



**8 DARIUS AVENUE
NORTH NARRABEEN**

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR ALTERATIONS AND ADDITIONS
TO AN EXISTING DWELLING**



Report prepared for
Ashleigh Sword & Jarrod Kelly
July 2021

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1. Introduction

1.1 This is a statement of environmental effects for alterations and additions to the existing dwelling at 8 Darius Avenue 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,
- Survey prepared by Total Survey Solutions,
- Architectural drawings prepared by Action Plans,
- BASIX Certificate prepared by Action Plans,
- Geotechnical Report prepared by Ascent Geotechnical Consulting,
- Acid Sulfate Soils Report prepared by Ascent Geotechnical Consulting,
- Flood Report prepared by NB Consulting,
- Stormwater Plan prepared by NB Consulting,

1.4 The proposed alterations and additions are consistent with the objectives of all Council controls, considerate of neighbouring residents and will result 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 eastern side of Darius Avenue in North Narrabeen, approximately 140 metres north of its intersection with Lake Park Road. The site is legally described as Lot 25 DP 28354.
- 2.2** It is an irregular shaped lot with boundaries of 13.72 metres (west – Darius Avenue frontage), 44.66 metres (north), 18.9 metres (east) and 51.83 metres (south). The site has an area of 766.1m² and slopes gently to the west (to the Darius Avenue frontage).
- 2.3** The subject site is currently occupied by a single storey, brick residence with a tile roof, timber outdoor area and timber shed.
- 2.4** The property is surrounded by detached residential dwellings in all directions. Located in proximity to the subject site is the Narrabeen Caravan Park to the east and the Lakeside Park / South Creek to the south. The site is located in close proximity to shops and services on Pittwater Road to the west.

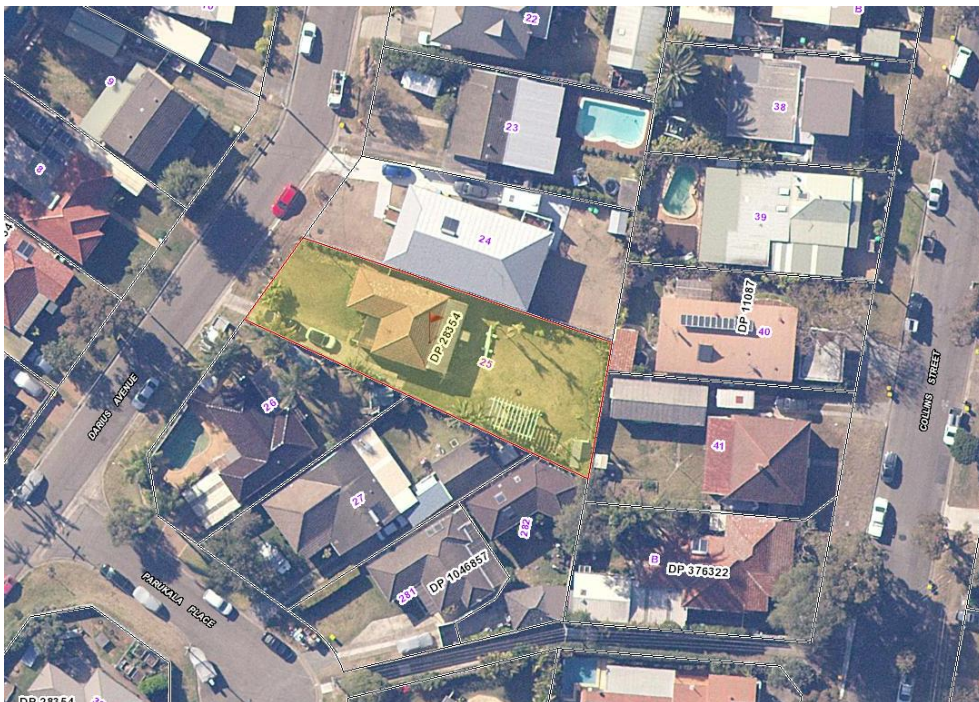


Figure 1. Aerial Image of the subject site.

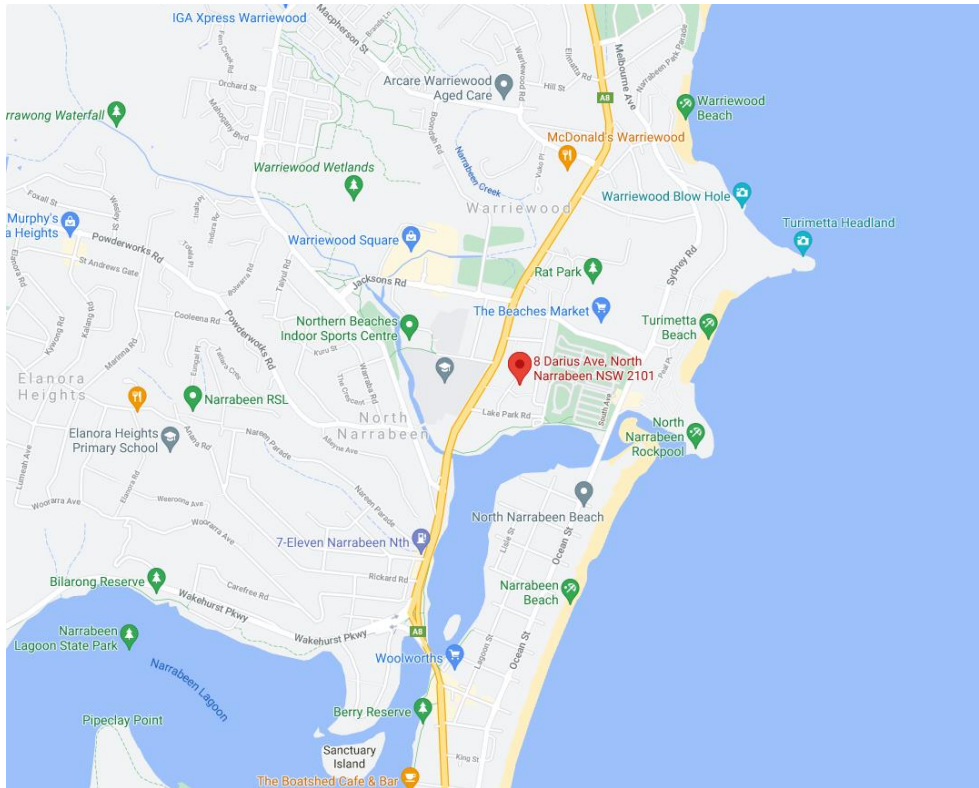


Figure 2. The site within the locality.

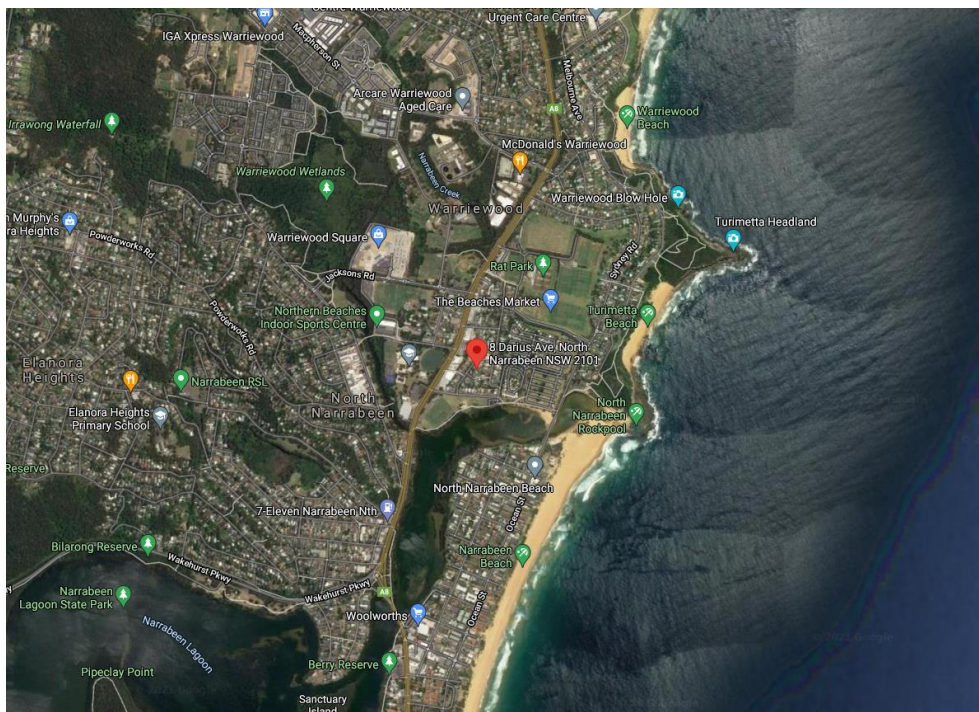


Figure 3. Aerial Image of the site within the locality.

3. Site Photos



Figure 4: The existing dwelling, looking east from Darius Avenue.



Figure 5: The rear of the existing dwelling, looking west towards Darius Avenue.



Figure 6: The adjoining dwelling, looking north-west.



Figure 7: The existing timber outdoor area and adjoining dwelling, looking south-west.



Figure 8: The existing timber shed and adjoining dwelling, looking south.



Figure 9: The existing driveway and location of proposed carport, looking east.

4. Proposed Development

- 4.1** The proposed development is for alterations and additions to the ground floor and a new first floor, to create a four bedroom dwelling on the site.
- 4.2** The development remains consistent with the streetscape in the locality, is consistent with Council controls relating to flood risk and ensures privacy and solar access are maintained for surrounding properties and the subject site.
- 4.3** The proposed alterations and additions to the dwelling will be made up as follows:

Ground Floor

- Retain bedroom 1 and 2, with a new door to bed 1,
- Refurbish the existing bathroom,
- A new front porch and entry door,
- Convert the loungeroom to an entry and study / bed 4,
- Demolish existing internal walls to bed 3, kitchen, dining, laundry and sunroom and create a living room, staircase to access the first floor and WC,
- A ground floor addition to the south and east (with open subfloor) to create a laundry, pantry, kitchen and dining room,
- A new covered deck.

New First Floor

- Master bedroom, with ensuite and WIR,
- Rumpus / study,
- Staircase to access the ground floor.

Site

- A new paved driveway and open carport on the property frontage,
- Demolish the existing covered area and construct a new swimming pool.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Coastal Management) 2018

The subject site is mapped as 'Coastal Environment Area' by State Environmental Planning Policy (Coastal Management) 2018, accordingly the consent authority must consider clauses 13 and 15 of the SEPP.

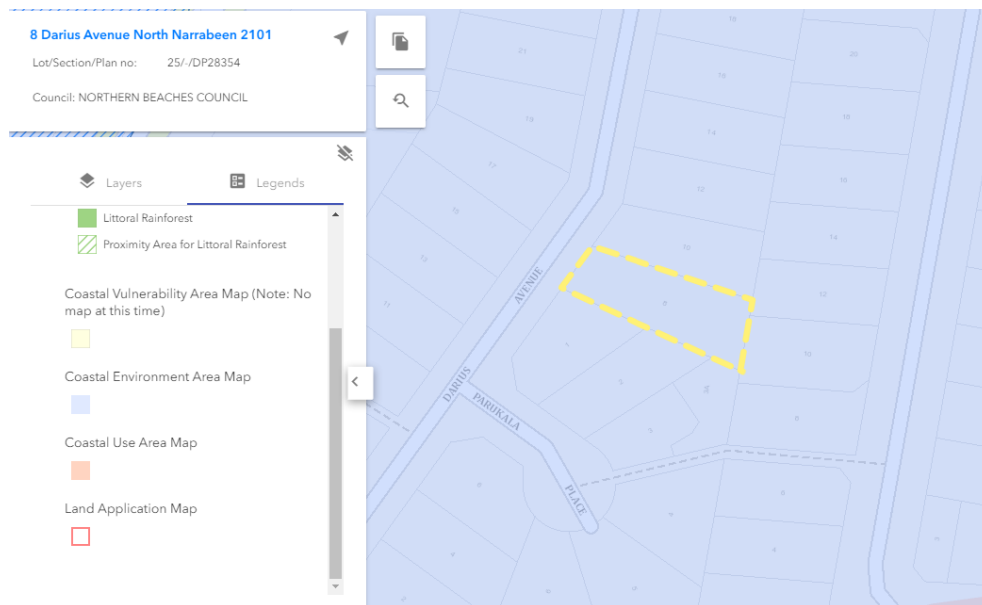


Figure 10: Extract – SEPP (Coastal Management) 2018

13. 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), in particular, 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.

15 Development in coastal zone generally—development not to increase risk of coastal hazards

Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

The proposed development will not increase the risk of coastal hazards on the subject site.

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 (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose to remove any significant native vegetation.

State Environmental Planning Policy No. 55 – 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.

6.3 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 for alterations and additions to the existing dwelling house. Dwelling houses are permitted with consent in the R2 – Low Density Residential zone.

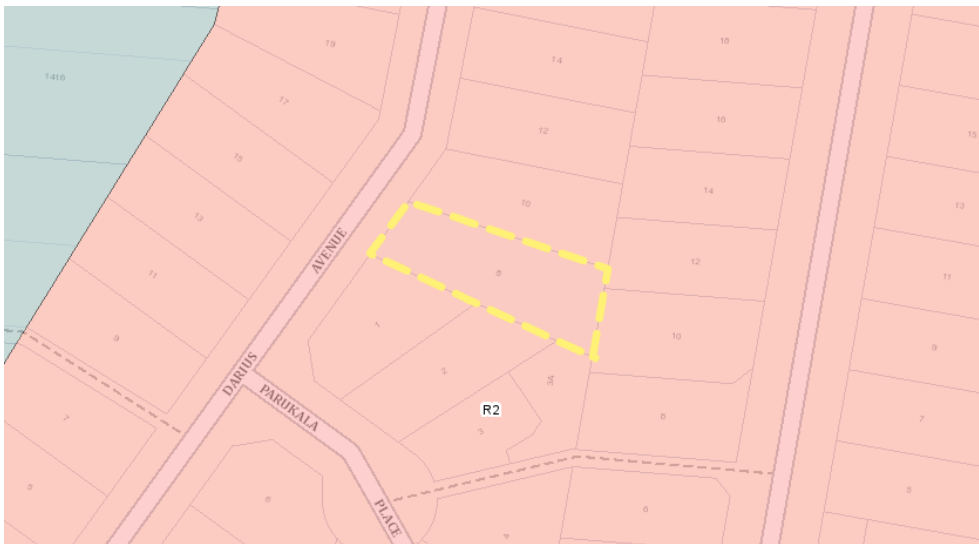


Figure 11: Extract from Pittwater LEP 2014 Zoning Map

Demolition

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 550m². The subject site comprises a compliant area of 766.1m² 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 development proposes a compliant maximum building height of 7.823 metres to the existing ground level.

Heritage Conservation

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

Acid Sulfate soils

The site is mapped with class 3 acid sulfate soils. Limited excavation is proposed for footings and the pool and are supported by an expert report.

Earthworks

Minor earthworks are proposed to prepare the site for the construction of the alterations and additions. All works will be undertaken in accordance with engineering specifications, Councils controls and any consent conditions.

Flood Planning

The subject site is mapped as high risk flood hazard precinct by the NBC Flood Hazard Map. A flood report, prepared by NB Consulting, supports the proposal in its current form and is provided with this application.

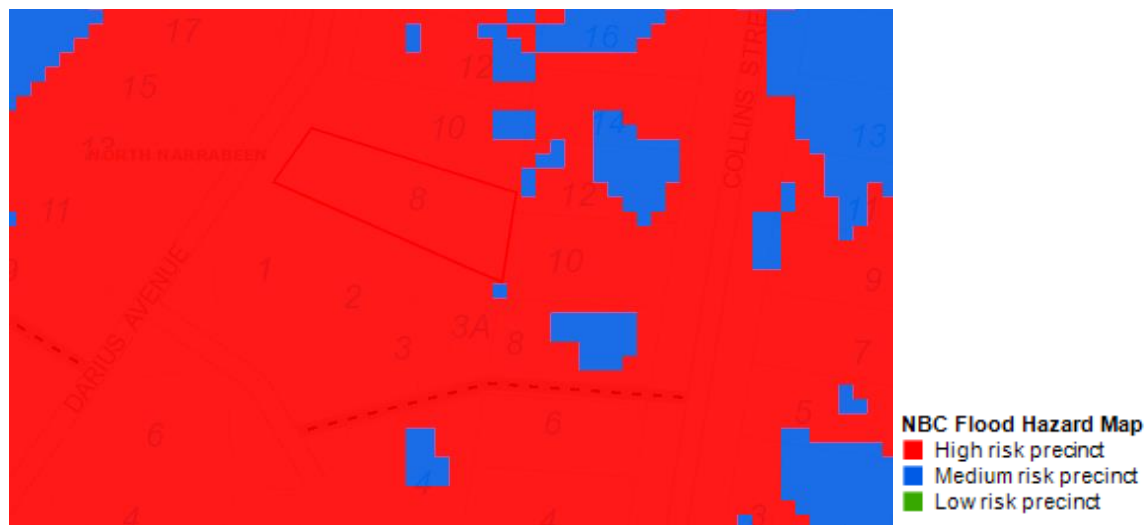


Figure 12: Extract NBC Flood Hazard Map

The development proposes to largely retain the existing building footprint, with new ground floor works proposing a compliant floor level of 3.52m AHD and first floor of 6.22m AHD. The sub floor area will be an open structure to allow for the passage of floodwaters. All recommendations within the flood report, for the dwelling, carport and swimming pool, are adopted in the design and can be conditioned to any consent.

Essential services

All essential services are existing on the site.

6.4 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 proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Part A Localities

Warriewood Locality

The site is located within the Warriewood locality. The desired character statement for the Warriewood locality is:

The Warriewood locality will remain characterised by a mix of residential, retail, commercial, industrial, recreational, and educational land uses.

Existing residential areas will remain primarily low-density 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 (detached) will be located on the valley floor and lower slopes that have 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.

Warriewood Square will meet the retail needs of the local and regional community as well as some smaller neighbourhood centres.

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, verandahs 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 proposed development has been designed taking into consideration the desired character of the location. The scale of the proposal is well designed to ensure retention of the character sought by Council and provide a modern dwelling, whilst being mindful of the flood risk.

Part B General Controls

B1 Heritage Controls

As described above the site is not a heritage item, located within a heritage conservation area and is not located in proximity to a heritage item.

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 of a single residential dwelling.

B3 Hazard Controls

Contaminated and potentially contaminated lands

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.

Flood prone land

As described above the subject site is mapped as high risk flood hazard precinct by the NBC Flood Hazard Map.

A flood report, prepared by NB Consulting, 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. Control Relating to the Natural Environment

It is considered that the proposed alterations and additions will have no impact on the natural environment in the locality, as the development is located entirely within a disturbed portion of the site.

B5. Water management

The site is connected to the reticulated sewer system.

Rainwater from the dwelling will be detained in the proposed 962 litre rainwater tank for reuse onsite. Surface stormwater and the tank overflow will be connected to a new stormwater pipe which drains to Darius Avenue.

The swimming pool overflow will be connected to the existing sewer infrastructure in the rear yard.

B6. Access and Parking

The DCP requires 2 onsite carparking spaces for dwellings with 2 bedrooms or more. The development proposes a new paved driveway and open double carport with removable bollards, in accordance with the requirements for flood prone land.

B7. Site works and Management

All site works will be undertaken as required by Council controls and compliant with any relevant conditions of consent. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

Section C Design Criteria for Residential

C1. Design Criteria or Residential Development

Landscaping

The DCP requires 60% landscaped area (between the front boundary and any built structure) which equates to 86.4m² for the 144m² area forward of the building line. The development proposes a compliant landscaped area of 91m² forward of the building line.

The owners have planted new/adolescent native trees and species in our garden in recent years. They have chosen plants that are consistent with the locality including Tuckerroo (*Cupaniopsis anacardioides*) and 'Luscious' (*Tristania laurina*).

Safety and Security

An ability to view the street frontage is retained 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 concluded that the proposed development will not result in any view loss impacts.

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 front and side yard of the subject site and the rear yard of No 1 & 2 Parukala Place.

12pm – The development will result in an increase in shadowing to the side and rear yard of the subject site and a small section of the rear yard of No 1 & 2 Parukala Place.

3pm – The development will result in an increase in shadowing to the rear yard of the subject site and a small section of the rear yard of No 1, 2 & 3a Parukala Place.

No.1 Parukala place have extensive private open space on the west side of their property including a pool and yard which are entirely unaffected.

No 2 Parukala place has a garage in the rear yard, which does not include open space area.

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 existing setbacks retained and no direct overlooking into any key living areas.

The existing ground floor is visually separated from neighbouring properties by existing boundary fencing. Privacy measures have been incorporated into the design of the ground and first floor additions, including orienting windows to the front and rear of the lot, privacy glazing, offset windows and high sill heights.

Acoustic Privacy

The development is appropriate and will not result in noise levels inappropriate to a residential area. The site is not located in close proximity to a noise generating activity.

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 alterations and additions proposed.

Swimming Pool Safety

The development proposes a new 6.06m by 2.96m (19Kl) swimming pool, with compliant open style pool fencing. The pool pump and equipment will be housed in an appropriate sound proof enclosure in the existing shed.

Part D – Warriewood Locality

The site is located in the Warriewood 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 alterations and additions are 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 building materials include metal roofing and weatherboard cladding with a rendered base in colours consistent with the existing dwelling and residential environment. A full schedule of materials is provided in the DA plan set.

Front Building Line

The DCP requires a front building line setback of 6.5 metres or the established building line on the site.

The dwelling on the subject site has an existing front setback of 8.993 metres and the development proposes a compliant front setback of 7.556 metres.

Side and Rear setbacks

Side

Building line side setbacks of 2.5 metres on 1 side and 1 m for the other side and 6.5 metres to the rear boundary are required by the DCP. 1 metre side setback is required to swimming pool coping.

The dwelling has existing minimum side setbacks of 1.583 metres (north) and 3.295 metres (south). The development proposes to retain the existing side setback (north) at 1.583 and provide a minimum 1 metre side setback (south) to the ground floor. The new first floor proposes compliant side setbacks of 2.131 metres (north) and 3.722 metres (south).

The swimming pool proposes a compliant minimum side setback of 2.654 metres. A compliant rear setback of 12.962 metres is proposed.

A variation to the side building line setback, on the ground floor (south), 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 two storey dwelling remains 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.

Comment

Consistent. The development achieves a compliant building height and all works are located within the permitted building envelope, ensuring the resulting dwelling is an appropriate bulk and scale.

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 encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

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

Comment

Consistent. Privacy and amenity is achieved, despite the proposed side setback variation, as the side setback (south) of the subject site, adjoins the rear yards of No 1 & 2 Parukala Place. These dwellings have a significant rear setback of approx. 11 metres to the rear building line and approx. 7 metres to the covered patio at No 2, providing ample separation between dwellings.

In addition, the existing ground floor is visually separated from neighbouring properties by existing boundary fencing. Privacy measures have been incorporated into the design of the ground and first floor additions, including orienting windows to the front and rear of the lot, privacy glazing, offset windows and high sill heights.

The new first floor will result in some additional and reasonable shadowing for the southern neighbours, however compliant solar access is achieved at 9am, 12pm and 3pm.

Substantial landscaping, a mature tree canopy and an attractive streetscape.

Comment

Consistent. The development achieves a compliant landscaped area and does not propose to remove any mature trees.

Flexibility in the siting of buildings and access.

Comment

Consistent. It is considered that the site characteristics warrant the support of a variation to the side setback (south) as there will be no unreasonable impacts on neighbouring properties and the 1 metre setback proposed remains compliant with the BCA.

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

Comment

Consistent

To preserve and enhance the rural and bushland character of the locality.

Comment

Consistent. The development achieves a compliant landscaped area and does not propose to remove any bushland.

To ensure a landscaped buffer between commercial and residential zones is established.

Comment

N/A. The site is not located between a commercial and residential zone.

Building envelope

A building envelope of 45° measured at a height of 3.5 metres applies to the site. The development complies with the building envelope control, as illustrated in the attached plan set.

Landscaped Area – General

The DCP requires a minimum landscaped area of 50% for the subject site, which is equivalent to 383.05m² for the site area of 766.1m².

The development proposes a compliant landscaped area of 384.58m² or 50% (comprising of 340.61m² or 44% landscaping and 43.97m² or 6% impervious landscaping) as permitted by the DCP.

Fences – General

No changes are proposed to the existing fencing on the site.

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	766.1m ²	Yes
Building Height	8.5 metres	7.823 metres	Yes
Floor Space Ratio	Not identified	-	-
Flood Planning	FPL 3.52m	Ground floor 3.52m First floor 6.22m	Yes
Pittwater DCP 2014			
Parking	2 spaces	2 spaces	Yes
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Compliant at 9am, 12pm and 3pm	Yes
Private Open Space	80m ²	>80m ²	Yes
Front setback	6.5 metres	7.556 metres	Yes
Side Boundary Setbacks	2.5 metres on one side and 1 metre on the other	Ground floor 1.583m (north) 1 metre (south) First floor 2.131m (north) 3.722m (south)	Yes No - Merit Assessment Yes Yes
Rear Boundary Setbacks	6.5 metres	12.962m	Yes
Side Boundary Envelope	3.5 metres / 45 degrees	3.5 metres / 45 degrees	Yes
Landscaped Area - General	50% of lot area (383.05m ²)	50% or 384.58m ² or 50% (340.61m ² or 40% landscaping and 43.97m ² or 6% impervious landscaping)	Yes

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:

7.1 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.

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

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 have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

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.

Public domain

There will be no impact.

Utilities

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

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

The site is mapped as flood prone land. The specialist report provided with this application, supports the development in its current form.

Economic impact in the locality

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

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 development is appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and the development is well suited to the residential surrounds.

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 and all relevant Council controls.

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.

7.3 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 proposed development.

7.4 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.

7.5 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 alterations and additions to the existing dwelling at 8 Darius Avenue 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.