



Statement of Environmental Effects

construction of a pool and
covered deck and
landscaping works

38 Lindley Avenue, Narrabeen

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EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared to support an application for the construction of a pool and covered deck and landscaping works at 38 Lindley Avenue, Narrabeen.

Consent (DA2021/1694) was granted to the construction of a two-storey dwelling house, drainage and landscape works on 4 November 2021. Demolition of the existing dwelling is scheduled to occur in December 2021.

The objective of the proposal is to enhance housing stock in a manner encouraged by the applicable zone objectives and planning controls. The proposed works will improve the utility value of the dwelling and preserve the amenity of adjoining development.

Key aspects of the proposal include the construction of a swimming pool and covered deck and BBQ area extending from the northern elevation of the approved dwelling. Landscaping embellishment works are proposed in setback areas.

Our assessment finds that the development proposal is entirely consistent with relevant environmental planning instruments and closely aligns with the objectives and controls contained within relevant planning guidelines.

Based on our evaluation of the proposal against relevant planning instruments and our detailed consideration of the environmental impacts, we conclude that the proposal is worthy of conditional approval.

1. INTRODUCTION

This Statement of Environmental Effects has been prepared to support an application for the construction of a pool and covered deck and landscaping works at 38 Lindley Avenue, Narrabeen.

The objective of the proposal is to enhance housing stock in a manner encouraged by the applicable zone objectives and planning controls. The proposed works will improve the utility value of the dwelling and preserve the amenity of adjoining development.

Key aspects of the proposal include the construction of a swimming pool and covered deck and BBQ area extending from the northern elevation of the approved dwelling. Landscaping embellishment works are proposed in setback areas.

The purpose of this document is to evaluate the proposal against relevant planning instruments and to provide a planning assessment of its environmental impacts, as required by section 4.15 of the *Environmental Planning and Assessment Act 1979*.

2. SITE AND CONTEXT

This section describes the characteristics of the land and evaluates the constraints and opportunities presented by the site which have informed and influenced the proposal. Here we also describe the characteristics of the locality which have been considered in developing the proposal.

2.1. SITE DESCRIPTION

The site is located at 38 Lindley Avenue, Narrabeen and the land is legally described as Lot 7 in DP 7090. An aerial photograph identifying the site in yellow shading is provided at Figure 1.



Figure 1 | Aerial image
(Source: Six Maps)

2.1.1. Site Characteristics

The site is a rectangular lot with primary frontage to Lindley Avenue of 15.24m and a depth of 40.595m. The site area is 618.7sqm. The land has a moderate fall from Lindley Avenue to the rear of the site.

A Survey Plan illustrating site dimensions and contours is included at **Appendix A**.

Vegetation at the site is typical of a domestic garden and comprises trees and shrubs, including established shrubbery and a large angophora at the northwest corner of the rear yard.

The site accommodates a single-storey masonry dwelling situated centrally on the lot. Consent (DA2019/1256) for the demolition of the existing dwelling was granted 21 January 2020. Demolition of the existing dwelling is scheduled to occur in December 2021.

Vehicular access to the site is from Lindley Avenue.

2.2. LOCALITY DESCRIPTION

The site is situated within Northern Beaches Local Government Area.

2.2.1. Land Use

Land use in the immediate locality is almost exclusively low-density residential.

2.2.2. Building Form

Building form is characterised by single to two-storey dwellings. The topography in this locality is moderate to severe and building form is stepped terraced to reflect site conditions.

There is little uniformity to building arrangement and setbacks in the streetscape. Dwellings generally respond to unique site conditions. The ratio of built-upon to landscaped area is skewed towards pervious surfaces and consequently the street has a prominent landscape character.

Architectural styles are diverse. In-fill development has occurred sporadically over the decades with older housing stock making way to the occasional contemporary dwelling.

There is little consistency in the use of external materials. Contemporary dwellings incorporate rendered masonry finishes however older housing stock more typically comprises of face-brick walls and tiled roofs.

The built form character of Lindley Avenue is distinguished by creative and site-responsive building design. The range and variety of architectural styles, roof forms and external materials and finishes is central to streetscape character, along with bushland setting.

2.2.3. Adjacent Development

Adjacent development is described as follows:

- **40 Lindley Avenue**

Directly to the west with a frontage to Lindley Avenue is a split-level brick dwelling with open parking space accessed from Lindley Avenue. The site is elevated above the subject site owing to sloping terrain.

A driveway is located along the eastern boundary and services the internal lot to the rear. Survey information indicates that there are several ground and upper-level openings on the eastern elevation of the building.

The principal private open space (POS) including landscaped yard and swimming pool is situated on the northern side of the dwelling.

- **36 Lindley Avenue**

To the east with a frontage to Lindley Avenue is a two-storey dwelling with integrated double garage accessed from Lindley Avenue. The site is situated below the subject site owing to sloping terrain.

The POS is situated on the northern side of the dwelling.

- **6 The Esplanade**

To the northeast is a battle-axe lot accommodating a split-level residence. The residence is downhill of the subject site and is oriented to the north to optimise water views and northern aspect.

The POS is situated on the northern side of the dwelling.

The access handle servicing the site is 3m wide and runs along the eastern boundary of the subject site and acts as a buffer between the site and the dwelling at 36 Lindley Avenue.

The building arrangement and orientation responds to the siting and location of neighbouring development and is designed to mitigate overshadowing impacts and limit cross-viewing thereby preserving the amenity of neighbours.

3. BACKGROUND

This section describes any background information we consider to be relevant to the proposal.

3.1. APPROVAL HISTORY

3.1.1. DA2021/1694

Consent was granted to the construction of a two-storey dwelling house, drainage and landscape works on 4 November 2021. Demolition of the existing dwelling is scheduled to occur in December 2021.

4. PROPOSED DEVELOPMENT

This section provides a description of the proposal and should be read in conjunction with accompanying plans and documentation. Here we endeavour to explain how the proposal has been designed to work with site constraints and optimise site opportunities.

4.1. SITE PREPARATION

4.1.1. Demolition

No Demolition works proposed by this development application. Demolition of the existing dwelling is approved under DA2021/1694 and is scheduled to occur in December 2021.

4.1.2. Tree Removal

No tree removal is required to facilitate the delivery of the proposed swimming pool and timber deck. An amended Arboricultural Assessment Report is supplied at **Appendix C**.

4.1.3. Land Modification

Modest land modification works are proposed including excavation to facilitate the delivery of the swimming pool. The depth of excavation is illustrated on the plans supplied at **Appendix B**.

4.2. BUILDING WORKS

4.2.1. Terrace and Swimming Pool

The application proposes the construction of a covered timber deck with BBQ area and swimming pool. These structures will extend from the northern elevation of the approved dwelling and will be at a similar RL to the approved living level.

The floor RL of the timber deck is situated a maximum of ~1m above natural ground level. The pavement RL associated with the pool is situated a maximum of ~1.5m above natural ground level.

4.2.2. Materials

The deck will be timber and awning steel frame with timber elements. The exposed walls of the swimming pool are to be rendered. A material palette is included in the plans supplied at **Appendix B**.

4.3. ANCILLARY WORKS

4.3.1. Landscaping

Landscaping is proposed and is illustrated in the Landscape Plan included with the submission. The landscape design incorporates an appropriate diversity of trees, shrubs, and ground covers.

4.3.2. Stormwater Management

The deck will be constructed over the detention area approved under DA2021/1694. The detention area was designed to dovetail with the works proposed by this development application.

Runoff from proposed hard surfaces will be connected to the approved drainage system and is discharged to an absorption trench in the rear yard.

5. COMPLIANCE SUMMARY

This section provides an evaluation of the proposal against relevant planning instruments as required by section 4.15(1) of the *Environmental Planning and Assessment Act 1979*.

5.1. ENVIRONMENTAL PLANNING INSTRUMENTS

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

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP BASIX) applies to BASIX affected development and requires that a BASIX certificate accompany the development application.

The swimming pool has a capacity of < 40,000 litres and therefore is not a BASIX affected development.

5.1.2. State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) states that a consent authority must not consent to development of land unless it has considered whether the land is contaminated and, if contaminated, can be made suitable for the proposed use.

The site has a longstanding history of residential use and is unlikely to contain contaminants that would preclude ongoing residential use. The proposed development involves minimal site disturbance.

No further consideration under SEPP 55 is required.

5.1.3. State Environmental Planning Policy (Coastal Management) 2018

State Environmental Planning Policy (Coastal Management) 2018 (Coastal Management SEPP) applies to land within the *coastal zone* and prescribes development controls for coastal management areas.

Part of the site is identified on the Coastal Environment Area Map and the Coastal Use Area Map and is therefore within the *coastal zone*. An extract of the Coastal Use Area Map is provided at Figure 2.

The development will not restrict access to the foreshore. The development will not overshadow or impact views from public land or waterways. The development is modestly scaled and comprises materials that are compatible with the scenic qualities of the coastal zone.

The development aligns with the aims and development controls of the Coastal Management SEPP.

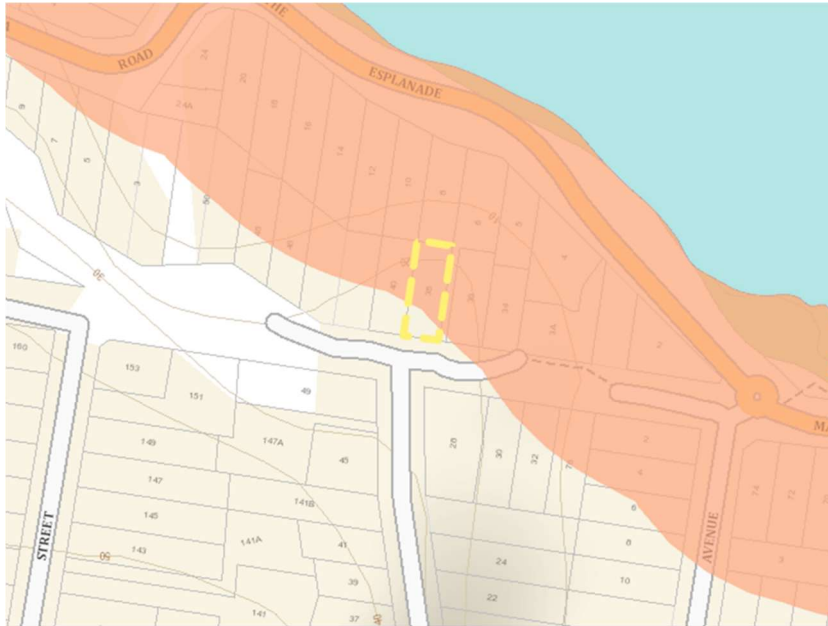


Figure 2 | Coastal Use Area
(Source: NSW Govt.)

5.1.4. Warringah Local Environmental Plan 2011

Warringah Local Environmental Plan 2011 (WLEP) applies to the site. The site is within Zone R2 Low Density Residential and the proposed development is permitted with consent.

An extract of the zoning map is provided at Figure 3.

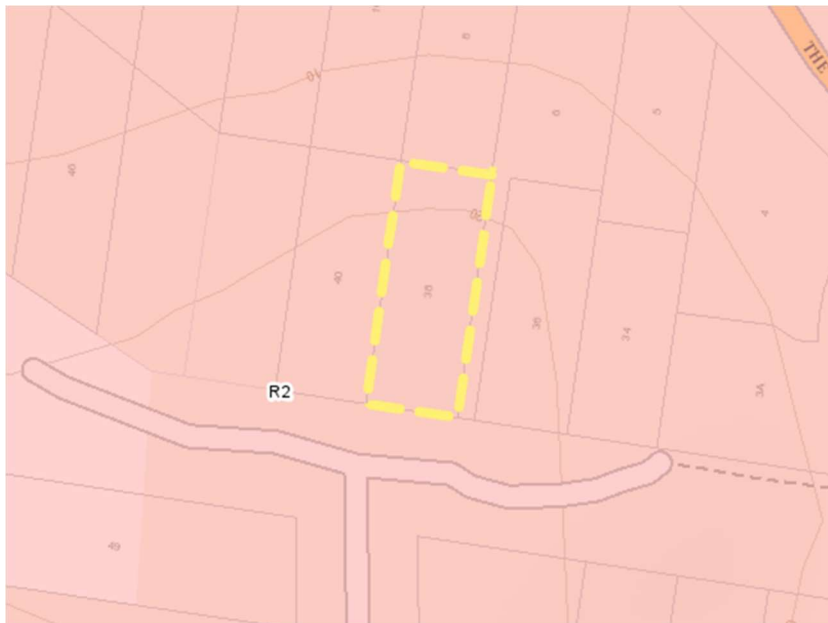


Figure 3 | Zoning Map
extract (Source: NSW Govt.)

The objectives for development in Zone R2 are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

The proposed development aligns with the objectives for development in Zone R2 given that deck and pool will improve approved low density housing stock and preserves landscape setting.

The proposal is entirely consistent with relevant development standards and provisions contained within WLEP.

A compliance summary is provided at Table 1.

Table 1 | WLEP compliance summary

Clause	Standard	Comment	Compliance
4.3 Height of buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	A maximum building height of 8.5m is permitted at the site as indicated on the <i>Height of Buildings Map</i> . The maximum building height measured to the top of the awning is 4.8m. Height is variable owing to site topography.	Yes
6.2 Earthworks	(3) Before granting development consent for earthworks, the consent authority must consider the following matters— (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, (b) the effect of the proposed development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the proposed development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material,	The proposal involves delivery a swimming pool which is primarily above ground and a covered deck over the approved detention area. Land disturbance is negligible. Excavated material will be utilised on site or disposed of by contractors at a licenced waste management facility.	Yes

Clause	Standard	Comment	Compliance
	(f) the likelihood of disturbing relics, (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.		
6.4 Development on sloping land	(2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map. (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is 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 site is identified as Area E on the <i>Landslip Risk Map</i> . The site has a very mild grade. Minimal site disturbance is proposed. There is plainly no risk of landslip occurring because of the development. A Geotechnical Report is supplied at Appendix D . The Report was supplied with the dwelling DA though also considered the landslip implications of works proposed by this application. The Report sets out recommendations to manage landslip risk and finds that the proposed development has an acceptable risk.	Yes

5.2. PROPOSED INSTRUMENTS

There are no proposed planning instruments that are relevant to the site or the proposed development.

5.3. DEVELOPMENT CONTROL PLANS

5.3.1. Warringah Development Control Plan 2011

Warringah Development Control Plan 2011 (WDCP) applies to the site.

The proposal is entirely consistent with relevant development controls contained within WDCP.

A compliance summary is provided at Table 3.

Table 2 | WDCP compliance summary

Clause	Control	Comment	Compliance
Part B Built form controls			
B1 Wall heights	1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	This control applies to wall height of enclosing walls and is not applicable to the proposed awning.	n/a
B2 Number of storeys	1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.	The site is not identified on the <i>Number of Storeys Map</i> .	n/a
B3 Side boundary envelope	1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 4 metres.	The site is shown on the <i>Side Boundary Envelope Map</i> . The proposed awning is contained within an envelope projected at 45 degrees at a point 4m above the side property boundary.	Yes
B4 Site coverage	1. Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map.	The site is not identified on the <i>Site Coverage Map</i> .	n/a
B5 Side boundary setbacks	1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.	The <i>Side Boundary Setback Map</i> indicates 0.9m setback from side boundaries is required. A side setback ~2.2m is proposed between the covered deck and the western side boundary, and ~2.5m between the	Yes

Clause	Control	Comment	Compliance
		swimming pool and eastern side boundary.	
	2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.	Side setback areas will be landscaped as documented on the landscape plan supplied with this application.	Yes
B7 Front boundary setback	1. Development is to maintain a minimum setback to road frontages.	The <i>Front Boundary Setback Map</i> indicates 6.5m setback from the front boundary is required. The proposed swimming pool and covered deck are situated in the rear yard and will not encroach the 6.5m front setback.	Yes
	2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.	The front setback area is landscaped and free of structures other than the approved driveway.	Yes
	3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.	The approved driveway will occupy <50% of the front setback.	Yes
B9 Rear boundary setback	1. Development is to maintain a minimum setback to rear boundaries.	The <i>Rear Boundary Setback Map</i> indicates a rear setback of 6m. The northern edge of the swimming pool is situated ~5.8m from the rear boundary. The control allows for swimming pools to	Yes

Clause	Control	Comment	Compliance
		encroach the rear setback area.	
	2. The rear setback area is to be landscaped and free of any above or below ground structures.	The rear setback is landscaped and free of structures except for the swimming pool.	Yes
Part D Design			
D1 Landscaped open space and bushland setting	1. The required minimum area of landscaped open space is shown on DCP <i>Landscaped Open Space and Bushland Setting Map</i> .	<p>The <i>Landscaped Open Space and Bushland Setting Map</i> indicates a that 40% of the site is to be provided as landscaped area.</p> <p>291sqm of landscaped area is proposed which equates to 47% of the site area.</p> <p>The area accounted for in the landscaped area calculation excludes hardstand areas and the pool.</p> <p>A calculation plan is included in the architectural plan set.</p>	Yes
D2 Private open space	1. Residential development is to include private open space for each dwelling.	The proposal involves the delivery of a covered deck and swimming pool. Sufficient private open space areas are provided for the dwelling.	Yes
	2. The minimum area and dimensions of private open space are as follows: Dwelling houses with 3 or more bedrooms = A total of 60m2 with minimum dimensions of 5 metres	A private open space area of > 60sqm is provided in the rear yard. The private open space area satisfies the minimum dimension requirements.	Yes
	3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.	Private open space is directly accessible from the living area.	Yes
	4. Private open space is to be located and designed to	The private open space is situated in the rear yard	Yes

Clause	Control	Comment	Compliance
	ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.	and boundary fencing will ensure privacy.	
	5. Private open space shall not be located in the primary front building setback.	The principal private open space is situated in the rear setback area.	Yes
	6. Private open space is to be located to maximise solar access.	The private open space area has northern aspect and will receive sufficient sunlight throughout the day.	Yes
D3 Noise	1. Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.	Acoustic impact is not anticipated to be an issue in this scenario.	-
	5. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.	The swimming pool and covered deck are situated in the rear yard and the use of these spaces (which are modestly scaled and for domestic use only) will have no adverse impact on the acoustic amenity of neighbours.	Yes
D6 Access to sunlight	1. Development should avoid unreasonable overshadowing any public open space.	The proposal will not cast shadow over public land.	Yes
	2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3	<u>Site</u> The private open space area has northern aspect and will receive ample direct sunlight throughout the day. <u>Neighbour</u> Shadow diagrams have been prepared at 9am	Yes

Clause	Control	Comment	Compliance
	hours of sunlight between 9am and 3pm on June 21.	<p>midday and 3pm to demonstrate shadow impact on neighbouring properties.</p> <p>The diagrams demonstrate that no additional shadow is cast over the principal POS area of neighbouring dwellings.</p> <p>Discussion concerning overshadowing impacts is provided at Part 5.1.1 of this report.</p>	
D7 Views	1. Development shall provide for the reasonable sharing of views.	The proposal provides for reasonable sharing of views.	Yes
D8 Privacy	1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	<p>The building layout is designed to preserve privacy for occupants of the development and neighbouring dwellings.</p> <p>Discussion concerning privacy is provided at Part 5.1.2 of this report.</p>	Yes
	3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.	<p>The proposed swimming pool and covered deck are designed to avoid overlooking of neighbouring properties.</p> <p>Supplementary screening devices are not necessary nor are they proposed.</p>	Yes
D10 Building colours and materials	1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.	<p>The proposed development is in the rear yard and is not a highly visible area.</p> <p>Materials comprise timber hardwood and powder coated metal and rendered concrete elements as indicated on the materials palette on the plans.</p> <p>These materials are robust and responsive to coastal aesthetic.</p>	Yes
D11 Roofs	2. Roofs should complement the roof pitch and forms of the existing	An awning with mild pitch is proposed over the balcony.	Yes

Clause	Control	Comment	Compliance
	buildings in the streetscape.		
D16 Swimming pools and spas	1. Pools are not to be located in the front building setback.	The proposed swimming pool is situated in the rear yard.	Yes
	3. Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.	An Arboricultural Assessment Report is supplied at Appendix C . The report confirms the tree in the rear yard can be retained and will not be adversely impacted by proposed swimming pool works.	Yes
Part E The natural environment			
E10 Landslip risk	iii) For land identified as being in Area C or Area E: A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer/ engineering geologist, must be submitted with the development application. Also, a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.	The site is identified as Area E on the <i>Landslip Risk Map</i> . The site has a very mild grade. Minimal site disturbance is proposed. There is plainly no risk of landslip occurring because of the development. A Geotechnical Report is supplied at Appendix D . The Report was supplied with the dwelling DA though also considered the landslip implications of works proposed by this application. The Report sets out recommendations to manage landslip risk and finds that the proposed development has an acceptable risk.	n/a

5.4. PLANNING AGREEMENTS

There are no planning agreements associated with this site.

5.5. THE REGULATIONS

Section 92 of the *Environmental Planning and Assessment Regulation 2000* prescribes additional matters that the consent authority must consider in determining a

development application. Each matter for consideration and its relevance to the proposal is noted in Table 3.

Table 3 | Additional matters for consideration (Regs)

Clause	Matter	Relevance
92(1)(b)	In the case of a development application for the demolition of a building, the provisions of <i>AS 2601 The demolition of structures</i> .	No demolition works proposed.
92(1)(c)	In the case of a development application for development on land subject to a subdivision order, the provisions of that subdivision order.	The site is not subject to a subdivision order.
92(1)(d)	In the case of certain development on land within 200km of Siding Spring Observatory, the <i>Dark Sky Planning Guideline</i> .	The site is not within 200km of the Siding Spring Observatory.
92(1)(e)	In the case of a development application for a manor house or multi dwelling housing (terraces), the <i>Medium Density Design Guide for Development Applications</i> .	The development application does not propose a manor house or multi dwelling housing (terraces).
92(1)(f)	In the case of a development application for residential development within the Penrith City Centre, the <i>Development Assessment Guideline: An Adaptive Response to Flood Risk Management for Residential Development in Penrith City Centre</i> .	The site is not within the Penrith City Centre.

6. PLANNING ASSESSMENT

This section provides a planning assessment of the likely impacts of the proposed development, considers the suitability of the site and evaluates whether the development is in the public interest, as required by section 4.15(1) of the *Environmental Planning and Assessment Act 1979*.

6.1. IMPACTS ON THE NATURAL AND BUILT ENVIRONMENT

The proposed swimming pool and covered deck are sited and designed to optimise occupant amenity and to mitigate adverse impact on neighbour amenity. The development will result in positive built environment outcomes and will have no adverse impact on the natural environment.

Below we outline aspects of the proposal that relate to built environment considerations.

6.1.1. Overshadowing

Part D6 of WCP contains solar access controls and states that at least 50% of the required area of POS of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on the winter solstice.

The objectives of the solar access controls are to ensure reasonable access to sunlight is maintained and to encourage innovative design solutions to improve the urban environment and public open space.

The POS areas of adjoining development are identified in yellow in the aerial image at Figure 4.



Figure 4 | Location of neighbour POS

Shadow diagrams have been prepared to demonstrate shadow cast by the proposed development between 9am and 3pm on the winter solstice.

Shadow diagrams confirm that shadow cast by the covered deck and pool will have no impact on neighbouring POS areas. Rather, shadow associated with proposed structures will fall over driveways on adjoining land.

The proposal satisfies the solar access control and meets associated objectives.

6.1.2. Privacy

Part D8 of WCP contains privacy controls and states that building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.

The objectives of the privacy control are to ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours and to encourage innovative design solutions to improve the urban environment.

Site conditions and building arrangement will preserve privacy as follows:

- Setbacks of >2.2m are provided between the proposed pool and deck and side property boundaries. Setbacks are greater than the minimum required side setback (0.9m). Separation distance between the proposed POS area and neighbour POS will mitigate privacy impacts.
- Setbacks allow for landscaping through side boundaries. The landscape plan specifies lilly pilly along the western property boundary which can reach a mature height of ~5m. Four olive trees are proposed on the eastern side of the pool and will reach a mature height of 4m. Landscaping will mitigate potential for cross-viewing.
- Driveways are situated adjacent to both the western and eastern side boundaries. The driveways provide vehicular access from Lindley Avenue to dwellings to the rear of the subject site. Driveways create separation distance between the proposed POS area and neighbour POS thereby mitigating privacy impacts.

We submit that the proposed development will have no adverse impact on the privacy of neighbours owing to appropriate siting and arrangement, delivery of suitable boundary planting, and existing site conditions, including separation distance afforded by driveways on neighbouring lots.

The proposal satisfies the privacy control and meets associated objectives.

6.2. SOCIAL IMPACTS

The proposal will have positive social impacts from the perspective of future occupants of the dwelling who will enjoy high amenity spaces. Short term disturbance associated with demolition and construction works is likely however mitigation measures such as prescribed hours of work will minimise impact.

Social impacts are overwhelmingly positive and adverse social impacts can be mitigated and are short term.

6.3. ECONOMIC IMPACTS

The proposal will have short term economic impact through job creation associated with demolition and construction works. The proposed development will improve housing stock in Narrabeen and there will be resultant uplift in property value.

Economic impacts associated with the proposal are positive.

6.4. SITE SUITABILITY

The site presently accommodates a residential land use which is both permitted within Zone R2 and compatible with surrounding land use. The development involves the delivery of ancillary structures in a manner encouraged by applicable zone objectives and planning controls.

The development is designed to integrate with the approved dwelling, and to preserve the amenity of neighbouring dwellings. The site does not present any constraints that would preclude reasonable development of the land for residential purposes.

The site is suitable for the proposed development.

6.5. PUBLIC INTEREST

The development will improve approved housing stock in a manner encouraged by the applicable zone objectives. The development has been designed to respond to site conditions and minimise impacts on neighbours.

The proposal aligns with the public interest.

7. CONCLUSION

This Statement of Environmental Effects has been prepared to support an application for construction of a pool and covered deck and landscaping works at 38 Lindley Avenue, Narrabeen.

The objective of the proposal is to enhance housing stock in a manner encouraged by the applicable zone objectives and planning controls. The proposed works will improve the utility value of the dwelling and preserve the amenity of adjoining development.

Our report describes the key aspects of the proposal which include the construction of a swimming pool and covered deck and BBQ area extending from the northern elevation of the approved dwelling. Landscaping embellishment works are proposed in setback areas.

Our evaluation of the proposal against the relevant planning instruments has found that the proposal is entirely consistent with instrument objectives, development standards, provisions and controls.

We have assessed the environmental impacts of the proposal and have determined that there are no apparent adverse impacts. We have assessed building siting and neighbour amenity and consider that development outcomes are site responsive, and no design modification is warranted.

Our report explains that the site is suitable for the development as it is zoned for residential purposes and is compatible with surrounding land use. We establish that the development is in the public interest given the absence of adverse impact and improvement to housing stock.

We conclude that the proposal is worthy of approval.



APPENDIX A | SURVEY



APPENDIX B | PLANS



APPENDIX C | ARBORIST REPORT



APPENDIX D | GEOTECHNICAL REPORT



APPENDIX E | WASTE MANAGEMENT PLAN