserve supports three vegetation communities Wet Sclerophyll Forest, Sandstone Gully Rainforest and Sydney Coastal Dry Sclerophyll Forest which provide important habitat for local native fauna.

The site is located within the R2 Low Density Residential zone and is also identified being Landslip Area 'B' as per the Warringah Local Environment Plan 2011 (WLEP 2011). Furthermore, the majority of the site is identified as a Bushfire Prone Land allocated the category of Vegetation Buffer. A Bushfire Risk Assessment Certificate prepared by Sydney Bushfire Consultants accompanies the current DA.

The immediate area is characterised by 1-2 storey residential dwellings located on individual lots set within an eclectic subdivision pattern.

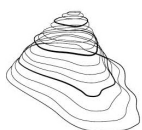
1.3 The Proposed Development

The proposed development involves alterations and additions to an existing residential dwelling and landscaping works, which are generally located over existing hard surface area. The removal of existing hard surface area to accommodate the proposed works will result in an increase in the quantity and quality of Landscaped Area available on the subject site.

The proposed alterations and additions include the following;

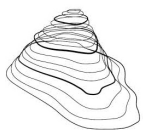
Ground Floor

- New doorway to study.
- New internal walls to create Laundry.
- Modified window opening to bathroom
- Rear extension to accommodate new internal layout for Dining, Pantry, Kitchen and Lounge Area, including new roof form.
- Modified window opening to Pantry.
- New deck and modification of existing deck accessed from lounge and kitchen area with new awning.
- Demolition of existing concrete slab adjoining the rear boundary.
- New deck and spa over previously existing slab.
- New landscaping and planting adjoining rear boundary.



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The proposed development is shown on plans prepared by *Hot House Architects* dated November 2024. The Architectural Plans detail the full scope of works and should be referred to in their entirety.



2. PLANNING INSTRUMENTS

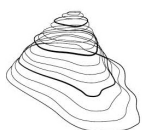
2.1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Aim of Policy

- (1) *Regulations under the Act have established a scheme to encourage sustainable residential development (the BASIX scheme) under which:
 - a) *an application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and*
 - b) *the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled.**
- (2) *The aim of this Policy is to ensure consistency in the implementation of the BASIX scheme throughout the State.*
- (3) *This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.*

Comment:

The DA is accompanied by a BASIX Certificate No. A1764984 prepared by Hot House Projects Pty Ltd dated September, 2024. This BASIX Certificate confirms that the proposed alterations and additions achieve compliance with the relevant objectives and requirements of the above State Environmental Planning Policy.



2.2 State Environmental Planning Policy (Resilience and Hazards) 2021

4.1 Object of this Chapter

(1) The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.

(2) In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—

(a) by specifying when consent is required, and when it is not required, for a remediation work, and

(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and

(c) by requiring that a remediation work meet certain standards and notification requirements.

Comment:

Due to the previous lengthy residential history of the subject site, the prevailing evidence does not indicate the existence of contamination on the subject site.

I have not been made aware of any evidence of previous contamination of the subject site.

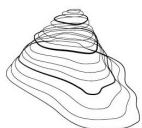
Accordingly, I consider that no further assessment is required under State Environmental Planning Policy (Resilience and Hazards) 2021.



2.3 Warringah Local Environmental Plan 2011 (LEP)

1.2 Aims of Plan

- (1) *This Plan aims to make local environmental planning provisions for land in that part of Northern Beaches local government area to which this Plan applies (in this Plan referred to as Warringah) in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.*
- (2) *The particular aims of this Plan are as follows—*
- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
 - (a) to create a land use framework for controlling development in Warringah that allows detailed provisions to be made in any development control plan made by the Council,*
 - (b) to recognise the role of Dee Why and Brookvale as the major centres and employment areas for the sub-region,*
 - (c) to maintain and enhance the existing amenity and quality of life of the local community by providing for a balance of development that caters for the housing, employment, entertainment, cultural, welfare and recreational needs of residents and visitors,*
 - (d) in relation to residential development, to—*
 - (i) protect and enhance the residential use and amenity of existing residential environments, and*
 - (ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and*
 - (iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,*
 - (e) in relation to non-residential development, to—*
 - (i) ensure that non-residential development does not have an adverse effect on the amenity of residential properties and public places, and*
 - (ii) maintain a diversity of employment, services, cultural and recreational facilities,*
 - (f) in relation to environmental quality, to—*
 - (i) achieve development outcomes of quality urban design, and*
 - (ii) encourage development that demonstrates efficient and sustainable use of energy and resources, and*
 - (iii) achieve land use relationships that promote the efficient use of infrastructure, and*

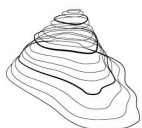


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- (iv) ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and*
- (v) protect, conserve and manage biodiversity and the natural environment, and*
- (vi) manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity,*
- (g) in relation to environmental heritage, to recognise, protect and conserve items and areas of natural, indigenous and built heritage that contribute to the environmental and cultural heritage of Warringah,*
- (h) in relation to community well-being, to—*
 - (i) ensure good management of public assets and promote opportunities for social, cultural and community activities, and*
 - (ii) ensure that the social and economic effects of development are appropriate.*

RESPONSE

The proposal accords with the above aims, where relevant.



Zoning



Zone R2 Low Density Residential

1 Objectives of zone

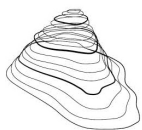
- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that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

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community



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facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

4 Prohibited

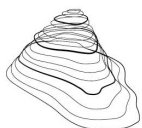
Any development not specified in item 2 or 3

RESPONSE

The proposed development involves alterations and additions to an existing approved residential dwelling which is permitted with consent in the R2 Low Density Residential zone under Warringah LEP 2011.

I consider that the proposed development satisfies the Objectives of the R2 zone for the following reasons: -

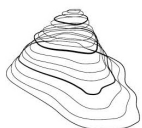
- The proposed alterations and additions will provide for the housing needs of the community within a low density residential environment, maintaining the current residential use of the subject site, whilst providing improved facilities, areas of private open space and amenity for current and future occupants. I note that these improvements to the subject site do not result in unreasonable amenity impacts to adjoining properties or the public domain.
- The proposed alterations and additions will not impact on the ability of other land uses to provide facilities or services to meet the day to day needs of residents. I consider that the scale of the proposed development achieves the desired future character of the neighbourhood.
- The proposed alterations and additions are generally located over existing hard surface areas and will result in an improvement in the quality and quantity of Landscaped Area. The proposed design ensures that a significant level of native plantings are to be introduced adjoining the public reserve/riparian corridor, located at the rear boundary as advised by Integrated Ecosystems. Furthermore, the proposed development does not incorporate the removal of any significant trees and vegetation and results in an improvement in Landscaped Area.
- As noted, the proposed alterations and additions do not require the removal of any trees or significant vegetation ensuring that the low-density residential environment remains characterised by landscaped settings that are in harmony with the natural environment of Warringah.



4.1 Minimum subdivision lot size



- (1) The objectives of this clause are as follows—
- (a) to protect residential character by providing for the subdivision of land that results in lots that are consistent with the pattern, size and configuration of existing lots in the locality,
 - (b) to promote a subdivision pattern that results in lots that are suitable for commercial and industrial development,
 - (c) to protect the integrity of land holding patterns in rural localities against fragmentation,
 - (d) to achieve low intensity of land use in localities of environmental significance,
 - (e) to provide for appropriate bush fire protection measures on land that has an interface to bushland,
 - (f) to protect and enhance existing remnant bushland,
 - (g) to retain and protect existing significant natural landscape features,
 - (h) to manage biodiversity,



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(i) to provide for appropriate stormwater management and sewer infrastructure.

RESPONSE

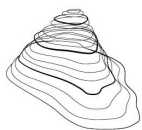
Although no subdivision is proposed, the existing lot size of 556.4m² remains below the minimum lot size identified by the LEP.

4.3 Height of buildings



(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.



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RESPONSE

The proposed development will remain single storey in nature and despite the increase in the height of the proposed roof form due to the rear extension, the proposed development will remain substantially below the Height of Buildings Standard of 8.5m. The proposed alterations and additions will result in a maximum building height of 5.883m.

The proposed alterations and additions are considered to achieve the following Objectives of this clause;

- Noting that the proposed development will remain single storey in nature, the proposed alterations and additions are compatible with the height and scale of adjoining development.
- The proposed alterations and additions will not result in any unreasonable visual impact, disruption of views, loss of privacy and loss of solar access to adjoining and nearby properties.
- The proposed alterations and additions have been designed to ensure no unreasonable adverse impact of development on the scenic quality of Warringah's coastal and bush environments.

5.10 Heritage conservation

(1) Objectives The objectives of this clause are as follows—

(a) to conserve the environmental heritage of Warringah,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

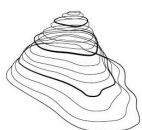
(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

RESPONSE

I note that I am not a Heritage Consultant, however, the subject site does not contain a Heritage Item and is not located within a Heritage Conservation Area. Furthermore, the subject site is not located in proximity to a Heritage Item or Heritage Conservation Area.

It is not considered that the proposed alterations and additions will adversely impact upon Heritage Items identified under the LEP.



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6.2 Earthworks

(1) *The objectives of this clause are as follows—*

- (a) *to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,*
- (b) *to allow earthworks of a minor nature without requiring separate development consent.*

RESPONSE

The proposed alterations and additions require minor excavation works for the structural elements of the proposed rear addition and the demolition of the existing concrete slab adjoining the rear boundary, to be replaced by a deck on pier system.

Due to the very minor nature of the earthworks proposed, it is not considered likely that the proposed development will result in a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.



6.4 Development on sloping land



- (1) The objectives of this clause are as follows—
 - (a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,
 - (b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,
 - (c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.

RESPONSE

I note that the subject site is identified as Area B – Flanking Slopes 5' to 25' on Council's Landslip Risk Map. Due to the very minor nature of the earthworks proposed, it is not considered likely that the proposed development will cause adverse impacts on the stability of the subject site and surrounding land.

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6.8 Landslide risk

(1) The objectives of this clause are to ensure that development on land susceptible to landslide—

- (a) matches the underlying geotechnical conditions of the land, and
- (b) is restricted on unsuitable land, and
- (c) does not endanger life or property.

RESPONSE

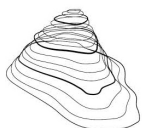
I note that the subject site is identified as Area B – Flanking Slopes 5' on Council's Landslip Risk Map. Due to the very minor nature of the earthworks proposed, it is not considered likely that the proposed development will endanger life or property.

CONCLUSION

Table 2.1 provides a summary of the relevant provisions of the LEP and outlines their relationship with the proposed development;

Table 2.1 – LEP Compliance Summary

Clause	Control	Comment
Clause 4.1: Minimum Subdivision Lot Size	600m ² minimum	Complies
4.3 Height of Buildings	8.5 metres maximum	Complies
5.10 Heritage	Consider Objectives	Complies
5.21 Flood planning	Consider Objectives	Complies
6.1 Acid Sulfate Soils	Consider Objectives	N/A
6.2 Earthworks	Consider Objectives	Complies
6.4 Development on Sloping Land	Consider Objectives	Complies
6.5 Coastline Hazards	Consider Objectives	N/A



2.4 Warringah Development Control Plan 2011

Part B Built Form Controls

B1 Wall Heights

Objectives

- 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.

RESPONSE

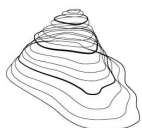
The proposed rear extension of the alterations and additions will result in an increase in overall height and wall height compared to the existing rear facade. The proposed maximum wall height of 5.702m remains significantly below the 7.2m maximum identified under Clause B1 of the DCP.

Furthermore, the proposed external additions are generally limited to the rear of the existing dwelling and will not be readily apparent from the street frontage and will not result in unreasonable visual impact to adjoining properties.

B2 Number of Storeys

Objectives

- 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.



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- *To complement the height of buildings control in the LEP with a number of storeys control.*

RESPONSE

The proposed alterations and additions will not result in any changes to the existing number of storeys of the residential dwelling, remaining single storey in nature. The proposed development remains compliant with the Objectives of this clause.

B3 Side Boundary Envelope

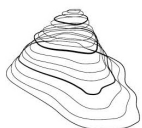
Objectives

- *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.*

RESPONSE

I note that the proposed alterations and additions maintain the existing side boundary setbacks, remains single storey in nature and provides a maximum building height of only 5.883m. The proposed development is considered to achieve the relevant Objectives of the clause, noting the following;

- The proposed works are generally limited to the rear of the existing dwelling and will not be readily apparent from the street frontage. Furthermore, the conservative nature of the proposed alterations and additions ensure that the proposed development does not become visually dominant by virtue of its height and bulk.
- The single storey nature of the proposed development, with a maximum building height of only 5.883m ensures no unreasonable overshadowing impact to adjoining properties. Furthermore, the proposed alterations and additions will not result in unreasonable privacy impacts to adjoining properties, noting that proposed windows replace existing windows and that the western façade of the rear extension does not incorporate any windows (aside from the highlight windows in the roof form). I note that privacy screening is also proposed along the western edge of the rear deck to improve existing levels of privacy to the adjoining owner.



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- The proposed development is considered to respond sensitively to the subject site due to the lack of excavation and earthworks required to accommodate the proposed design. The existing natural topography of the subject site is generally maintained.

B5 Side Boundary Setbacks

Objectives

- *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.*

RESPONSE

The proposed alterations and additions do not result in any changes to the existing side boundary setbacks of the residential dwelling and remain significantly in excess of the 0.9m requirement.

The proposed alterations and additions comply with the numerical requirements and objectives of this clause.

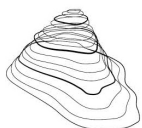
B7 Front Boundary Setbacks

Objectives

- *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.*

RESPONSE

The proposed development does not result in any changes to the existing front boundary setback and remains consistent with the Objectives of this clause.



B9 Rear Boundary Setbacks

Objectives

- *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.*

RESPONSE

The proposed alterations and additions will reduce the existing rear setback of the dwelling due to the rear extension of 1.578m, however, will still provide a rear boundary significantly in excess of Council's requirements of 6m by providing a rear setback of 10.433m. Furthermore, I note that the proposed rear addition is located over an existing deck.

The proposed alterations to the rear deck maintains the rear setback of the existing deck at 5.983m.

The proposed spa is to be located over an existing slab which is to be demolished and will be setback further from the rear boundary than the existing structure. I note that within this additional setback area, the proposed development will include substantial native plantings as advised by Integrated Ecosystems.

The proposed alterations and additions achieve the numerical requirements and objectives of this clause.

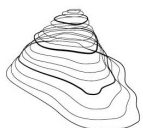
Part C – Siting Factors

C2 Traffic, Access and Safety

Objectives

To minimise:

- a) traffic hazards;*



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- b) *vehicles queuing on public roads*
- c) *the number of vehicle crossings in a street;*
- d) *traffic, pedestrian and cyclist conflict;*
- e) *interference with public transport facilities; and*
- f) *the loss of “on street” kerbside parking.*

RESPONSE

The proposed alterations and additions will provide an improvement in internal amenity and access to private open space areas within the subject site, however, there are no changes proposed to the existing traffic and pedestrian access to the residential dwelling.

C3 Parking Facilities

Objectives

- *To provide adequate off street carparking.*
- *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.*

RESPONSE

The proposed alterations and additions will not result in any changes to the carparking space available on-site.

C4 Stormwater

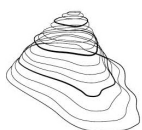
Objectives

Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland;

To minimise the risk to public health and safety;

To reduce the risk to life and property from any flooding and groundwater damage;

Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change.



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Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle

Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources

To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.

RESPONSE

I note that the proposed alterations and additions are located over existing hard surface area and will result in a very minor increase in Landscaped Area. The proposed roof form will be connected to the existing stormwater system through new down pipes and is considered to comply with the objectives of this clause.

C7 Excavation and Landfill

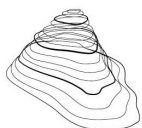
Objectives

- 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.*

RESPONSE

The proposed alterations and additions require minor excavation works for the structural elements of the proposed rear addition and the demolition of the existing concrete slab adjoining the rear boundary, to be replaced by a deck on pier system.

Due to the very minor nature of the earthworks proposed, it is not considered likely that the proposed development will result in any breaches of the above Objectives.



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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.

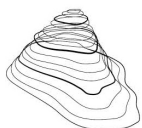
RESPONSE

The demolition and construction relating to the proposed alterations and additions will be carried out in accordance with the requirements and objectives of this clause.

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.



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- *To minimise any adverse environmental impacts associated with the storage and collection of waste.*
- *To discourage illegal dumping.*

RESPONSE

A Waste Management Plan has been prepared and accompanies this DA ensuring compliance with the requirements and objectives of this clause are maintained.

D1 Landscaped Open Space and Bushland Setting

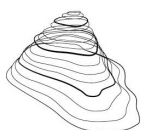
Objectives

- *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.*

RESPONSE

The proposed alterations and additions are generally located over existing hard surface areas and will result in an improvement in the quality and quantity of Landscaped Area. The subject site currently has a Landscaped Area of 167.31m² (30%), noting that the numerical requirement under the DCP is 40%. The proposed alterations will increase the Landscaped Area to 177m² (31.8%).

The proposed design ensures that a significant level of native plantings are to be introduced adjoining the public reserve/riparian corridor, located at the rear boundary as advised by Integrated Ecosystems. Furthermore, the proposed



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development does not incorporate the removal of any significant trees and vegetation and results in an improvement in Landscaped Area.

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.*

RESPONSE

The proposed development will provide a greater level of private open space than the numerical requirements outlined in this clause. Furthermore, the objectives of the clause are achieved, ensuring that the proposed alterations and additions result in an improvement in functional areas that are directly accessible from living areas of the dwelling.

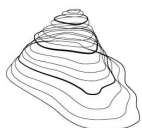
D3 Noise

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.*

RESPONSE

It is not considered that the acoustic privacy of adjoining dwellings or the proposed development will be adversely affected by residential noise generated by the proposal. All plant and equipment boxes shall be visually and acoustically treated to ensure minimal impact on surrounding new and existing development.



D6 Access to Sunlight

Objectives

- *To ensure that reasonable access to sunlight is maintained.*
- *To encourage innovative design solutions to improve the urban environment and public open space.*
- *To promote passive solar design and the use of solar energy.*

RESPONSE

Noting that the proposed development remains single storey in nature, the proposed alterations and additions will not result in any unreasonable overshadowing to adjoining properties. I note that the proposed development remains compliant with requirements for access to sunlight for both the subject dwelling and adjoining properties.

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.*

RESPONSE

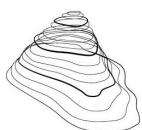
The single storey nature of the proposed development, with a maximum building height of only 5.883m ensures no unreasonable view loss from adjoining properties.

The proposed development complies with the objectives of this clause.

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.*



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RESPONSE

The proposed alterations and additions will not result in unreasonable privacy impacts to adjoining properties, noting that proposed windows replace existing windows and that the western façade of the rear extension does not incorporate any windows (aside from the highlight windows in the roof form). I note that privacy screening is also proposed along the western edge of the rear deck to improve existing levels of privacy to the adjoining owner.

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.*

RESPONSE

I note that aside from the proposed rear extension of 1.578m with the new roof form over, the remainder of the alterations and additions maintain the existing building envelope. As previously highlighted, the single storey nature of the development which maintains existing side boundary setbacks in excess of the 0.9m requirement and proposes a maximum building height of only 5.883m ensure a reasonable building bulk is maintained.

The proposed alterations and additions minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

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.*



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RESPONSE

The proposed alterations and additions are of a colour and material to remain in keeping with the existing dwelling which remain sympathetic to the surrounding natural and built environment.

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.*

RESPONSE

The proposed development provides an appropriate roof form and complements the existing roof form over the dwelling to be retained and the local skyline ensuring compliance with both the objectives and controls of this clause.

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.*

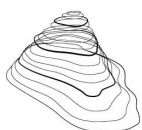
RESPONSE

The proposed alterations and additions will not result in any unreasonable glare or reflection ensuring compliance with this clause.

D13 Front Fences and Front 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.*



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RESPONSE

No front fences or walls are proposed.

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.*

RESPONSE

The subject site is serviced by existing site facilities and complies with the objectives of this clause.

D15 Side and Rear Fences

Objectives

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

RESPONSE

No new side or rear fencing is proposed.

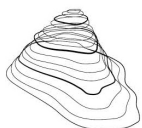
D16 Swimming Pools and Spa Pools

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.*

RESPONSE

The proposed spa has been designed in accordance with relevant Australian Standards and in keeping with Council's controls. The proposed spa is located over existing hard surface area and will not result in unreasonable amenity impacts to adjoining properties, the natural environment or the streetscape.



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Proposed spa plant and equipment will be contained within an acoustically treated enclosure.

D18 Accessibility and Adaptability

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.*
- *To provide a reasonable proportion of residential units that should be designed to be adaptable and easily modified to promote 'ageing in place' and for people with disabilities.*

RESPONSE

The proposed alterations and additions remain consistent with the objectives of this clause.

D20 Safety and Security

Objectives

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

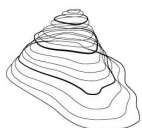
RESPONSE

The proposed alterations and additions retain the safety and security for occupants of the subject site, whilst ensuring no unreasonable impact on adjoining properties.

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.*



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RESPONSE

The subject site is provided with existing utility services and complies with the objectives of this clause.

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.*

RESPONSE

The DA is accompanied by a BASIX Certificate confirming that the proposed alterations and additions achieve compliance with required energy and water conservation.

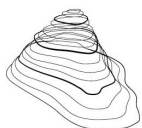
E1 Preservation of Trees or Bushland Vegetation

Objectives

- *To protect and enhance the urban forest of the Northern Beaches.*
- *To effectively manage the risks that come with an established urban forest through professional management of trees.*
- *To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.*
- *To protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities.*
- *To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term.*
- *To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.*

RESPONSE

The proposed design ensures that a significant level of native plantings are to be introduced adjoining the public reserve/riparian corridor, located at the rear boundary as advised by Integrated Ecosystems. Furthermore, the proposed development does not incorporate the removal of any significant trees and vegetation and results in an improvement in Landscaped Area.



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.

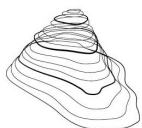
RESPONSE

The proposed alterations and additions do not require the removal of or impact any prescribed vegetation.

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.



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- *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.*

RESPONSE

The proposed alterations and additions do not require the removal of or impact any threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat.

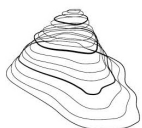
E4 Wildlife Corridors

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.*

RESPONSE

The proposed alterations and additions do not impact any identified wildlife corridors.



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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 local plant and animal communities to survive in the long term.
- To maintain the amount, local occurrence and diversity of native vegetation in the area

RESPONSE

The proposed alterations and additions do not require the removal of any native vegetation.

E6 Retaining unique environmental features

Objectives

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

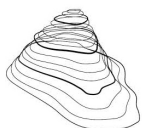
RESPONSE

The proposed alterations and additions do not impact any unique environmental features.

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.

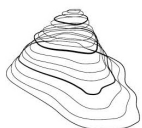


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RESPONSE

The proposed alterations and additions require minor excavation works for the structural elements of the proposed rear addition and the demolition of the existing concrete slab adjoining the rear boundary, to be replaced by a deck on pier system.

Due to the very minor nature of the earthworks proposed, it is not considered likely that the proposed development will result in any breaches of the above Objectives.



3. SECTION 4.15 ASSESSMENT

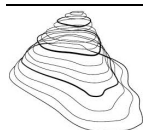
Assessment of the current DA requires consideration under the provisions of Section 4.15 of the Environmental Planning and Assessment Act in terms of the merits of the proposal.

Previous sections of this SEE have addressed relevant matters to be considered under Section 4.15, in particular the relevant environmental Planning Instruments and Development Control Plan.

The following additional comments are provided for assessment: -

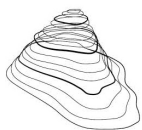
Table 3.1: Section 4.15 Summary

Impact on the Natural Environment	
Matter	Potential Impact?
Acid Sulfate Soils	The proposed development is not located on acid sulfate land.
Flooding	The site is not identified as flood prone land.
Bushfire	The site is mapped as bushfire prone land and construction will occur in accordance with the relevant BAL Rating as identified in the Bushfire Risk Assessment Certificate prepared by Sydney Bushfire Consultants.
Drainage	This matter has been addressed within the SEE and will result in an improvement to the current situation.
Flora & Fauna	The development does not require the removal of any trees or significant vegetation.
Impact on the Built Environment	
Matter	Potential Impact?
Aboriginal Cultural Heritage	A search of the AHIMS concludes that there are no known records of Aboriginal sites or places within the immediate vicinity of the subject site. Based on the disturbed nature of the site, and having regard to the considerations in the Code, it is considered that the presence of artefacts and or sites of Aboriginal heritage value would be highly unlikely.
Environmental Heritage	The site does not contain any known items of environmental heritage.
Traffic	Traffic generation will not be increased and will be easily accommodated within the existing road network.



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Scenic qualities	The proposed development is consistent with the current and future character of the locality as expressed within the provisions of LEP 2011 and DCP 2011. For the reasons outlined in this SEE, I consider that the proposed development will not have an adverse impact on the scenic qualities of the area.
Compatibility with adjacent land uses	The proposed alterations and additions are compatible with adjoining residential dwellings.
Height, Bulk and Scale	The proposed height, bulk and scale are eminently reasonable for the reasons outlined in this SEE.
Overshadowing	Please refer to previous comments in relation to Overshadowing Impact.
Overlooking	Please refer to previous comments in relation to Overlooking Impact.
Acoustic	Please refer to previous comments in relation to Acoustic Impact.
Views and vistas	For the reasons outlined in this SEE, the proposed development will not have an adverse impact on views and vistas from private properties or the public domain.
Site design	The site design has been configured to ensure that no unreasonable impacts will result.
Public domain	As previously noted, there will be no adverse impact on the public domain.



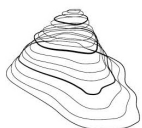
4. SUITABILITY OF THE SITE & THE PUBLIC INTEREST

The proposed development will enhance the use of the existing dwelling without unreasonable amenity impacts on adjoining lands or without representing an overdevelopment of the site.

The proposal will not result in any negative social or economic impacts.

The site is suitable to accommodate the proposed development.

Approval of the development does not raise any issues contrary to the public interest.



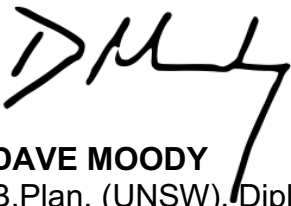
5. CONCLUSION

The proposed development involves alterations and additions to an existing residential dwelling.

The proposal is consistent with the relevant objectives of the R2 Zone and is compliant with the relevant provisions of the *Local Environmental Plan*. Furthermore, the proposal complies with the relevant Objectives and is consistent with appropriate controls contained within the *Development Control Plan*.

The proposed development will not result in unacceptable ecological impacts or amenity impacts to adjoining properties.

As stipulated previously in this report, the matters for consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* have been satisfactorily addressed demonstrating the proposed development is compatible with the surrounding environment.



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