



**120 GARDEN STREET
NORTH NARRABEEN**

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR ALTERATIONS AND ADDITIONS**



Report prepared for
Action Plans
June 2022

CONTENTS

1. INTRODUCTION
2. THE SITE AND ITS LOCALITY
3. SITE PHOTOS
4. PROPOSED DEVELOPMENT
5. STATUTORY FRAMEWORK
6. NUMERICAL CONTROL TABLE
7. SECTION 4.15
8. CONCLUSIONS

1. Introduction

- 1.1** This is a statement of environmental effects for alterations and additions at 120 Garden Street, North Narrabeen.
- 1.2** The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 2014 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3** This statement of environmental effects has been prepared with reference to the following:
- Site visit
 - Architectural drawings prepared by Action Plans
 - BASIX certificate prepared by Action Plans
 - Survey plan prepared by Urban Surveying
 - Stormwater Concept Plan prepared by NB Consulting Engineers
 - Flood report prepared by NB Consulting Engineers
- 1.4** The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and the streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1 The site is located on the southern side of Garden Street approximately 15 metres east of its intersection with Natuna Street in North Narrabeen.
- 2.2 The lot is rectangular in shape with a front and rear boundary of 15.24 metres and side boundaries of 45.72 metres and a site area of 695.6m². The site slopes down from west to east at an approximate average slope of 9.4%
- 2.3 The subject site is currently occupied by a single storey rendered brick dwelling with a tiled roof and inground pool. Onsite parking is provided with a hardstand and turning bay area in front of the dwelling.
- 2.4 The subject site is surrounded by detached residential dwellings to the south, east and west, with open space including a creek to the north of the site. The site is in close proximity to Warriewood Square shopping centre.



Figure 1. The site and its immediate surrounds



Figure 2. The site within the locality

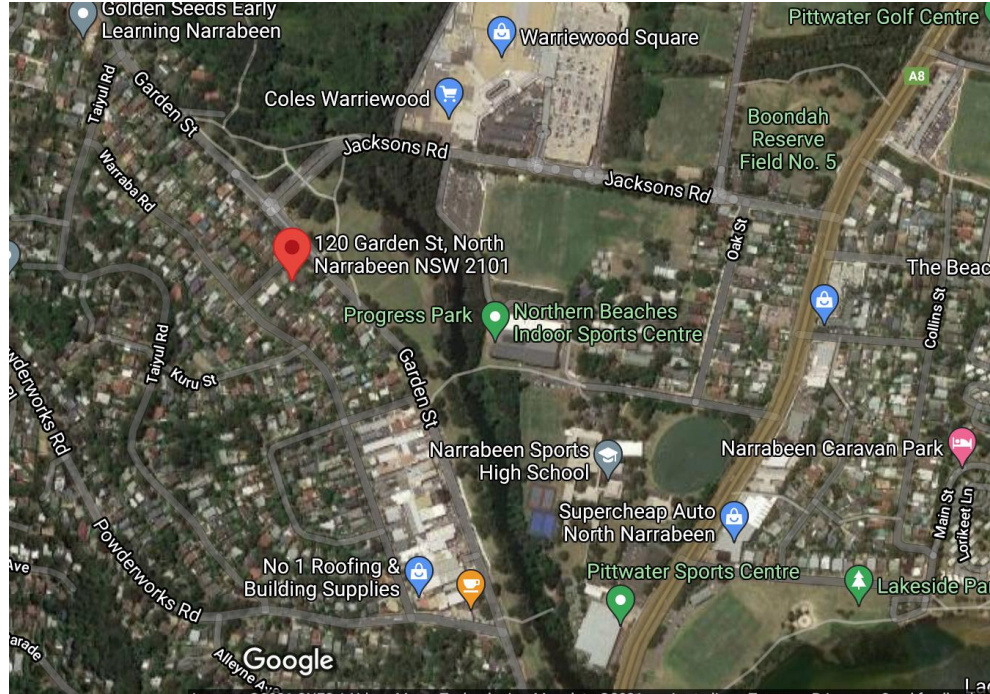


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4. Front of the existing dwelling



Figure 5: The existing hard stand to the front of the site



Figure 6: The rear of the existing dwelling



Figure 7: The rear yard of the existing dwelling with pool under construction.

4. Proposed Development

- 4.1** The proposed development is for alteration to an existing single storey, 3-bedroom dwelling on the subject site.
- 4.2** The alterations have been designed to complement the site and minimise impacts on the surrounding environment. It will present as a complementary and aesthetically pleasing addition to Garden Street.
- 4.3** The proposed alterations and additions will be made up as follows:

Ground Floor

- Partial Demolition
- Retention of the existing porch, living room and side boundary walls,
- Refurbishment of the existing master bedroom to a new guest room
- Refurbishment of the existing dining and kitchen to a new dining and kitchen area
- New attached double garage,
- New Study and bathroom
- New laundry and WC
- New stairs to the new upper floor

Upper Floor

- Master bedroom, WIR & Ensuite,
- Bedroom 1 and Bedroom 2,
- Bathroom

5. Statutory Framework

5.1 State Environmental Planning Policies

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

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Biodiversity & Conservation) 2021

Chapter 2 Vegetation in Non-Rural Areas

Chapter 2 of the SEPP aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The proposed development does not result in the removal of any significant vegetation and remains consistent with the SEPP.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2 Coastal Management

The site is mapped as 'Proximity to Coastal Wetlands' and 'Coastal Environment Area' by the SEPP

Accordingly, the consent authority must consider clauses 2.8 and 2.10 of the SEPP.

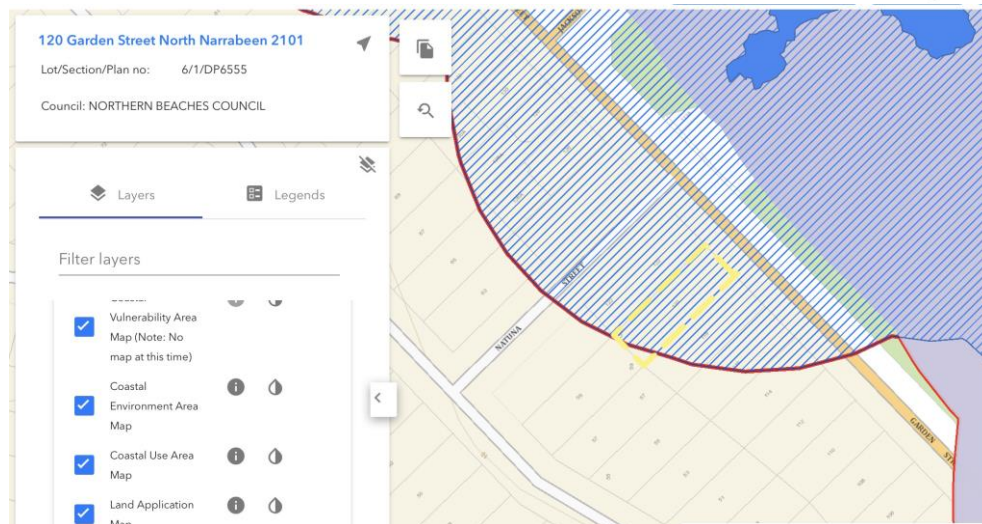


Figure 8: Extract – Coastal Management

2.8 Development on land in proximity to coastal wetlands or littoral rainforest **Note.**

(1) Development consent must not be granted to development on land identified as “proximity area for coastal wetlands” or “proximity area for littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map unless the consent authority is satisfied that the proposed development will not significantly impact on:

- (a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or*
- (b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.*

The proposed development is located on an already built part of the site within a residential area surrounded by other residential dwellings. As such, there will be no major impact on the nearby littoral rainforest/coastal wetland area.

Stormwater from the site will be managed in accordance with Councils controls, with water directed to existing infrastructure in Garden Street. The proposal will not impact on the quality or quantity of surface and ground water flows to and from the nearby coastal wetlands.

2.10. Development on land within the coastal environment area

(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:

(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,

The proposed development is located on a disturbed portion of the site. It will not impact upon the biophysical, hydrological or and ecological environments.

(b) coastal environmental values and natural coastal processes,

There will be no impact on environmental values or natural coastal processes.

(b) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014) the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,

The proposal will not result in a decrease to water quality leaving the site.

(c) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,

There will be no impact on vegetation, habitats, headlands or rock platforms.

(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,

The proposed development will not result in any change to the existing access to and along the foreshore and beach.

(f) Aboriginal cultural heritage, practices and places,

The location of the proposed addition is highly disturbed, there will be no impacts on Aboriginal cultural heritage, practices and places.

(g) the use of the surf zone.

There will be no impact on the surf zone.

Chapter 4 Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

5.2 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

Zoning

The site is zoned R2 Low Density Residential pursuant to the provisions of the Pittwater Local Environmental Plan 2014. The proposed development is a permissible use in the R2 zone which permits dwelling houses with development consent.



Figure 9: Extract from Pittwater LEP 2014 Zoning Map

Demolition

Partial demolition of the existing dwelling is proposed, as described above and illustrated in the attached DA plan set, to allow for the alterations and additions.

Minimum Lot Size

The site is mapped with a minimum lot size of 550m². The subject site has an existing compliant area of 695.6m² and no subdivision is proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The proposed alterations and additions will result in a compliant building height of 7.969m.

Floor Space Ratio

The floor space ratio development standard has not been adopted for the subject site.

Heritage Conservation

The site is not a heritage item or located within a heritage conservation area or in proximity to a heritage item or site.

Acid Sulfate Soils

The site is located in an area nominated as Acid Sulphate soils Class 5. While it is located within 500 metres of adjacent class 2 land, the works will not likely lower the water table and no additional information is required for the proposed development.

Earthworks

Minimal earthworks are proposed to prepare the site for construction.

Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

Flood Planning

The subject site is mapped as a medium and high-risk flood hazard precinct by the NBC Flood Hazard Map.

NBC Flood Hazard Map

- High risk precinct
- Medium risk precinct
- Low risk precinct

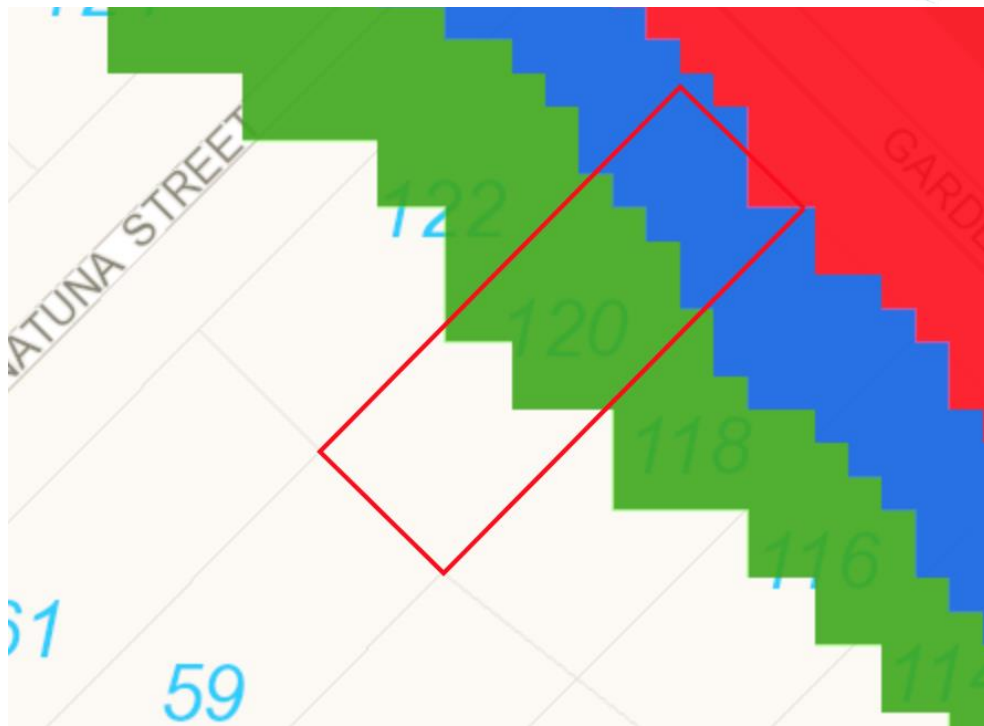


Figure 10: Extract NBC Flood Hazard Map

The Northern Beaches Council flood prone land mapping shows that the subject site is only partially affected. The proposed alterations include a garage (non-habitable) to the front of the site and an upper level meaning there is no major increase to the risk to life from flooding within this proposal, and therefore the development is appropriate for this site.

Geotechnical Hazard

The site is not identified on the LEP geotechnical hazard map.

Essential services

All essential services are existing on the site.

5.3 Pittwater 21 Development Control Plan

The relevant sections of the DCP are addressed below.

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposed development is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Section A4 Localities

North Narrabeen Locality

The site is located within the North Narrabeen Locality.

The desired character statement for North Narrabeen is:

The North Narrabeen locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor on land that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandah's and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape and minimise site disturbance. Development will be designed to be safe from hazards.

The design, scale and treatment of future development within the North Narrabeen commercial centre on Pittwater Road will reflect the status of the centre as the 'gateway' to Pittwater through building design, signage and landscaping, and will reflect principles of good urban design.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree

canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

The proposed development has been designed taking into consideration the desired character of the location. The addition of a first floor is comparable to neighbouring dwellings and a positive addition to the site and surrounds.

Section B General Controls

B1 Heritage Controls

The site is not a heritage item or located within a heritage conservation area and is not in proximity of any heritage items.

The site is not known or anticipated to be home to any aboriginal relics. Should any objects be discovered during construction, appropriate measures will be taken according to NSW Office of Environment and Heritage.

B2 Density Controls

No change is proposed to the existing density on the site which comprises the replacement of a single residential dwelling with a new single residential dwelling.

B3 Hazard Controls

Landslip Hazard

The site is not mapped as a geotechnical hazard zone.

Bushfire Hazard

The site is not mapped as Bushfire Prone Land.

Coastline (Beach) Hazard

The site is not mapped as Coastline (Beach) Hazard

Contaminated and potentially contaminated lands

The site is not known to be contaminated and to our best knowledge has only ever been used for low density residential purposes.

Flood Hazard

As described above, the front half of the subject site is mapped as a medium and high-risk flood hazard precinct by the NBC Flood Hazard Map. A flood report, prepared by NB Consulting Engineers, supports the proposal in its current form and is provided with this application. The report addresses the applicable controls for residential land use in the high flood risk precinct.

B4 Controls relating to the natural environment

The proposal will have no impact on the natural environment in the locality as the proposed development is located entirely within a disturbed portion of the site.

B5. Water management

Stormwater from the site will be managed in accordance with Councils controls, with water directed to existing infrastructure in Garden Street as stated in the provided plans from Action Plans.

B6. Access and parking

The DCP requires 2 onsite carparking spaces for dwellings with 2 bedrooms or more. The development proposes an extension of the existing driveway used as hard stand on the site to a new double garage.

Site works and management

All Council controls and conditions of consent will be complied with in the construction works. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

Section C Development Type Controls

Landscaping

The DCP requires 60% landscaped area (between the front boundary and any built structure). A minor additional area of driveway will be needed to allow for access to the garage. Ample screening the front setback will allow for softening of this impact.

Safety and Security

An ability to view the street frontage is retained from the front living room allowing for casual surveillance, which is to the benefit of the safety and security.

View Sharing

A site visit has been undertaken and it is considered that no views will be impacted as a result of the proposed development.

Solar Access

The DCP requires 3 hours of solar access is maintained for the windows of principal living areas, solar collectors and private open space of the site and adjoining properties on 21 June.

The following observations are made of the shadow diagrams included with this application:

9am – The development will result in an increase in shadowing to the rear of the subject site.

12pm – The development will result in an increase in shadowing to the side of the subject site and side of No 116 Garden Street.

3pm – The development will result in an increase in shadowing to the side of the subject site and side of No 116 Garden Street.

It is concluded that the subject site and adjoining properties maintain compliant solar access at 9am, 12pm and 3pm with the shadow moving across neighbouring properties and no one site having a loss which results in less than 3 hours being achieved particularly when the location of open space on neighbouring loss are considered.

Visual Privacy

Privacy will be retained for neighbours with compliant setbacks to the alterations and additions. The placement and size of windows to corresponding rooms, further maximises visual privacy.

Acoustic Privacy

The development is appropriate and will not result in noise levels inappropriate to a residential area.

The site is located in proximity to Pittwater Road; however, it will not alter existing traffic noise levels.

Private Open Space

The minimum private open space requirement of 80sqm is easily accommodated in the rear yard, as required by the DCP.

Waste and Recycling Facilities

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible. This is detailed further in the accompanying Waste Management Plan.

The existing dwelling has appropriate waste storage areas which will be retained with the additions proposed.

Part D – North Narrabeen Locality

The site is located in the North Narrabeen Locality and is consistent with the desired character, built form and natural environment criteria as specified in the DCP. The proposed alterations and additions are appropriate within residential and natural setting.

Character

The proposed development is an appropriate architectural design for the locality. Materials and colours complement the area and are consistent with the site and surrounding development, while remaining compatible with the flood risk.

Scenic Protection

The proposed dwelling is consistent with this clause, in that there will be no negative visual impacts from a waterway, road or public reserve, as a result of the development.

Building colours, materials and construction

The proposed materials are consistent with the existing property and in line with Councils requirements.

Front Building Line

The DCP requires a front setback of 6.5 metres on the subject site. The alterations and additions propose a compliant front setback of 9.56 metres.

Side and Rear setbacks

Side setbacks of 2.5 metres on 1 side and 1.0 metre for the other side are required by the DCP.

The development will result in compliant side setbacks of 2.99 metres (south-east) and 1.44 metres (north-west).

A rear setback of 6.5 metres is required for this site according to the DCP.

The development will result in compliant rear setback of 16.5 metres.

Building envelope

A building envelope of 45° measured at a height of 3.5 metres applies to the site. The development generally complies with the building envelope control with intrusions at the upper-level north-western elevation.

A variation to the building envelope is considered appropriate, in this case, as the proposal remains consistent with the outcomes of the control, despite the variation, as assessed below.

To achieve the desired future character of the Locality.

Comment

Consistent. The proposed alterations and additions remain compatible with the desired future character of the area and consistent with other dwellings in the locality.

To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.

Comment

Consistent. The development is for alterations and additions less than the maximum height permitted for the site. No trees are to be removed as part of the development.

To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.

Comment

Consistent. The development is for alterations and additions to a single storey dwelling to create a double storey dwelling compatible with the desired future character of the area and consistent with other dwellings in the locality. The alterations do not affect flooding on the site.

The bulk and scale of the built form is minimised.

Comment

Consistent. The proposed alterations and additions remain compatible with the desired future character of the area and consistent with other dwellings in the locality.

Equitable preservation of views and vistas to and/or from public/private places.

Comment

Consistent. A site visit has been undertaken and it is concluded that the proposed development will not result in any view loss impacts to or from public or private places.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

Comment

Privacy will be retained for neighbours with compliant setbacks to the alterations and additions. The placement and size of windows to corresponding rooms, further maximises visual privacy.

Vegetation is retained and enhanced to visually reduce the built form.

Comment

Consistent. The development does not remove any areas of significant vegetation.

Landscaped Area – R2 Low Density Residential Land

A landscaped area of 50% is required by the DCP which equates to 347.8m² for the site area of 696.6m². The existing landscaped area is non-compliant at 43.77% or 304.48m². The Application proposes a slightly lower landscaped area of 40.08% or 278.83m². However, the variations section for this control states that:

or single dwellings on land zoned R2 Low Density Residential, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g., roofed, or unroofed pergolas, paved private open space, patios, pathways, and uncovered decks no higher than 1 metre above ground level (existing)).

This allows for 43.23% of the required 50%. A variation to the landscaped area is considered appropriate, in this case, as the development remains consistent with the objectives of the control, despite the variation, as addressed below:

Achieve the desired future character of the Locality. (S)

Comment:

The proposed alterations and additions remain compatible with the desired future character of the area and consistent with other dwellings in the locality.

The bulk and scale of the built form is minimised. (En, S)

Comment:

Consistent. The proposed alterations and additions remain compatible with the desired future character of the area and consistent with other dwellings in the locality.

A reasonable level of amenity and solar access is provided and maintained. (En, S)

Comment:

The subject site and adjoining properties maintain compliant solar access at 9am, 12pm and 3pm with the shadow moving across neighbouring properties and no

one site having a loss which results in less than 3 hours being achieved particularly when the location of open space on neighbouring loss are considered.

Vegetation is retained and enhanced to visually reduce the built form. (En)

Comment:

No significant vegetation will be removed in this proposal.

Conservation of natural vegetation and biodiversity. (En)

Comment:

As above, no significant vegetation will be removed in this proposal.

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)

Comment:

Stormwater from the site will be managed in accordance with Councils controls, with water directed to existing infrastructure in Garden Street as stated in the provided plans from Action Plans.

To preserve and enhance the rural and bushland character of the area. (En, S)

Comment:

The development is contained entirely within the existing residential lot and will maintain the existing planting to the front of the site.

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S)

Comment:

As above, stormwater from the site will be managed in accordance with Councils controls, with water directed to existing infrastructure in Garden Street as stated in the provided plans from Action Plans.

Fences - Flora and Fauna Conservation Areas

No new fencing is proposed.

6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Pittwater LEP 2014 and the Pittwater 21 DCP 2014.

	Standard	Proposed	Compliance
Pittwater LEP 2014			
Lot Size	550m ²	695.6 m ²	Yes
Building Height	8.5 metres	7.969 metres	Yes
Floor Space Ratio	Not identified	-	-
Flood Planning Level (FPL) Probable Maximum Flood (PMF)	FPL: 3.53 m AHD PMF: 4.86 m AHD	FPL: 3.53 m AHD PMF: 4.86 m AHD	Yes
Pittwater 21 DCP 2014			
Parking	2 spaces	2 spaces	No Changes
Solar Access	3 hours sunlight to windows of principal living areas, solar collectors and POS of both subject site and adjoining properties between 9am and 3pm on June 21.	3 hours sunlight to windows of principal living areas, solar collectors and POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Yes
Private Open Space	80m ²	185.54m ²	Yes
Front Boundary Setback	6.5 metres	9.56 metres	Unchanged
Side Boundary Setbacks	N. 2.5 metres S. 1 metre	N. 2.5 metres S. 1 metres	Yes
Rear Boundary Setbacks	6.5 metres	>6.5 metres	Yes
Building Envelope	3.5 metres / 45 degrees	Generally compliant with the exception of a portion of the upper level	No - Merit assessment
Landscaped Area	Area 3- 50% of lot area (347.8m ² for site area of 695.6m ²)	43.23 %	No – Merit Assessment

7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the R2 zone.

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

7.1 Context and Setting

What is the relationship to the region and local context in terms of:

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement, appendices and attached specialist reports.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions to the existing dwelling have been designed to complement the site and its surrounds. The alterations are appropriate and will have negligible impact on adjacent properties.

7.2 Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

7.3 Public domain

The proposed development will have a positive impact on the public domain as the proposal is consistent with the character of the existing dwelling and streetscape of the area.

7.4 Utilities

There will be no impact on the site, which is already serviced.

7.5 Flora and fauna

There will be no impact.

7.6 Waste

There will be no impact.

7.7 Natural hazards

The natural hazards of flooding and acid sulfate soils have been considered within this report and it is concluded that the risks are appropriately mitigated to allow the development to proceed.

7.8 Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

7.9 Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed additions are highly appropriate to the site, with regard to all of the above factors. The development fits well within the context of the residential surrounds and the existing building on the site.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia. Additionally, finishes, building materials and all facilities will be compliant with all relevant Council controls.

7.10 Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the alterations and additions proposed.

Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8. Conclusions

- 8.1** The proposed development for the alterations and additions to an existing dwelling at 120 Garden Street in North Narrabeen, is appropriate considering all State and Council controls.

- 8.2** When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.

- 8.3** Considering all the issues, the development is considered worthy of Council's consent.