



STATEMENT OF ENVIRONMENTAL EFFECTS REPORT

Demolition and Construction of a new part-two storey dwelling

-No. 3 Dorrigo Avenue, North Balgowlah

April 2024

CONTENTS

1.0 INTRODUCTION	3
2.0 SITE DETAILS.....	4
2.1 SITE LOCATION.....	4
2.2 SITE DESCRIPTION.....	4
2.3 SITE CONTEXT	6
3.0 PROPOSED DEVELOPMENT	7
4.0 PLANNING CONSIDERATIONS.....	10
4.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE & HAZARDS) 2021	10
4.2 STATE ENVIRONMENTAL PLANNING POLICY (BASIX) 2022.....	10
4.3 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY & CONSERVATION) 2021	10
4.4 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)	10
4.5 WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)	12
5.0 SECTION 4.15-ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979.	19
6.0 CONCLUSION	21

1.0 INTRODUCTION

Metro Planning has been engaged by G J Gardner Homes (Sydney North) to prepare a Statement of Environmental Effects Report (SEE) in support of a development application which seeks consent for the demolition of on-site structures and the construction of a new part two (2) storey dwelling at No. 3 Dorrigo Avenue, North Balgowlah.

The site is zoned R2 'Low-Density Residential' under the provisions of Warringah Local Environmental Plan 2011 (WLEP 2011) and the dwelling is permissible with consent as detailed in Section 4.4 of this report.

The proposal has been found to be fully compliant with the relevant controls of Warringah Development Control Plan 2011 (WDCP 2011) as detailed in Section 4.5 of this report.

The report is intended to assist Northern Beaches Council in its assessment of the development application and incorporates the following details:

- Description of site and context;
- Description of proposed development;
- Consideration of relevant planning considerations;
- Consideration of relevant environmental effects;

The report should be read in conjunction with the following supporting material:

- Survey Plan prepared by Survcorp Pty Ltd;
- Demolition Plan prepared by KJR Drafting;
- Architectural Plans prepared by KJR Drafting;
- Erosion & Sediment Control Plan prepared by KJR Drafting;
- BASIX Certificate prepared by Chapman Environmental Services;
- Waste Management Plan;
- Stormwater Management Plans prepared by Natasi & Associates Consulting Civil & Structural Engineers;
- Concept Landscape Plan prepared by Contour Landscape Architecture;
- Preliminary Geotechnical Report prepared by Ascent Geotechnical Consulting.

2.0 SITE DETAILS

The following details of the site's location and physical characteristics are provided to assist Council in the assessment of the development application.

2.1 Site Location

The subject land is located at 3 Dorrigo Avenue, North Balgowlah as identified in **Figure 1**.

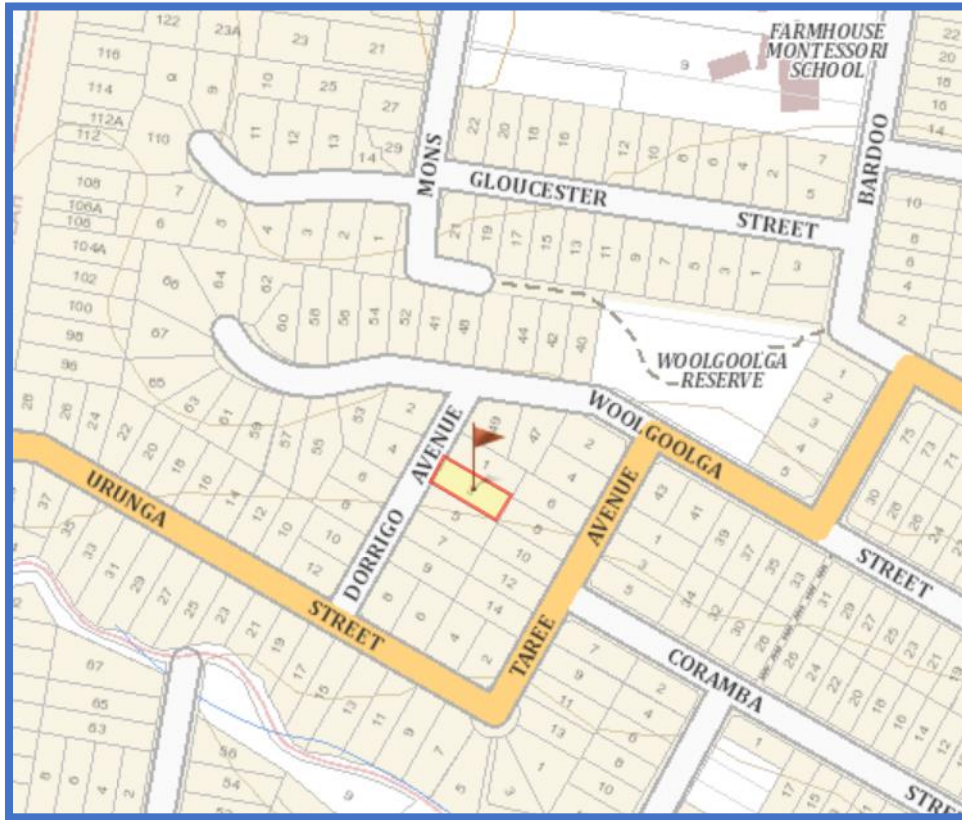


Figure 1 Site locality plan.

2.2 Site Description

The subject land is described as Lot 91 DP23447.

The site is a rectangular shaped allotment with a frontage of 15.24m to Dorrigo Avenue and a total area of approximately 603.9m². The site contains an existing single storey dwelling with a rear yard pool. The rear yard pool is to remain with the proposed application. Likewise, two (2) rear yard trees are currently existing within the rear yard of the site and are not proposed to be removed.

An electricity cable traverses the front boundary of the site connecting the existing dwelling to electrical infrastructure.

The site has a relatively steep crossfall from the northern side boundary to the southern side boundary. The cross-fall varies across the site but slopes 1.59m across the rear boundary. **Figure 2** below provides an aerial depiction of the site whilst **Figure 3** shows the site as seen from street view. **Figure 4** shows the submitted Survey Plan prepared by Survcorp Pty Ltd



Figure 2-Aerial view of site



Figure 3- View of site as seen from Dorrigo Avenue.

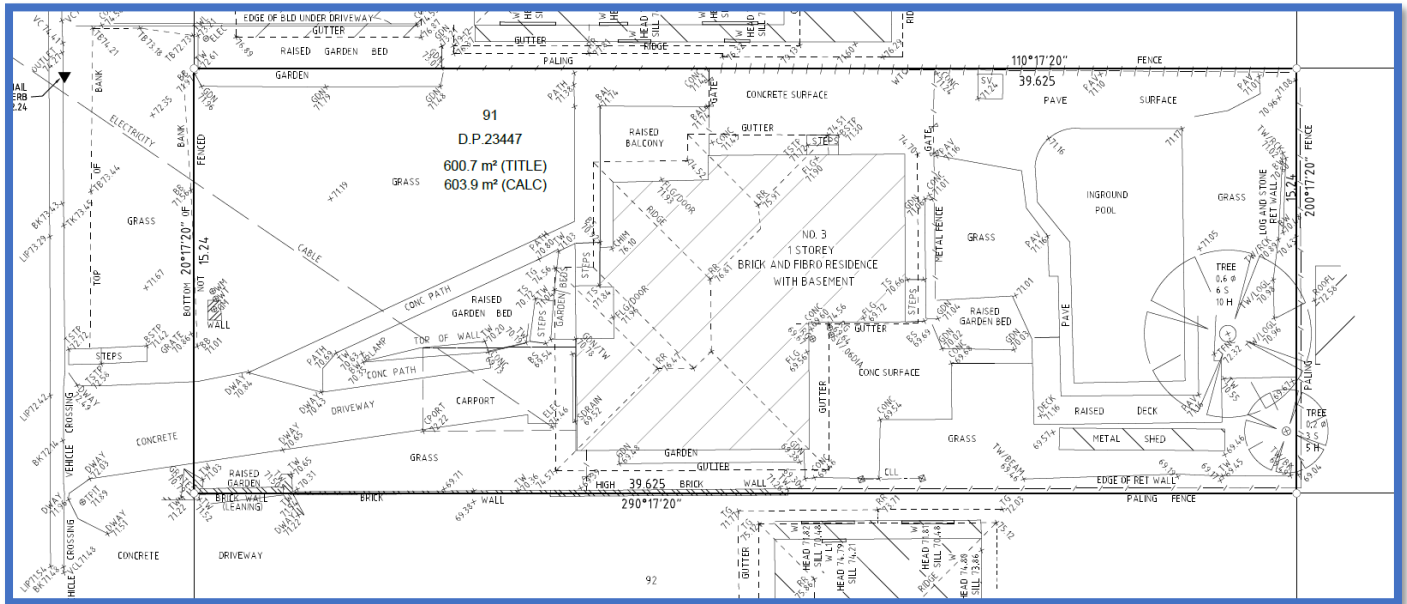


Figure 4- Existing survey of site.

2.3 Site Context

This site is located within a low-density residential area of North Balgowlah comprising a mixture of single and two storey detached dwellings on similar sized lots to the subject site.

The typical topography of Dorrig Avenue slopes downward from the north to the south, with split-style dwellings that correspond to the natural topography of the area, as is proposed with this application.

The site is located within the general vicinity of the Manly Reservoir and Middle Harbour but is not constrained by flooding or Coastal constraints.

3.0 PROPOSED DEVELOPMENT

The development application seeks consent for the demolition of on-site structures and the construction of a new part-two (2) storey dwelling with associated works, which is permissible with the consent of Council. The existing rear yard pool and trees are not proposed to be removed.

The proposal includes the following:

Demolition Works:

- Removal of driveway crossover and driveway.
- Removal of carport.
- Removal of existing weatherboard dwelling.
- Removal of concreting along side boundaries.

Lower/Ground Floor:

- Double garage.
- Front porch.
- Lounge room.
- Laundry room.
- Bedroom 5 with associated bathroom.
- Open plan dining, family, kitchen room with associated walk-in-pantry.
- Games room.
- Rear facing alfresco & rear facing patio.
- Staircase from lower ground floor to first floor.
- Staircase from lower floor to ground floor & first floor.

First Floor:

- Master bedroom (bedroom 1) with attached ensuite, walk-in-robe and street facing balcony.
- Three (3) additional bedrooms.
- WC, bathroom & linen closet.
- Rear-facing balcony.

The proposal has a maximum development height of approximately 8.5m, which complies with the maximum allowable for the subject site. It is noted that this site does not contain a floor space ratio limit, however the total FSR for the site shall be 0.47:1.

The development is sufficiently setback from the adjoining properties, with an approximate 10.174m rear setback, 6.5m front setback and side setbacks of 1.1m (north) and 2.245m (south). The new dwelling is proposed to be constructed of timber cladding walls and colorbond roofing.

The stormwater management system seeks to collect stormwater via downpipes and disperse to two (2) 4000L rainwater tanks, totalling 8000L. Further to this, the development proposes a significant On-site detention tank located within the front driveway, which is capable of holding approximately 13.16m³ of additional water. The proposed stormwater management system is considered to meet Council's requirements and will not result in significant runoff or impact to downstream neighbours.

The proposal seeks to replace the existing vehicular crossing and associated driveway. The submitted plans have provided the existing driveway grades to demonstrate that the existing driveway and associated crossover is in accordance with Australian Standards and Council requirements.

Further, the proposal seeks to retain the large rear yard tree planting, with no anticipated impact as a result of the development. Additional landscaping and deep soil area shall be provided to the site as a result of the removal of the on-site concrete paving.

Figures 5 - 8 below depict the proposal as described above.

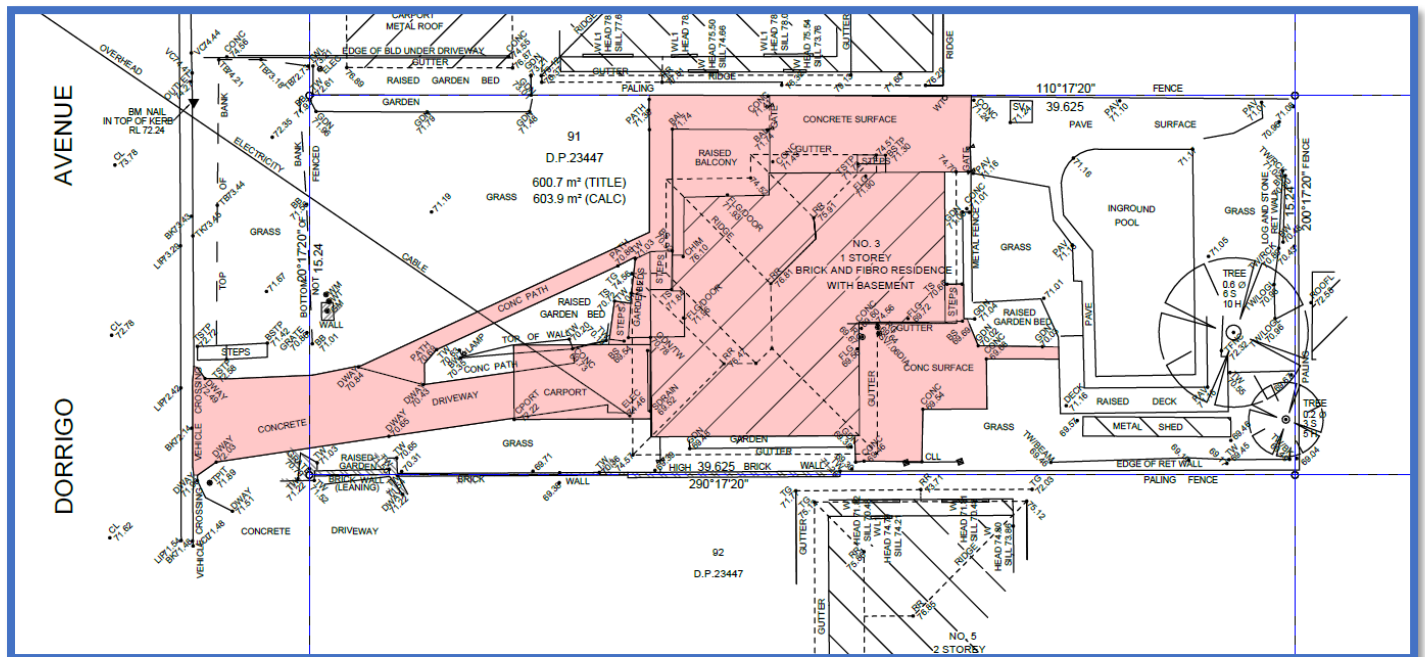


Figure 5 – Proposed demolition plan.

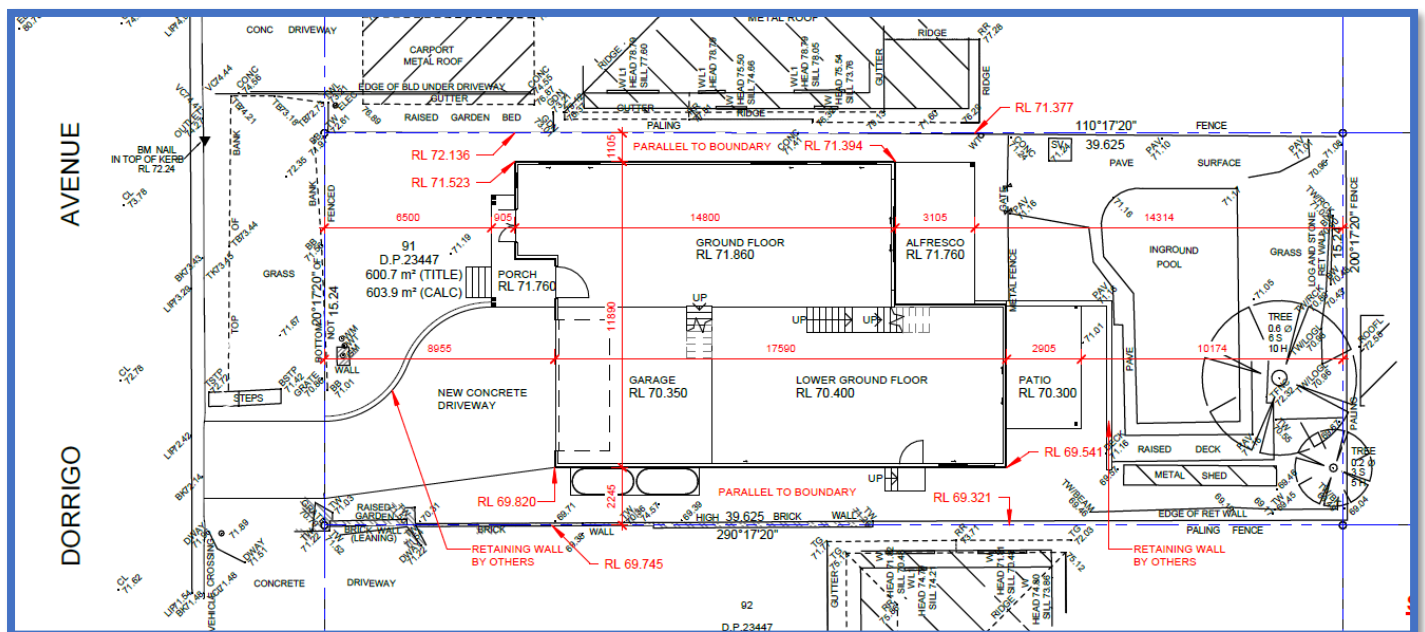


Figure 6 – Proposed site plan.

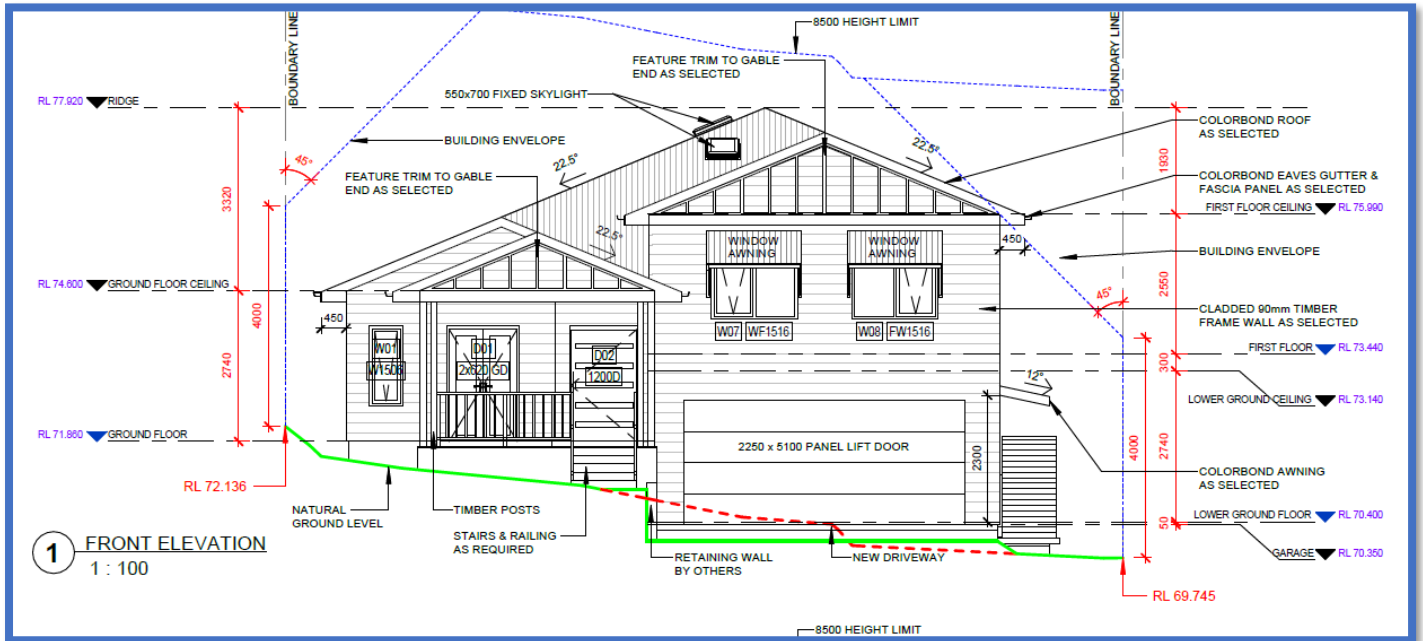


Figure 7 – View of the proposed dwelling as seen from Dorrigo Avenue.

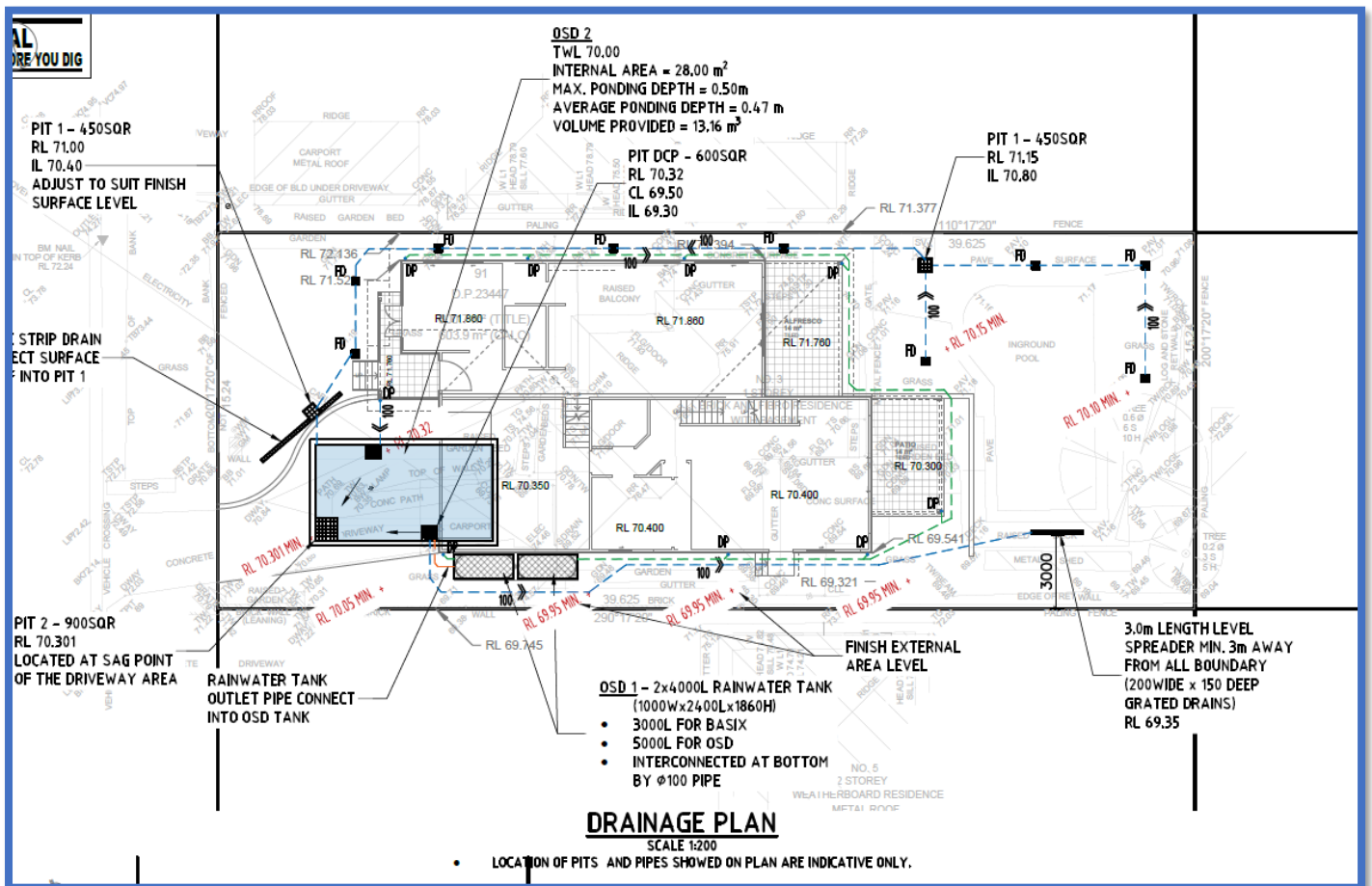


Figure 8 – Proposed stormwater management plan.

4.0 PLANNING CONSIDERATIONS

4.1 State Environmental Planning Policy (Resilience & Hazards) 2021 – Chapter 4: Remediation of land

The proposal is also subject to assessment under Chapter 4 of the Resilience and Hazards SEPP. A consent authority is unable to grant development consent unless it has considered whether the land is contaminated and, if so, whether the consent authority is satisfied that the land is suitable in its contaminated state or can be remediated to be made suitable for the purposes for which the development is proposed to be carried out.

The site displays no evidence of contamination and there is no reason to suspect contamination of the site from hazardous materials. It is therefore considered suitable for its continued residential use. On this basis, the proposal is consistent with relevant objectives and matters for consideration under the above SEPP.

4.2 State Environmental Planning Policy (Building Sustainability Index – BASIX) 2022

A BASIX Certificate is submitted with the development application. The BASIX Certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal.

4.3 State Environmental Planning Policy (Biodiversity & Conservation) 2021 – Chapter 2: Vegetation in Non-Rural Areas

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

There is no allocated trees or other vegetation of noted biodiversity on-site. The proposal does not seek the removal of the large rear yard tree, nor does it seek the removal of any Council street trees. As such, the proposal is considered satisfactory with the above SEPP.

4.4 Warringah Local Environmental Plan 2011 (WLEP 2011)

The subject land is zoned R2 Low Density Residential under the provisions of Warringah LEP 2011 and the proposal is permissible with the consent of Council. An assessment of the proposal with the relevant clauses of WLEP 2011 is addressed below in **Table 2**.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011		
Clause	Comment	Compliance
1.0-PRELIMINARY		
1.2 Aims of Plan	Proposal consistent with aims of the plan.	Yes
2.0-PERMITTED OR PROHIBITED DEVELOPMENT		
2.1 Land use Zones	The site is zoned R2 Low Density Residential.	Yes

2.3 Zone Objectives R2 Low Density Residential zone	The proposal represents a dwelling which is a permissible use that is consistent with the objectives of the R2 Low Density Residential zone. It is considered that the proposed development achieves these objectives by: <i>-Ensuring the proposal compliments the existing streetscape and the existing surrounding properties.</i> <i>-Retaining the existing amenity to the surrounding residences.</i> <i>-Providing a development that is compatible in terms of bulk, scale and height to surrounding properties.</i>	Yes
2.7 Demolition requires consent	Consent sought for demolition of existing dwelling and structures on site.	Yes
4.0-PRINCIPAL DEVELOPMENT STANDARDS		
4.3 Height of Buildings 8.5m	8.5m	Yes
4.4 Floor Space Ratio	Site not mapped with an FSR requirement. FSR is approximately 0.45:1.	N/A
5.0-MISCELLANEOUS PROVISIONS		
5.10 Heritage Conservation	The site does not contain any European heritage items and not in the vicinity of surrounding heritage items or in a heritage conservation area.	Yes
5.11 Bushfire hazard reduction	The site is not listed as bush fire prone.	Yes
5.21 Flood planning	The site is not mapped as flood prone land.	Yes
6.0-ADDITIONAL LOCAL PROVISIONS		
6.1 Acid Sulfate Soils	The site is not mapped with high acid sulfate soils.	Yes
6.2 Earthworks	The development proposes excavation to a depth of approximately 977mm (as shown on rear elevation) as a result of the natural descending topography of the site. It is considered that the earthworks be considered acceptable as it meets the following objectives: <i>(a) the development will not result in the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</i> <i>(b) the development will not negatively impact the likely future use or redevelopment of the land,</i> <i>(d) the development will not result significantly impact the existing and likely amenity of adjoining properties,</i> <i>(e) the resulting soil will be disposed of as per Council recommendations and Australian Regulations,</i> <i>(f) the development will not disturb any heritage relics,</i> <i>(g) the development will not adversely impact on any watercourse, drinking water catchment or environmentally sensitive area.</i>	Yes

6.4 Development on sloping land	<p>The site is mapped with Area B - Flanking Slopes 5 to 25. Accordingly, the proposal is supported by a Preliminary Geotechnical Report prepared by Ascent Geotechnical Consulting.</p> <p>The development is considered satisfactory as it will not result in any significant detrimental impact to stormwater discharge, nor will it affect the existing subsurface flow conditions.</p>	Yes
6.5 Coastline hazards	The site is not mapped in an area of coastline hazard.	Yes

Table 1-Warringah LEP 2011

4.5 Warringah Development Control Plan 2011 (WDCP 2011).

The proposed dwelling has been designed in accordance with Warringah Development Control Plan 2011 (WDCP 2011). A compliance table of relevant controls under Warringah DCP 2011 is contained in **Table 2** below.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011			
CONTROLS	REQUIRED	PROVIDED	COMPLIANCE
PART B –BUILT FORM CONTROLS			
B1 Wall Heights	7.2m	6.24m	Yes
B2 No of Stories	N/A	N/A	N/A
B3 Side Boundary envelope	Building envelope 45 degrees from 4m. Eaves up to 675mm are an allowable encroachment.	The proposed first floor does not have significant encroachments into the building envelope zone, as demonstrated on the elevational plans. The encroachments relate to the first floor eaves, which do not exceed 675mm.	Yes
B4 Site Coverage	33.3% - the total building footprint(s) must not cover more than 33.3% of the site area	Not applicable to the site.	N/A
B5 Side Boundary setbacks	0.9m	Northern = 1.105m Southern = 2.245m	Yes Yes
B6 Merit assessment of side boundary setbacks	N/A	N/A	N/A
B7 Front Boundary setbacks	Primary-6.5m	6.5m	Yes
B8 Merit assessment of front boundary setbacks	N/A	N/A	N/A

B9 Rear boundary setback	6.0m	10.174m (min)	Yes
B10 Merit assessment of rear setbacks	N/A	N/A	N/A
B11 Foreshore Building Setback	N/A	N/A	N/A
B12 National Parks Setback	N/A	N/A	N/A
B13 Coastal Cliffs setback	N/A	N/A	N/A
B14 Main Roads Setback	N/A	N/A	N/A
B15 Minimum floor to ceiling height	N/A	N/A	N/A
PART C-SITING FACTORS			
C2 Traffic, access & safety	Vehicle crossing to be provided in accordance with Council's vehicle crossing policy.	Vehicle crossover from Dorrigio Avenue will be provided in accordance with Council's vehicle crossing policy.	Yes
C3 Parking Facilities	Garages not to visually dominate façade. Parking to be in accordance with AS/NZS 2890.1.	Garage is sufficiently setback and will not dominate façade. Parking is in accordance with AS/NZS 2890.1.	Yes
C4 Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	The proposal is supported by a detailed stormwater design plan prepared by Nastasi & Associates which provides for all collected stormwater to discharge to associated rainwater tanks, collection pits and OSD system in accordance with Council requirements.	Yes
C6 Building over or adjacent to constructed Council drainage easements	N/A	N/A	N/A
C7 Excavation & landfill	Site stability to be maintained	The proposal seeks excavation to a depth of approximately 977mm with filling (in the form of building slab) of approximately 853mm due to the sloping nature of the site. The proposed development will result	Yes

		in all excavated materials being taken off site and disposed of as per Council conditions. The excavation will likewise not result in adverse impacts to adjoining land, nor will it create instability of land or impact any waterways.	
C8 Demolition & construction	Waste Management Plan required.	Waste Management Plan provided.	Yes
C9 Waste Management	Waste storage area to be provided.	There is sufficient area on site for waste and recycling bins behind the building line.	Yes
PART D-DESIGN			
D1 Landscaped open space & bushland	Minimum 40% landscaped area required.	Proposal provides for a landscaped area totalling 241m ² which results in a 40% landscaped area.	Yes
D2-Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Proposed dwelling provides for greater than 60m ² of private open space in the rear yard. The open space is directly accessible from the rear alfresco and patio.	Yes
D3 Noise	Mechanical noise is to be attenuated to maintain adjoining unit amenity. Compliance with NSW Industrial Noise Policy Requirements.	N/A	N/A
D4 Electromagnetic radiation	N/A	N/A	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 proposed dwelling will receive good solar access throughout the year. A BASIX certificate has been issued and forms part of the submission to Council.	Yes
D6 – Access to sunlight	The controls require that sunlight to at least 50% of the private open space of	The proposal will result in at least 50% of the POS of both the subject	Yes

	both the subject and adjoining properties private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	and adjoining properties receiving at least 3 hours of sunlight between 9am and 3pm on 21 June (namely 9am and 3pm).	
D7 Views	View Sharing to be maintained	The proposed dwelling will not result in any obstruction of views that surrounding properties benefit from.	Yes
D8 Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	<p>The living room areas are located towards the rear of the dwelling, with all living room windows and doors of substantial size orientated towards the rear boundary and away from adjoining premises living room windows or PPOS, where possible.</p> <p>The rear alfresco and patio are both located at their respective ground levels and are not significantly elevated to result in overlooking to adjoining properties.</p> <p>The first floor balcony is elevated above the adjoining natural ground level, however this balcony is minimal in size and will not allow for long periods of overlooking and groups of people clustering in this space. This balcony likewise is orientated towards the rear, with a setback distance of greater than 10m to the rear boundary. Thus we propose that the overlooking resulting from these external</p>	Yes

		spaces has been sufficiently minimised due to design choices.	
D9 Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	The proposal provides for a new dwelling that is compatible with the existing surrounding development. The dwelling is well articulated through the use of varied roof design and minimal bulk and scale imposed on Dorrig Avenue or the surrounding locality.	Yes
D10 Building Colours and materials	External finishes and colours sympathetic to the natural and built environment.	External finishes selected to be compatible with the existing surrounding development and the natural environment.	Yes
D11 Roofs	The LEP requires that roofs should not dominate the local skyline.	The proposal provides for a conventional pitch roof form which is compatible with the variety of roof forms in the locality.	Yes
D12 Glare & Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	The proposal will not result in unreasonable glare or reflection.	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.	No fencing is proposed.	Yes
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.	No adverse visual impacts.	Yes
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	N/A no side and rear fencing proposed	Yes

D16 Swimming Pools and Spa Pools	Pool not be located in front setback and setback from any trees.	N/A - existing pool to remain.	N/A
D17 Tennis Courts	N/A	N/A	N/A
D18 Accessibility	Safe and secure access for persons with a disability to be provided where required.	Safe and secure access for persons with a disability to be provided where required.	Yes
D19 – Site Consolidation in the R3 and IN1 Zone	N/A	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 dwelling will provide a good outlook of dwelling approach and street.	Yes
D21 – Provision and Location of Utility Services	Utility services to be provided.	Existing facilities on site.	Yes
D22 – Conservation of Energy and Water	A BASIX Certificate is required.	Basix Certificate submitted.	Yes
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 or potentially hazardous road features or traffic control devices.	N/A	N/A
E1 Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Proposal does not require the removal of any significant vegetation or trees.	Yes
E3 Threatened species, populations, ecological communities	Not identified on map.	N/A	N/A
E4 – Wildlife Corridors	Not identified on map.	N/A	N/A
E5 – Native Vegetation	Not identified on map.	N/A	N/A
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained.	There are no distinctive environmental features on site.	Yes
E7 Development on land adjoining public open space	No adjoining open space.	N/A	N/A

E8 Waterways and Riparian Lands	N/A	N/A	N/A
E9 – Coastline Hazard	Not identified on map.	N/A	N/A
E10 Landslip Risk	Identified as landslip B.	The proposal is supported by a Preliminary Geotechnical Report prepared by Ascent Geotechnical Consulting. The development is considered satisfactory as it will not result in any significant detrimental impact to stormwater discharge, nor will it effect the existing subsurface flow conditions. Other nearby developments within B areas have been approved and developed as per what is being proposed.	Yes
E11 Flood Prone Land	Site is not affected by Flooding	N/A	N/A

Table 2-Warringah DCP 2011

5.0 SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

(a)(i) – The Provisions of any Environmental Planning Instrument

Statutory assessment of the proposal has been previously addressed in Section 4.0. The site is zoned R2 Low Density Residential under Warringah Local Environmental Plan 2011 and the proposal is permissible with development consent.

The proposal is also consistent with relevant State Environmental Planning Policies.

(a)(ii) Any proposed Draft Environmental Planning Instrument subject of public consultation

There are no applicable Draft Planning instruments subject to public consultation.

(a)(iii) – The Provisions of any Development Control Plan

As discussed earlier in the report, the site is subject to assessment under Warringah Development Control Plan 2011 and fully complies with relevant objectives and controls.

(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The proposal is consistent with relevant Regulations.

(a)(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979)

The proposal is not inconsistent with any coastal zone management plan.

(b) – The likely impacts of that Development

It is considered that the development will provide for a new dwelling without any detrimental impact on the environment, social and economic status of the locality.

- **Context and Setting.** This site is located within a low-density residentially occupied area of North Balgowlah. The surrounding area comprises low-density residential dwellings that respond to the natural site constraints of the locality. The typical pattern within the locality is one of square-shaped allotments and split-style dwellings that step down into the topography. On this basis, the proposed dwelling is not out of context with the existing and envisaged low density character of the surrounding area.
- **Overshadowing.** The proposed dwelling will comply with Council's requirements for daylight and sunlight access between 9am and 3pm on 21 June, to both the subject and adjoining properties rear private open space.
- **Visual and Acoustic Privacy.** The proposal will not cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties. The development is provided with appropriate boundary setbacks with ample separation to living areas of surrounding properties and also raised sill heights of windows thereby maintaining existing levels of acoustic and visual privacy.

The first floor balcony is orientated towards the rear setback and is minimal in size and therefore is unlikely to contain long standing furniture for periods of overlooking.

- **Building Bulk and Scale.** The proposed dwelling is compatible with surrounding low-density development in regard to bulk and scale and will make a positive contribution to the Dorrigo Avenue streetscape. The dwelling's visual bulk and architectural scale is consistent with other dwellings on nearby properties & does not visually dominate the street. The development is well articulated through the use of front and side setbacks, façade design and material selection.
- **Vehicular access.** The newly proposed vehicular crossover from Dorrigo Avenue to the dwelling will be built to Council's specifications and Australian Standards.
- **Car Parking.** The proposed new double garage is compliant with both Council's specifications and Australian Standards.
- **Social & Economic Impacts.** The social and economic impacts of the development are a positive outcome for the local area with respect to facilitating additional housing supply.
- **Stormwater management.** Stormwater is proposed to drain to the two (2) rainwater tanks, driveway OSD system and then disperse into Council's collection system in accordance with Council requirements as previously addressed in this report.
- **Sediment and erosion controls.** Appropriate soil erosion and sediment mitigation controls in accordance with Council requirements will be implemented at the construction stage to ensure no adverse impacts upon the natural environment.
- **Utility Services.** Electricity, sewer, water and telecommunication services will be provided to the development. These services will be designed to cater for the demand of the proposed development in accordance with the relevant service provider requirements.

(c) – Suitability of the Site for Development

The site is of a suitable size and configuration to accommodate the proposed works. The subject site is zoned R2 Low Density Residential and the new dwelling is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development. On this basis, the site is considered suitable for the proposed development.

(d) – Any submissions made in accordance with this Act or Regulations.

Any submissions received will be considered by Council.

(e) – Public Interest

The proposal will provide for housing needs of the community within a low density residential environment and is in the public interest.

6.0 CONCLUSION

The subject land is zoned R2 Low Density Residential and the proposal is consistent with the relevant controls of the WLEP 2011.

The proposal is consistent with relevant matters for consideration under Warringah Development Control Plan 2011, as addressed earlier in this report.

The application before the Council provides no unreasonable impacts to adjoining and adjacent residential properties. The development is in keeping with the envisaged low density residential character of the locality and no adverse amenity or environmental impacts are foreseen.

The proposal is assessed as being satisfactory, having regard to the matters for consideration contained within Section 4.15 of the EP&A Act 1979.

Accordingly, it is recommended that Council support the proposal and grant development consent subject to conditions of consent.