



**29 FARNELL STREET  
CURL CURL**

**STATEMENT OF ENVIRONMENTAL EFFECTS  
FOR ALTERATIONS AND ADDITIONS TO A DWELLING**



Report prepared for  
**Lisa Hermann**  
April 2024

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Clause 4.6 (Height) attached

## **1. Introduction**

- 1.1** This is a statement of environmental effects for alterations and additions to an existing dwelling house to create a 4 bedroom dwelling at 29 Farnell Street, Curl Curl.
- 1.2** The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 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
  - Site Survey prepared by CMS
  - DA Plans prepared by Action Plans
  - BASIX Certificate
  - Geotechnical report prepared by Ascent Geotechnical Consulting
  - Cl. 4.6 variation request (height) prepared by Watermark Planning
- 1.4** The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and results in improved amenity for the residents of the site.
- 1.5** The design has considered the neighbouring dwellings and properties within close proximity to the site which have recent development consents, including No 25 Farnell Street (DA2019/1206).

## 2. The site and its locality

- 2.1 The subject site is located on the western side of Farnell Street in Curl Curl, opposite its intersection with Adina Road. The site is legally described as Lot 16 DP 5539 and is known as 29 Farnell Street.
- 2.2 It is an approximately rectangular shaped lot with a front boundary of 10.06 metres (east), a rear boundary of 10.185 metres (west) and side boundaries of 55.715 metres (north) and 54.53 metres (south). The lot has an area of 553.9m<sup>2</sup> and slopes from the south, down to the north and from rear (west) to the front (east) the Farnell Street frontage, by approximately two metres.
- 2.3 The site is currently occupied by a one and two storey brick house with a tile and metal roof. It has frontage to and vehicular access from Farnell Street and is set within residential landscaped grounds with a swimming pool and a lower ground garage.
- 2.4 The property is surrounded by detached residential dwellings in all directions. It is located in close proximity to shops and public transport services on Pittwater Road, Brookvale and in Dee Why to the north-west.



Figure 1. Aerial Image of the subject site



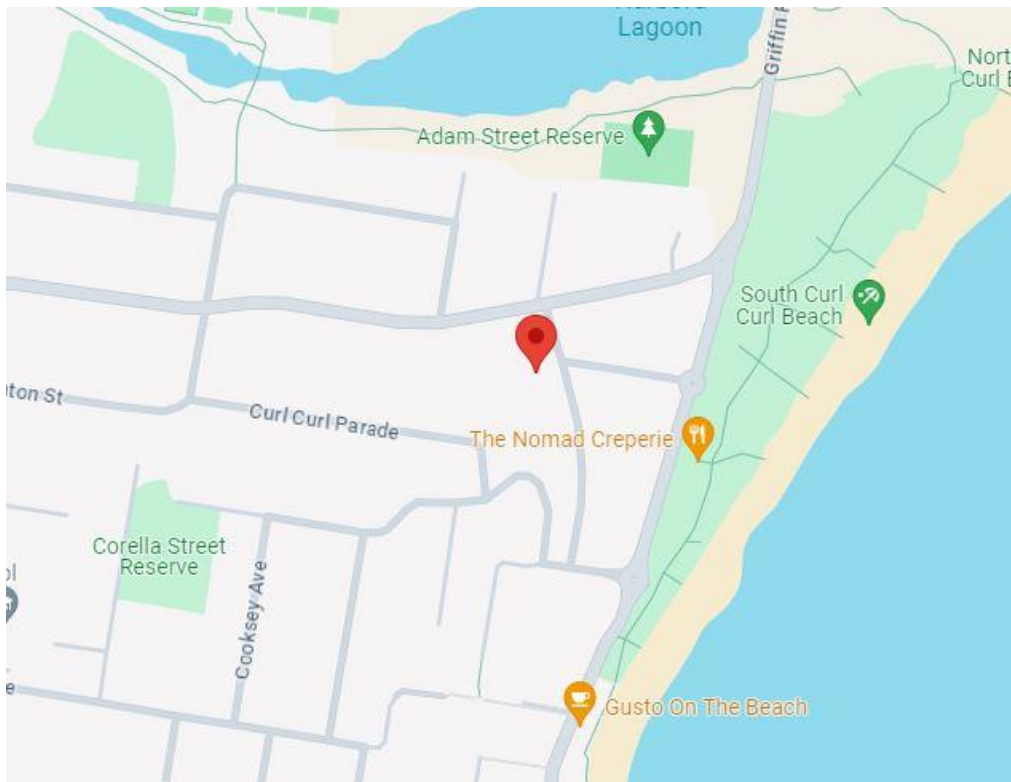


Figure 2. The site within the locality

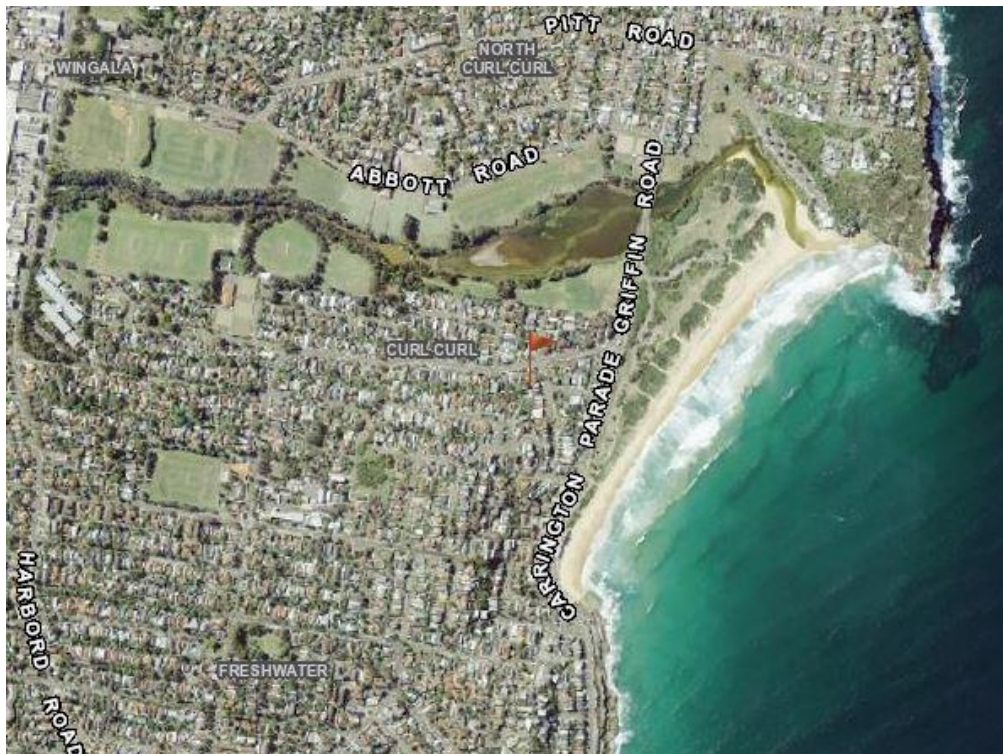


Figure 3. Aerial Image of the site within the locality



### 3. Site Photos



Figure 4. The subject site, looking west from Farnell Street



Figure 5. The rear of the subject site, looking east towards the swimming pool and rear elevation



**Figure 6. The neighbouring dwelling and northern side boundary, looking west**



**Figure 7. The rear of the property, showing neighbouring properties and pool area**





**Figure 8. Neighbouring development in Farnell Street**



**Figure 9. The lower garage level, looking south**



## **4. Proposed Development**

The proposed development is for alterations and additions to an existing dwelling house, including alterations and additions to the garage and ground floor level and an extension of the first floor, to create a 4 bedroom dwelling on the subject site.

Specifically, the development will be made up as follows:

### **Garage Level**

- Demolish the stairwell and move side door to allow for a laundry/mudroom and a new garage door,

### **Ground Floor**

- Demolish the internal walls, rear/poolside bathroom/laundry, rear family room and front balcony balustrading and doors,
- Reconfiguration of the ground floor to provide a new living room accessing the front balcony with new balustrading and planters at each end,
- New open plan living/dining/kitchen with walk-in pantry,
- New bathroom,
- New staircase on northern wall to access the first floor and garage,
- Refresh the alfresco area with new pool fencing, barbeque area, planter and grassed area adjacent to the pool,
- Replacement awning (smaller than existing) over outdoor dining area.

### **New First Floor**

- New master suite with walk-in robe and ensuite accessing a new front balcony,
- Rumpus room,
- Hall and stairs,
- New bedrooms 1, 2 and 3 with built-in robes,
- Bathroom,
- Study,
- Rear balcony off study.

The dwelling will provide a positive contribution to the streetscape of Farnell Street with a contemporary and articulated façade, incorporating materials and finishes that complement the locality of the area.

## 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 and Conservation) 2021

##### Chapter 2 – Vegetation in non-rural areas

State Environmental Planning Policy (Biodiversity and Conservation) 2021 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 trees.

#### State Environmental Planning Policy (Resilience and Hazards) 2021

##### Chapter 2 Coastal Management

The site is mapped as 'Coastal Environment Area' by State Environmental Planning Policy (Resilience and Hazards) 2021, accordingly the consent authority must consider clause 2.10 and 2.12 of the SEPP.



**Figure 10. Extract – SEPP (Resilience and Hazards) 2021**

## **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 an existing residential lot and an already disturbed portion of the site. It will not impact upon the biophysical, hydrological or ecological environments.

*(b) coastal environmental values and natural coastal processes,*

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

*(c) 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.

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

There will be no impact on marine or native 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 development 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.



## **2.12 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 development will not increase the risk of coastal hazards on the subject site.

### **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 Warringah Local Environmental Plan 2011

The relevant clauses of the Warringah Local Environmental Plan 2011 are addressed below.

### Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Warringah Local Environmental Plan 2011. The proposed development is for alterations and additions to a dwelling house and dwelling houses are permitted with development consent in the R2 zone.

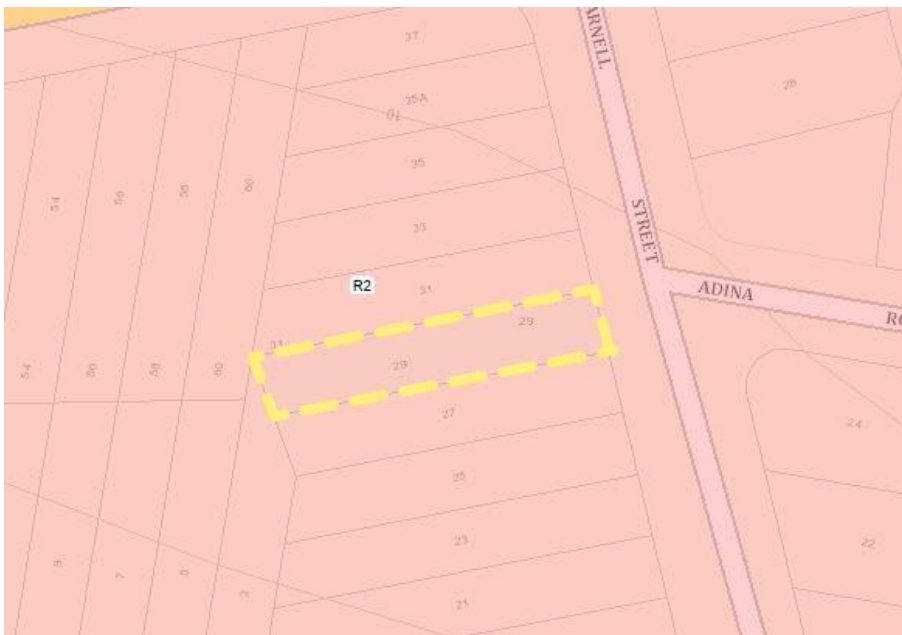


Figure 11. Extract from Warringah LEP 2011 Zoning Map

### Demolition

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 lot size of 450m<sup>2</sup>. The subject site comprises a compliant area of 553.9m<sup>2</sup> 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 maximum height of 8.69 metres, when measured in accordance with *Merman Investments Pty Ltd v Woollahra Municipal Council [2021] NSWLEC 1582*. This results in a variation of 0.19 metres or 2.2%. It is noted that the existing dwelling has an existing non-compliant maximum building height of 9.242 metres.

A Clause 4.6 variation request is provided with this application.

### **Floor Space Ratio**

The site is not identified on the floor space ratio map.

### **Heritage Conservation**

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

### **Acid Sulfate Soils**

The site is not located in an area nominated as Acid Sulfate soils.

### **Earthworks**

Minor 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 and all works will be undertaken in accordance with engineering details.

### **Development on Sloping Land**

The site is located in the area nominated the LEP maps as Area A – Slope <5 and Area B – Flanking Slopes 5 to 25. As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

The attached geotechnical preliminary assessment demonstrates the proposal complies with Council controls.



### 5.3 Warringah Development Control Plan

The relevant sections of the DCP are addressed below.

#### Part A Introduction

##### 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 B Built Form Controls

##### Wall Heights

A maximum wall height of 7.2 metres is permitted by the DCP and the development proposes a maximum wall height of 7.976 metres on the northern side and a compliant 7.161 metres on the southern side.

A variation to the maximum all height control on the northern side is considered appropriate, as the development remains consistent with the objectives of the control, as addressed below.

*Objectives of the control:*

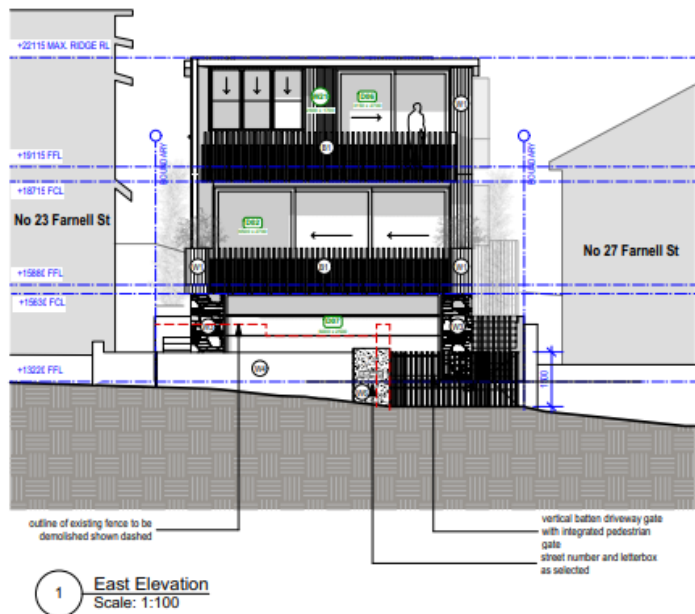
- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*

##### Comment

The proposed development presents with a consistent scale to the adjoining properties and other dwellings within the locality, which are of varying heights and architectural styles. It will not present with excessive bulk when viewed from Farnell Street, the adjoining properties or public places.

The existing dwelling at No. 25 Farnell Street has an approved maximum wall height of up to 8.3 metres (see Figures 12, 13, 14 and 15 below). The development proposes a significantly lesser maximum wall height between 7.976m (north) – 7.966m (south). Development within the locality, particularly on this side of Farnell Street, are generally characterised by increased wall and building heights of 2 to 3 and up to 4 storeys, some of these a result of the sloping topography.

The proposed variation to the wall height control is considered appropriate, as the resulting dwelling sits comfortably between the adjoining dwellings and will not result in any negative amenity issues for neighbouring properties. It will present in context with the street and of reasonable bulk, scale and height. It is broken up by architectural elements and will be a positive addition to Farnell Street.



**Figure 12. Extract from stamped plans showing the approved wall height**



**Figure 13. No. 25 Farnell Street to the south of the subject site**



**Figure 14. Neighbouring development to the south of the site, including No.25 and 23 Farnell Street**



**Figure 15. Looking south towards No.25 Farnell Street and the wall height of the northern elevation in the background of this photo**



- *To ensure development is generally beneath the existing tree canopy level.*

#### Comment

The development remains at a height which is beneath the existing tree canopy level in the locality and appropriate given the scale of surrounding dwellings.

- *To provide a reasonable sharing of views to and from public and private properties.*

#### Comment

A site visit has been undertaken and it is concluded that no views will be unreasonably impacted upon.

- *To minimise the impact of development on adjoining or nearby properties.*

#### Comment

The development has been designed to ensure there will be no significant impacts on adjoining or nearby properties, by retaining a scale consistent with development in the locality and a quality built form.

The design incorporates elements to ensure privacy is maintained between dwellings, including compliant setbacks at both ground and first floor level and no direct overlooking between key living areas. The variation proposed will not result in any unreasonable impacts on adjoining or nearby properties.

- *To ensure that development responds to site topography and to discourage excavation of the natural landform.*

#### Comment

The non-compliance to the wall height is the result of the sloping topography of the site. The site sloping upwards from the northern side towards the southern boundary. It also falls away towards the eastern – Farnell Street boundary. The sloping topography therefore resulting in a variation to the wall height towards the front of the dwelling, similar to neighbouring properties. No excavation works are proposed.

- *To provide sufficient scope for innovative roof pitch and variation in roof design.*

#### Comment

The new first floor proposes a compliant pitch of 3°, being consistent with new development within the locality.

It is concluded that the proposal, with variations to the wall height control, will have no impacts on neighbouring properties and remains consistent with the objectives of this clause, despite the non-compliance.

#### **Side Building Envelope**

The site requires a side boundary envelope of 5m/45°. The development proposes a variation to the new first floor, which is consistent with the surrounding development including the immediately neighbouring sites.

A variation to the side boundary envelope is considered appropriate, in this case, as the proposed variation is minor and is the result of the existing narrow site width of 10.06 metres.

The resulting dwelling is an appropriate scale and the development remains consistent with the scale of surrounding dwellings as is demonstrated in the discussion of the objectives of the control below:

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*

#### Comment:

The proposed dwelling has a largely compliant building height and incorporates articulation and a variety of building materials to alleviate bulk. The resulting dwelling has a consistent bulk and scale to neighbouring dwellings, remaining consistent with the streetscape in the locality, in particular this side of Farnell Street.

The neighbours on each side have limited viewing towards the subject site, having limited window openings at first floor level. Also the windows are mostly frosted glazing on the side elevations, and any visual impact in this regard will be very limited.

- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*

Comment:

The private open space at the rear of the neighbouring dwelling to the south will continue to receive compliant solar access and light, despite the variation to the building envelope control. The design incorporates elements to ensure privacy is maintained between dwellings, including compliant setbacks and no direct overlooking between key living areas. The variation proposed will not result in any unreasonable impacts on adjoining or nearby properties.

- *To ensure that development responds to the topography of the site.*

Comment:

The development proposes to retain the existing stepped design to accommodate the slope of the site and to avoid cut and fill. Very minor earthworks are proposed, with works primarily located within the building footprint. Erosion and sediment control measures will be implemented to ensure best practice procedures are followed and all works will be undertaken in accordance with engineering details.

**Side Boundary Setbacks**

Side setbacks of 900mm are permitted on the subject site. The development proposes the following side setbacks

Garage level

1.495m (north) existing  
1.180m (south) existing

Ground floor

1.54m (north) to rear living area  
1.105m (south) to rear living area

New First Floor

*North*

1.499m (front) – 1.594m (rear)

*South*

1.119m (rear) – 1.212m (front)



As noted above the site will retain the existing minimum and compliant setbacks on the garage and the ground floor levels and proposes compliant side setback to the new works at first floor level.

### **Front Boundary Setback**

A front setback of 6.5 metres to the primary road frontage is required on the site.

The development proposes to retain the existing, compliant front setback of 6.548 metres to the front entry of the dwelling.

### **Rear Boundary Setback**

The DCP requires a minimum rear setback of 6 metres on the subject site and the development proposes an easily compliant minimum rear setback of 26.269 metres to the dwelling. A compliant rear setback of 12.294 to the water edge of the swimming pool is retained.

## **Part C Siting Factors**

### **Traffic Access and Safety**

The subject site has an existing vehicular crossing from Farnell Street and concrete driveway and no change is proposed.

### **Parking Facilities**

The subject site has a single garage and no change is proposed. The existing garage opening is to be retained, with a new garage door proposed.

### **Stormwater**

Stormwater runoff resulting from the proposed development will be connected to the existing drainage infrastructure on the site which drains to Farnell Street. See attached Stormwater Plans.

### **Excavation and Landfill**

Very minor earthworks are proposed to accommodate works within the rear yard of the site. Erosion and sediment control measures will be implemented to ensure best practice procedures are followed and all works will be undertaken in accordance with engineering details.

## **Demolition and Construction**

The proposed alterations and additions will involve demolition works as detailed above and in the attached plan set. All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

## **Waste Management**

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

The existing dwelling has compliant bin storage areas, with waste to be collected by Councils regular service.

## **Part D Design**

### **Landscaping and Open space and bush land setting**

The DCP requires 40% landscaping on the site which is equivalent to 221.56m<sup>2</sup> for the site area of 553.9m<sup>2</sup>.

The existing site has a non-compliant landscaped area of 159.14m<sup>2</sup> or 28.73% and the development will result in a landscaped area of 195.03m<sup>2</sup> or 35.21%.

A variation to the landscaped area control is considered appropriate, in this case, as the development will result in an improvement to the existing non-compliance and remains consistent with the objectives of the control, despite the variation, as addressed below.

#### *Objectives of the control:*

- *To enable planting to maintain and enhance the streetscape.*

#### Comment

The development proposes a new lawn area and landscaping on the Farnell Street frontage remaining consistent with the residential streetscape.

- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

#### Comment

The minor variation proposed will not impact on any indigenous vegetation, topographical features or habitat.

- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*

#### Comment

The development will result in an improvement to the existing non-compliant landscaped area on the site, providing a sufficient area for planting, including low and medium shrubs. The works propose a building height consistent with surrounding dwellings and is of an appropriate bulk and scale for the residential locality.

- *To enhance privacy between buildings.*

#### Comment

The variation proposed will not materially impact on privacy between buildings. Privacy measures are incorporated into the building design as discussed below.

- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*

#### Comment

A compliant area of private open space is provided in the rear yard for the enjoyment of the residents, with the existing swimming pool being retained.

- *To provide space for service functions, including clothes drying.*

#### Comment

All services are provided on the site, including compliant clothes drying areas.

- *To facilitate water management, including on-site detention and infiltration of stormwater.*



### Comment

Stormwater from the alterations and additions will be connected to the existing drainage infrastructure on the site, which drains to Farnell Street.

### **Private open space**

The DCP requires a minimum 60m<sup>2</sup> private open space (with minimum dimensions of 5 metres) and the development provides a compliant private open space area of 60m<sup>2</sup> for the enjoyment of residents.

### **Noise**

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

### **Access to sunlight**

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this clause DCP.

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 yard and within the front setback of the subject site and a portion of the rear yard of No. 27 Farnell Street.

**12pm** – The development will result in an increase in shadowing to the rear yard (towards the western boundary and no additional impact across the pool or lawn area closest to the dwelling) of the subject site and a minor increase in shadowing to the rear of No. 27 Farnell Street (adjacent to the dwelling with no additional solar impact to the swimming pool and rear yard).

**3pm** – The development will result in an increase in shadowing to the rear yard (towards the western boundary and no additional impact across the pool or lawn area closest to the dwelling) of the subject site and a negligible increase in shadowing to a small area adjacent to the rear of the dwelling at No.27.

It is concluded that the development allows for the retention of compliant solar access to private open space of the subject site (the area closest to the rear of the dwelling) and to No.27 between 12pm and 3pm. The shadow diagrams demonstrating that more than 30m<sup>2</sup> of the private open space receives sunlight between 9am, 12pm and 3pm, with best solar access conditions between 12pm and 3pm.

## **Views**

A site visit has been undertaken and it is concluded the development will not result in any unreasonable view loss for neighbouring properties.

## **Privacy**

Privacy will be retained for neighbours with compliant setbacks and no direct overlooking into any key living areas.

The existing garage and ground floor levels are visually separated from neighbouring properties by boundary fencing. The alterations and additions incorporate a number of privacy measures including orienting glazing and balconies to the front and rear of the lot, offset windows, privacy glazing, the use of skylights, high sill heights and privacy screening.

## **Building Bulk**

The proposed alterations and additions do not create inappropriate building bulk, with the resulting dwelling providing an attractive and appropriate addition to the street. The development is considered appropriate for the residential setting and consistent with recent developments within the immediate locality.

## **Building Colours and Materials**

The proposed building materials include metal roofing, rendered brickwork and stone feature cladding, which are consistent with the residential surrounds.

## **Roofs**

The development proposes a compliant pitch of 3°. The roof design is consistent with the existing character of the area.

## **Glare & Reflection**

Materials have been chosen to ensure no glare or reflection issues.

## **Site Facilities**

All site facilities including a bin storage area, mailbox and clothes drying facility are provided on the site.

**Fences**

No changes are proposed to the existing boundary fencing.

**Safety and Security**

An ability to view the access handle is retained which is to the benefit of safety and security of residents.

**Conservation of Energy and Water**

The design has achieved a BASIX Certificate which accompanies the application.

**Part E The Natural Environment****Preservation of Trees or Bushland Vegetation**

The development does not propose to remove any significant trees.

**Wildlife Corridors**

There will be no impact on any valued wildlife as a result of the proposed development.

**Native Vegetation**

The site is not identified on the DCP Native Vegetation Map.

**Retaining unique Environmental Features**

There are no significant environmental features on the site.



### **Waterways and Riparian Lands**

There will be no impact on waterways or riparian lands in the locality.

### **Landslip Risk**

The site is located in the area nominated in the LEP maps as Area A – Slope  $<5$  and Area B – Flanking Slopes 5 to 25, and a Geotechnical Report is provided in support of the application.

## 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 Warringah LEP 2011 and the Warringah DCP 2011.

	Standard	Proposed	Compliance
<b>Warringah LEP 2011</b>			
Lot Size	450m <sup>2</sup>	553.9m <sup>2</sup>	Yes – no change
Building Height	8.5 metres	8.69m	Clause 4.6 attached
Floor Space Ratio	Not identified		
<b>Warringah DCP 2011</b>			
Wall Height	7.2 metres	7.161m (south)  7.976m (north)	Compliance with objectives achieved  Compliance with objectives achieved
Number of Stories	Not identified	-	-
Side Boundary Envelope	5 metres / 45 degrees	Breach on northern and southern sides	Compliance with objectives achieved
Site Coverage	Not identified	-	-
Side Boundary Setbacks	0.9 metres	<u>Garage level</u>  1.495m (north) existing  1.180m (south) existing  <u>Ground floor</u>  1.54m (north) to rear living area  1.105m (south) to rear living area	Yes – no change    Yes – no change   Yes  Yes

		<u>New First Floor</u>  <i>North:</i>  1.499m (front) – 1.594m (rear)  <i>South:</i>  1.119m (rear) – 1.212m (front)	Yes          Yes
Front Boundary Setback	6.5m	Existing at garage level 6.548m	Yes – no change
Rear Boundary Setbacks	6 metres	26.269m to dwelling	Yes
Parking	2 spaces	Existing garage	Yes – no change
Landscaped Open Space and Bushland Setting	40% of lot area  (221.56m <sup>2</sup> for site area of 553.9m <sup>2</sup> )	35.21% (195.03m <sup>2</sup> )	Compliance with objectives achieved   Improvement to existing of 28.73% (159.14m <sup>2</sup> ), increase of 6.48% (35.89m <sup>2</sup> )
Private Open Space	60m <sup>2</sup>	60m <sup>2</sup>	Yes
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Complies	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 development is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the 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.

*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 development has 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 natural hazard of landslide risk has been assessed and it is concluded it can be effectively mitigated to allow the development to proceed.

### ***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 highly appropriate to the site with regard to all of the above factors. The proposal fits well within the context of the surrounds and is an appropriate scale.

*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, including a new first floor level, at 29 Farnell Street, Curl Curl 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.



## Planner Declaration

**This report was prepared by:**

Senior Planner: Susan May-Roberts

Report Version: Final

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
15/04/2024	Susan May-Roberts Senior Planner	Sarah McNeilly Director

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