

**STATEMENT OF  
ENVIRONMENTAL EFFECTS**  
**Demolition of existing site structures and  
Torrens Title Subdivision of 1 Lot into 2  
Lots**  
**17 Playfair Road**  
**NORTH CURL CURL**

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# Statement of Environmental Effects

## **Demolition and Torrens Title Subdivision**

**Lot 24 in DP 13900, No. 17 Playfair Road, North Curl Curl**

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### APPENDIX 1 - PLAN OF PROPOSED SUBDIVISION

# 1 Introduction

This report has been prepared in support of a Development Application proposing the demolition of the existing site structures and the Torrens Title subdivision of the existing allotment to create 2 Lots. Each proposed allotment has frontage to Playfair Road consistent with the subdivision and built form character of established development.

The land is constrained in terms of potential flood impact which has been discussed at length with Council via a series of formal and in formal pre-lodgement discussions. Detailed flood modelling has been prepared and accompanies this application demonstrating that the existing stormwater pipe which cuts across the site can be relocated without adverse drainage or downstream flooding impacts. The relocation of the stormwater infrastructure and associated easement will facilitate the development of both proposed Lots which are of a size and dimension capable of accommodating compliant dwelling houses subject to future development consent.

The proposal presents an opportunity to provide additional housing in a highly sought after location, where there is high amenity, within close proximity to services, transport, and open space. All the while, without adversely impacting the established residential amenity.

The application is accompanied by a site survey, draft plan of subdivision, detailed stormwater management plans, flood impact assessment, demolition plan, waste management plan and an arborist report. Architectural plans have also been prepared to demonstrate the ability of the lots to accommodate new dwellings however approval for the construction of the dwellings is not sought with this application. This statement demonstrates that the subdivision is permissible and consistent with the planning controls, subject to the consideration of a variation to the minimum subdivision lot width (clause C1 of the DCP).

This report is a Statement of Environmental Effects (SoEE), pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979. The proposal has been considered under the relevant provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979. The proposal is acceptable and should be approved because:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed land subdivision is compatible with the desired future character of the locality.
- The proposed land subdivision will have a satisfactory impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements with future dwelling houses able to be designed to be free from flooding hazard.
- The relocation of the stormwater infrastructure and creation of an associated easement will facilitate the development of both proposed Lots which are of a size and dimension capable of accommodating compliant dwelling houses subject to future development consent. Overall, it is considered that the proposed development is satisfactory and the development application may be approved by Council.

## INTRODUCTION

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The following documents are relied upon for the purpose of this application:

Description	Doc No	Revision	Date	Consultant
Statement of Environmental Effects			31.1.19	BBF Planers
Detail and Level Survey	163 319 DETL-001	D	22.3.18	Veris
Proposed Subdivision of Lot 24 In DP 13900	201049	2	5.12.18	Veris
Draft Plan of Subdivision	163 319 SUBD-001	D	13.5.16	Veris
Stormwater Drainage Works Development Application (Cover Sheet, Locality Plan & Notes)	5991 8041-DA-000	2	13.12.18	Cardno
Stormwater Plan	5991 8041-DA-001	2	13.12.18	Cardno
Siteworks Plan	5991 8041-DA-002	2	13.12.18	Cardno
Erosion & Sediment Control Plan and Details	5991 8041-DA-003	2	13.12.18	Cardno
Stormwater Longitudinal Section and Details	5991 8041-DA-010	2	13.12.18	Cardno
Flood Impact Assessment	5991 8041	A	20.12.18	Cardno
Civil Infrastructure Report	5991 8041	01	11.12.18	Cardno
Cardno Estimate – Civil & Stormwater Drainage Works			26.11.18	Cardno
DRAINS computer model Playfair Road pits' loss calculations & details	USB			ACOR
Arboricultural Impact Assessment (Arborist Report)		2	26.3.18	Standfast Tree Services
Summary Stormwater Pipe Report (11 pages – dilapidated elements – extracts from CCTV survey)	SureSearch		11.1.16	
CCTV – stormwater pipe	SureSearch		11.1.16	
CCTV – sewer pipe	SureSearch		11.1.16	
Demolition Plan	Plan No. 10	B	Dec 2018	Milan Busina
Demolition and Waste Management Plan	Pages 1 to 14		11.12.18	
Structural Design Certificate and Structural Design	Pages 1 to 5		14.11.18	Nastasi & Associates Consulting Civil and Structural Engineers

## 2 Site Analysis

### 2.1 Site Description and location

The site is legally described as Lot 24, DP 13900, No. 17 Playfair Road, North Curl Curl. The site is approximately 917.2 m<sup>2</sup> in area. An aerial location/ context view is provided below at Figure 1.



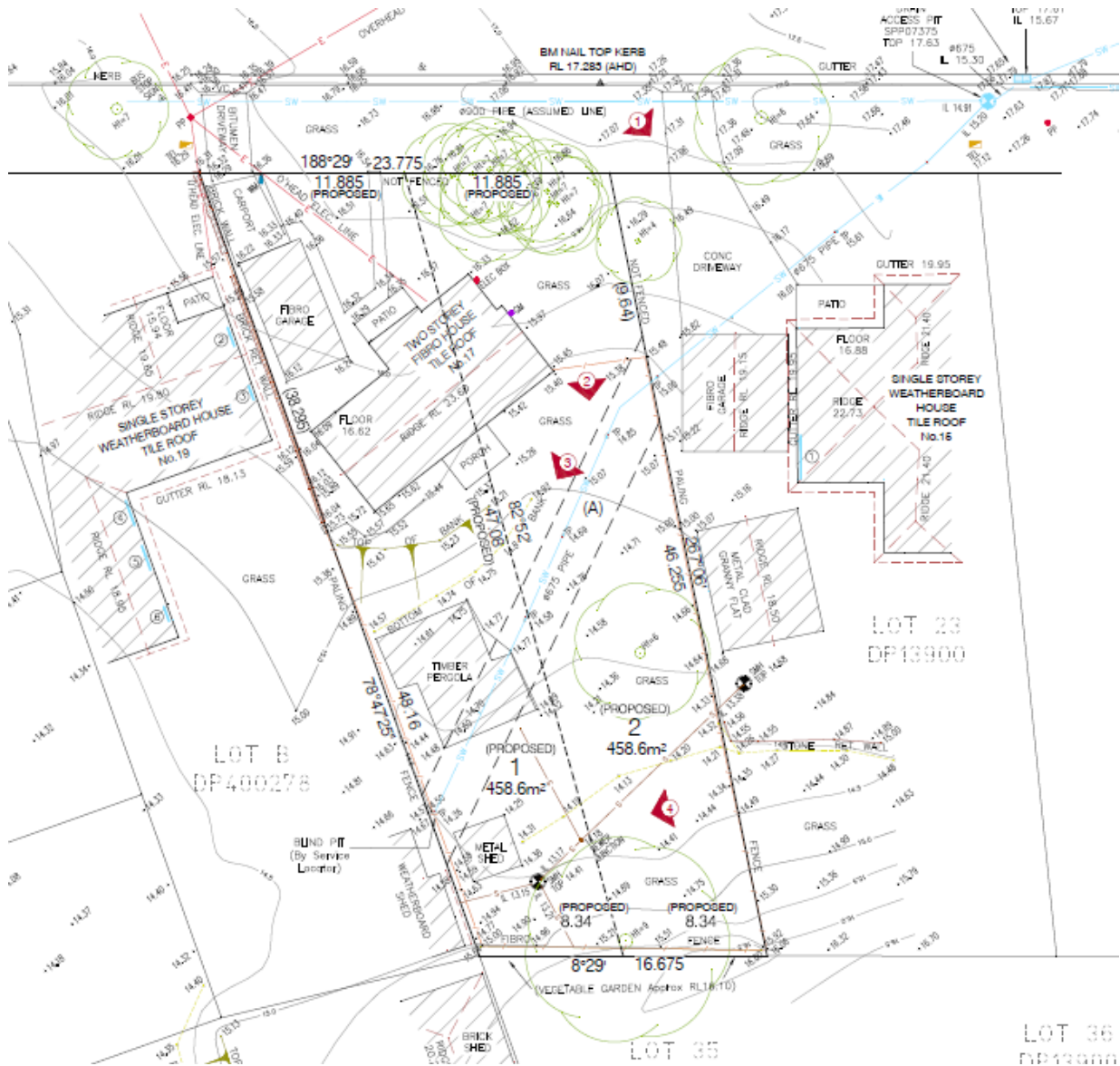
**Figure 1:** Aerial Location

### 2.2 Features of the existing development site

The key features of 'the site' include:

- The site is generally rectangular in shape with a slight tapering in towards the rear boundary.
- The site orientates east – west to Playfair Road with a 23.775m frontage and 16.675m rear boundary. The side boundaries vary from 46.255m to the north and 48.16m to the south.
- A stormwater pipe and associated 3.05 metre wide easement bisects the site and is identified on the survey extract in Figure 2 over the page.

- The allotment falls approximately 2 metres across its surface in a south easterly direction as depicted on the existing site survey in Figure 2 below.
- The Grey Gum is located on the northern portion of the site with the accompanying arborist report identifying it as being under attack from canker fungi and in a state of ongoing deterioration. This tree is recommended for removal.



**Figure 2:** Detail and Level Survey (showing existing site with subdivision allotment overlaid)

## 2.3 Zoning and key environmental considerations

- The site is zoned R2 Low Density Residential under the Warringah Local Environmental Plan 2011 as is the land surrounding the property.
- The land is not environmentally constrained in terms of key considerations like: bushfire, threatened ecology, land slip or heritage.



- The property is not mapped as being flood effected however has been identified as being subject to potential localised flooding associated with Council drainage infrastructure failure.

## 2.4 Settlement pattern and character

Notable features of the settlement pattern and character include:

- Curl Curl, North Curl Curl and Freshwater have long been recognised in Warringah's planning controls as being generally characterised with narrower residential allotments.
- This is reflected by the fact that the Warringah DCP 2011 establishes a 5 metre building envelope for these suburbs whereas the majority of land within Warringah's R2 zone has a 4m building envelope. This 5 metre building envelope control was also reflected in the previous Warringah LEP 2000. This provision reflects that these suburbs are on average characterised by narrower allotments.
- The site is generally rectangular in shape with the lot becoming narrower towards the rear.
- Two side-by-side allotments are proposed - each with frontage to Playfair Road; each 11.885 wide.
- There is a strong and established precedent for smaller and narrow allotments within close proximity to the site including the recently approved subdivision at No. 78 Carrington Parade, Curl Curl. Other smaller and narrow allotments within the same Lot size zoning include:
  - 2, 4, 6, 8 Farnell Street Curl Curl
  - 21 & 21A Foam St, Freshwater
  - 18 & 20 (or 18A) Eric St, Freshwater
  - 5 & 5A Wyuna Ave, Freshwater
  - 23 & 25 Wyuna Ave, Freshwater
  - 65 & 65A Wyuna Ave Freshwater now 355 sqm each
  - 49 & 49A Wyuna Ave Freshwater
  - 103A & 103B Oliver St, Freshwater
- The proposed 11.885m street frontage width, side-by-side allotments are in keeping with the established residential subdivision pattern and built form character of the area. Furthermore, the allotment configuration and widths proposed are compatible with the wider Curl Curl and Freshwater suburbs.



### 3 Description of Proposed Development

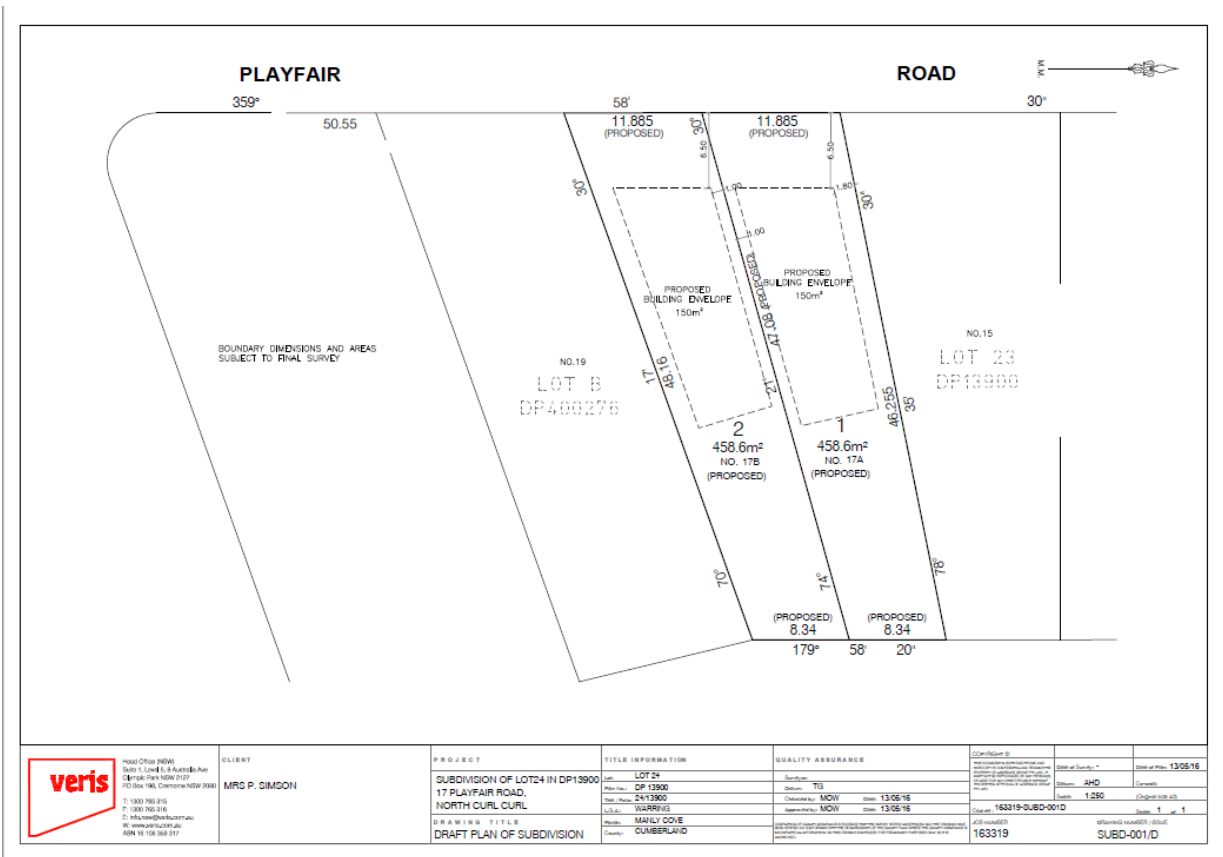
#### 3.1 Details of the proposed development

The proposal involves demolition of the existing dwelling and Torrens Title land subdivision to create two lots at the property currently known as 17 Playfair Road, North Curl Curl.

The proposed works are depicted on the following plan of subdivision by Veris. The proposed allotments will have the following characteristics:

Proposed Lot 1	
Lot area	458.6m <sup>2</sup>
Lot frontage	11.885m
Lot depth	46.255m – 47.08
Rear boundary	8.34m

Proposed Lot 2	
Lot area	458.6m <sup>2</sup>
Lot frontage	11.885m
Lot depth	47.08m – 48.16m
Rear boundary	8.34m

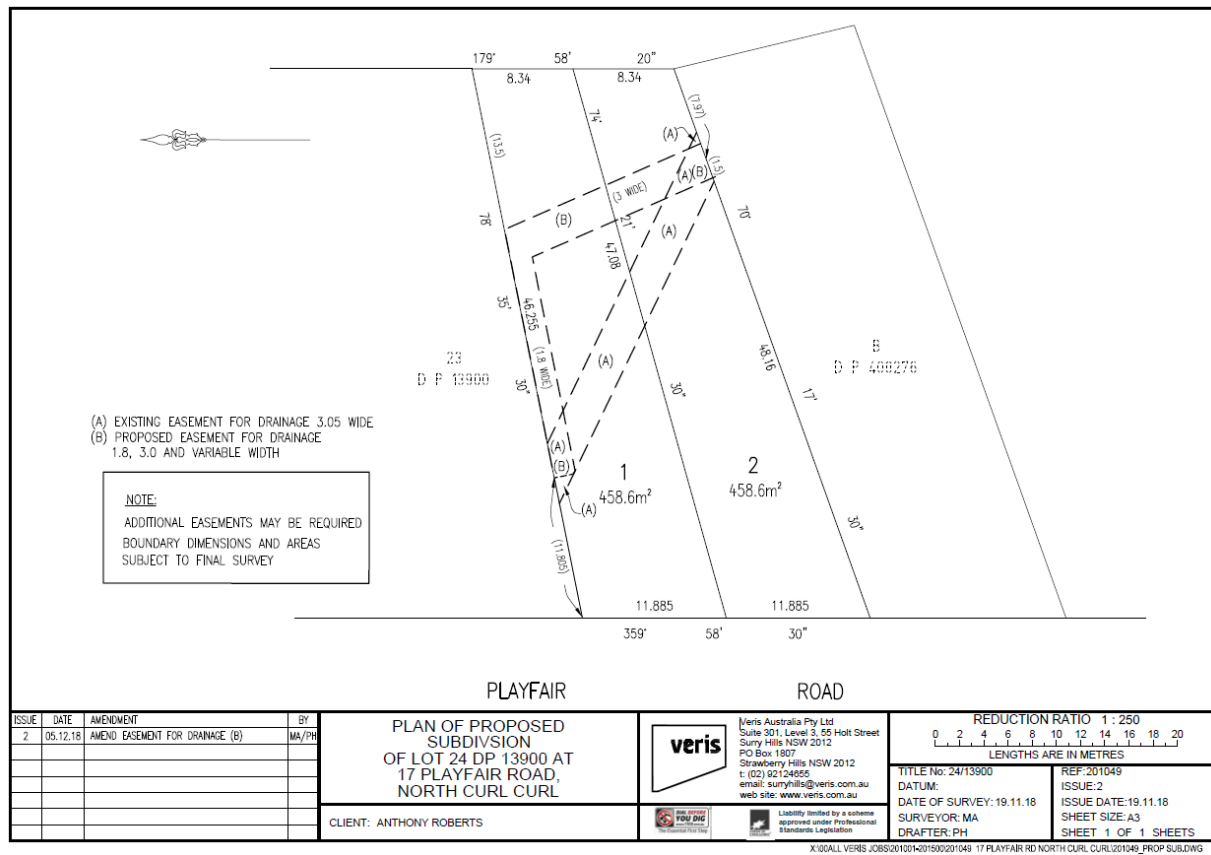


**Figure 3:** Reduced draft plan of subdivision (showing overlaid indicative dwelling footprints)

The existing Council stormwater pipe and associated easement that bisects the site will be relocated to run adjacent to the northern side boundary and then across the site behind the indicative building envelopes within which future dwelling houses will be located. The easement width adjacent the northern boundary is to be 1.8m increasing to 3m as it bisects the sites towards the rear. This is reflective of advice given during pre-lodgement meetings which indicated Council would consider a 1.8m easement adjacent to the northern boundary. The relocated stormwater easement is depicted at Figure 4 over page.

An arborist report accompanies this application which surveyed the Grey Gum located on the site. It was deemed to be in poor health and is proposed to be removed.

## DESCRIPTION OF PROPOSED DEVELOPMENT



**Figure 4:** Reduced Plan of Proposed Subdivision (showing easement modifications)

## 4 Environmental Assessment

The following sections of the report assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended.

Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

In summary, assessment of the proposal reveals the following:

- The proposed development is permissible under the Warringah LEP 2011 and satisfies the range of assessment criteria relevant to the site.
- The proposed development is capable of complying with key planning, development and built form guidelines, principally contained in the Warringah LEP and DCP 2011.
- The proposed development will not result in any unacceptable off-site impacts.
- The proposal is in the public interest.

In coming to this view, the following detailed assessment of the proposal is provided and which is based on the heads of consideration contained in Section 4.15 of the Environmental Planning and Assessment Act 1979.

### 4.1 Planning Controls Overview

The proposal has been designed with regard to the objectives and standards of the relevant planning instruments and policies that apply to the site.

Under the provisions of the Environmental Planning and Assessment Act 1979 (the Act), the key applicable planning policies are:

- Warringah Local Environmental Plan 2011
- State Environmental Planning Policy – Infrastructure
- State Environmental Planning Policy No 55 – Remediation of Land
- Warringah Development Control Plan 2011

The application of the above plans and policies is discussed in detail in the following section of this SoEE.

## 5 Environmental Planning Instruments

Two Environmental Planning Instruments are applicable to the proposal being the Warringah Local Environmental Plan 2014 and the Warringah Development Control Plan. These are each assessed below.

### 5.1 Warringah Local Environmental Plan 2011

The Warringah Local Environmental Plan 2011 is the principal local planning instrument applicable to the land. The relevant provisions of the LEP and the manner in which they relate to the site and the proposed development are assessed below.

#### 5.1.1 Zoning and permissibility

As previously noted the site is zoned R2 Low Density Residential under the Warringah Local Environmental Plan 2011 (WLEP) as is the surrounding land.

Dwelling-houses are a permissible land use with development consent in the zone. As such, the future dwellings are permissible with development consent. This report demonstrates that the development is permissible and consistent with the zone objectives.

The stated zone objectives are as follows:

- *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.*

*In response*

The proposal is consistent with the zone objectives in that:

- *It will provide for the housing needs of the community within a low density residential environment for which there is strong and growing need for additional housing located within established urban areas.*
- *The resulting allotments are capable of being developed in a manner that is within keeping of the character of the low density residential environment and within a landscaped setting.*
- *Will not result in an unreasonable or excessive overdevelopment of the site.*
- *Both resulting allotments are capable of being developed in a manner that is in harmony with the natural environment of Warringah*

#### 5.1.2 Part 4 of WLEP 2011 – Principal Development Standards

Part 4 of the WLEP contains the Principal Development Standards. The Standards of relevance to the proposal are:

- 4.1 Minimum subdivision lot size

#### *4.1 Minimum subdivision lot size*

The proposal involves the subdivision of land and therefore this clause is a key consideration in the assessment of the proposal.

The proposed subdivision is consistent with the objectives and requirements of this clause as detailed below.

The objectives of the 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,*
- i) to provide for appropriate stormwater management and sewer infrastructure.*

In response:

Pursuant to clause 4.1(3) WLEP the minimum lot size for the land is 450m<sup>2</sup>. As previously indicated the proposed allotments will both have lot sizes of 458.55m<sup>2</sup>. Accordingly, the proposed lots comply with the required minimum 450m<sup>2</sup> allotment size development standard.

The subject site has constraints with the location of the existing stormwater easement and potential localised flooding impacts. The existing dilapidated Council stormwater infrastructure and associated easement are proposed to be relocated and renewed with Council indicating that it could support the relocation as proposed on the draft plan of subdivision. Extensive flood modelling prepared by Cardno demonstrates that future dwellings constructed on the site will have no impacts on flood levels at adjacent properties and will in fact decrease flood levels to the adjacent property to the south.

In summary, the proposal entirely satisfies this Clause 4.1 of the LEP. It is consistent with the objectives and numerical standards of the control. It is compatible with the general pattern and nature of development in this location and within the vicinity of the site.

#### *Clause 4.3 Height of buildings*

Pursuant to clause 4.3 of WLEP the Height of buildings development standard establishes the building height able to be developed on the land. It sets out objectives and numerical requirements. The building height set for the land is 8.5 m above existing ground level.

Noting the characteristics of the land, particularly its modest slope and the absence of environmental constraints, the resulting allotments are capable of accommodating dwellings that meet the objectives and numerical requirements of this standard.

### 5.1.3 Part 6 of WLEP 2011 – Additional Local Provisions

Part 6 of the WLEP contains Additional Local Provisions. The provisions of relevance to the proposal are:

- Clause 6.1 Acid sulfate soils
- Clause 6.4 Development on Sloping Land

#### *Clause 6.1 Acid sulfate soils*

The land is categorised as Class 5 which is the lowest risk category. Excavation and fill is required for the relocation of the stormwater infrastructure. An erosion and sediment control plan has been prepared by Cardno and accompanies this application. The recommended controls to be in place during construction would ensure that no significant adverse impacts will occur.

#### *Clause 6.3 Flood Planning*

Pursuant to clause 6.3 of the WLEP the objectives are as follows:

- to minimise the flood risk to life and property associated with the use of land
- to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
- to avoid significant adverse impacts on flood behaviour and the environment.

Cardno have prepared a detailed flood impact assessment report and conducted modelling associated with the subject site.

Cardno reviewed the existing models from Council and, as is their understanding, while there is a Council flood model for Greendale/Curl Curl Lagoon, there is no overland flow study which covers the site. Extensive flood modelling prepared by Cardno demonstrates that future dwellings constructed on the site will have no impacts on flood levels at adjacent properties and will in fact decrease flood levels to the adjacent property to the south.

#### *Clause 6.4 Development on Sloping Land*

The site is identified as falling within Land Slip Risk Area A (slope less than 5 degrees). Given the characteristics of the land along with the nature and scale of the proposal, Council can be satisfied that the proposal will not result in any unacceptable or inappropriate risk associated with landslides in relation to both property and life.

## 5.2 State Environmental Planning Policy - Infrastructure

Clause 45 of SEPP Infrastructure requires the Consent Authority to consider any proposed development is:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists),
- immediately adjacent to an electricity substation,
- within 5m of an overhead power line

Council may elect to refer the application to the relevant energy authority to assist in demining these matters.



### 5.3 State Environmental Planning Policy No 55 – Remediation of Land

Clause 7 (1) (a) of SEPP 55 requires the Consent Authority to consider whether the subject land is contaminated and fit for its proposed use.

As land established for residential use, the site is not considered to pose any significant risk of contamination.

## 6 Development Control Plans

### 6.1 Warringah DCP 2011 – Overview

The Warringah Development Control Plan 2011 is applicable to the proposal. It contains the development controls applicable to the subdivision of land within the R2 Residential Zone.

The proposal displays compliance with the objectives and / or numerical requirements of the DCP as detailed below.

### 6.2 Warringah DCP 2011 – Provisions Assessment

The following built form controls apply to the subject development and are assessed as follows.

#### **C1 Subdivision**

The objectives of these provisions are identified as follows:

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

In response:

The allotments resulting from the proposed subdivision are each entirely capable of accommodating dwelling houses compliant with the various residential dwelling controls of the DCP and preserving an appropriate amenity to adjoining properties.

The land is not environmentally constrained in terms of key considerations like: bushfire, threatened ecology, land slip or heritage with this report confirming that future dwelling houses will be free from unmanageable flooding hazard.

The site is an uncharacteristically large allotment (for this location) of 917.2m<sup>2</sup>. Being almost flat and unconstrained in relation to key environmental sensitivities, the site is entirely suitable for the land subdivision proposed.

#### *Requirements*

- a) Minimum width: 13 metres
- b) Minimum depth: 27 metres; and
- c) Minimum building area: 150m<sup>2</sup>

In response:

Both proposed lots satisfy the depth requirements of the DCP displaying a depth of 47.08m at the centreline of the existing lot. A variation is sought to the minimum width requirement of 13 metres. The following points are noted in support of this variation.

Curl Curl and Freshwater have long been recognised in Warringah's planning controls as being generally characterised with narrower residential allotments. This is reflected by the fact that the Warringah DCP 2011 establishes a 5 metre building envelope for these suburbs whereas the majority of land within Warringah's R2 zone has a 4m building envelope. This 5 metre building envelope control was also reflected in the previous Warringah LEP 2000. This provision reflects that these suburbs are on average characterised by narrower allotments.

Two side-by-side allotments are proposed, each with frontage to Playfair Road and each 11.885m wide. The allotment width narrows slightly to the rear boundary where each allotment has a width of 8.34m. The proposed width and side-by-side nature of the allotments are in keeping with the established residential allotment character of the location and avoid a less desirable battle-axe configuration. Furthermore, the allotment configuration and widths proposed are compatible with the wider Curl Curl and Freshwater suburbs.

Further, in support to the above variation and response to the planning control requirements:

- The nominated future building envelopes demonstrate that a minimum buildable area of 150 square metres is achieved on each allotment with such envelopes displaying compliant setback characteristics.
- The plan of subdivision includes indicative future building envelopes in accordance with the Council policy.
- Each proposed allotment is able to be accessed directly from Playfair Road which is a formed, kerbed and guttered street. The grade of the street and the proposed lots do not provide constraints to access.
- Each allotment is able to be serviced by key utilities like electricity, water, sewer; the detailed locations of these being subject to service authority endorsement certification.

In summary:

- In this circumstance Council can be satisfied that the proposed subdivision will not defeat the objectives of the zone or minimum allotment size standard.
- Being almost flat, of the appropriate size / zone, unconstrained in relation to key environmental sensitivities, and in a highly accessible location, the site is entirely suitable for the land subdivision proposed.
- The relocation and renewal of the stormwater infrastructure and creation of an associated easement will facilitate the development of both proposed Lots which are of a size and dimension capable of accommodating compliant dwelling houses subject to future development consent. Overall, it is considered that the proposed development is satisfactory and the development application may be approved by Council.

### **Demolition (E7)**

Being almost flat, of generous area and highly accessible the site is able to comfortably satisfy the demolition and waste minimisation objectives of the DCP.

It is noted that contractors will be responsible for ensuring:

- Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
- Demolition and construction waste will be minimised and separation, reuse and recycling of materials will be maximised as detailed in the accompanying demolition management plan.
- Demolition will be managed to ensure air and water borne pollutants such as noise, dust, odour, liquids and the like are minimised.
- Demolition will be managed to minimise site disturbance to the surrounding area.

Additional specific details can be provided at Construction Certificate stage when contractors are engaged to undertake the work.

### **Other DCP provisions relating to low density Residential land**

The allotments resulting from the proposed subdivision are unencumbered by significant physical or environment constraints. Each allotment is capable of accommodating future dwelling houses complying with the various built form controls of the DCP. For example:

- Wall Height (B1)
- Side Boundary Setbacks (B5)
- Landscaped Open Space (D1)
- Private Open Space (D2)
- Access to Sunlight (D6)
- Privacy (D8)
- Building Bulk (D9)
- Stormwater, Erosion and Sediment Control (C4) & (C5) (C7)

## 7 Likely Impacts of the Development

The likely impacts of the development are identified as follows:

### 7.1 Built environment impacts

The proposed allotments are each capable of accommodating a dwelling in the manner anticipated by the objective and provisions of the applicable planning controls.

Appropriate vehicle access provisions for each allotment.

### 7.2 Other environmental impacts

The proposal has satisfactorily considered likely natural environmental impacts.

Given the proposed subdivision does not require any physical works to the existing property, other than the renewal and relocation of stormwater infrastructure, to achieve the intended outcome, negligible impact on the natural environment is expected. No significant environmental impacts are foreseen in relation to the following considerations:

- Air and noise
- Coastal zone considerations
- Traffic generation
- Waste generation
- Land contamination.
- Bushfire
- Ecology
- Heritage
- Acid sulphate soils
- Land slip

The relocation of the stormwater infrastructure and creation of an associated easement will facilitate the development of both proposed Lots which are of a size and dimension capable of accommodating compliant dwelling houses subject to future development consent. Overall, it is considered that the proposed development is satisfactory and the development application may be approved by Council.

### 7.3 Social and economic impacts

A range of positive social and economic impacts are expected to result from the proposed development

- Direct and broader economic benefits from the capital investment associated with the development;
- Employment during the construction phase of the works;
- Economic benefits, arising from the investment in improvements to land;
- Social benefits arising from the provision of additional housing for which there is high demand; and
- Social benefits arising from the provision of additional housing within established urban areas that are well located in close proximity to services, transport, and open space.

## 8 Suitability of the Site

The Site is suitable in accommodating the proposed redevelopment for the following reasons:

- Each allotment is of sufficient size, configuration, topography and of the appropriate zoning to accommodate compliant detached dwellings.
- It is compatible with the current and likely future character of development within the local context.
- It will not result in any significant unacceptable offsite impacts that limit the use or enjoyment of nearby or adjoining land.
- The proposal will have an acceptable impact when considering key amenity issues such as visual impact, views, overshadowing, noise and privacy.

Accordingly, it can be concluded that the site is entirely suitable to accommodate the nature and scale of the proposal.

## 9 Public Interest and Submissions

The application has considered and satisfies the various public interest matters, in so far as it will result in:

- A development promoted by the permissible uses and objectives of the zone.
- No significant or unacceptable off-site impacts. The amenity of surrounding properties will be maintained by the proposal.
- Additional housing in a highly sought after location, where there is high amenity, within close proximity to services, transport, and open space.
- The replacement and upgrade of the dilapidated Council stormwater infrastructure

Noting the above, the proposal provides a balanced outcome to the various public interests vested in the proposed development and the surrounding area.

In addition, Council will consider any public submissions relating to the proposal during its assessment.

Accordingly, at this stage of the Development Application process it can be concluded that the proposed development is entirely in the public interest.



## 10 Conclusion

This report demonstrates that the development will not give rise to any unacceptable environmental impacts, residential amenity impacts or streetscape consequences. Notably:

- The proposal entirely satisfies the objectives and provisions of the Warringah LEP. As promoted by the zone objectives the proposal will provide additional housing in a highly sought after location, where there is high amenity, within close proximity to services, transport, and open space.
- The land is not of environmentally sensitive or of environment significance and is suitable for accommodating the level of land intensification proposed.
- The proposed 11.885m wide, side-by-side allotments are in keeping with the established residential allotment character of the location. Furthermore, the proposed allotment configuration and widths are compatible with the wider Curl Curl and Freshwater suburbs and will compliment the character of the location.
- The relocation and upgrade of the stormwater infrastructure and creation of an associated easement will facilitate the development of both proposed Lots which are of a size and dimension capable of accommodating compliant dwelling houses subject to future development consent. Overall, it is considered that the proposed development is satisfactory and the development application may be approved by Council.

The proposal has been considered under the relevant provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979. The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.

Overall, it is assessed that the proposed development is satisfactory and the development application may be approved by Council.



# APPENDIX 1 – PLAN OF PROPOSED SUBDIVISION

