

# STATEMENT OF ENVIRONMENTAL EFFECTS

## BUILDING APPROVAL SOLUTIONS - 2021

*11 Neridah Avenue BELROSE NSW 2085 (LI) Lot 63 DP 250561  
Proposed Alteration and Extension to Dwelling House*

*Submitted to: Northern Beaches Council*

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# 1.0 INTRODUCTION

## 1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to **NORTHERN BEACHES COUNCIL** as part of a Development Application (DA) for the proposed **ALTERATION and EXTENSION**. This SEE describes the site, its environs, the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. Within this report, references to “the site” mean the land to which this DA relates.

### 1.1 SUBJECT SITE

The site of the proposed works is at **No. 11 Neridah Avenue, Belrose NSW 2085** and can be legally identified as **Lot 63 in DP 250561**.

### 1.2 DESCRIPTION OF THE PROPOSED

The DA seeks development consent for the following proposed works:

- **Demolition of selected areas of existing dwelling**
- **Removal of existing plants for preparation of site**
- **Additions to existing dwelling and Alterations to internal configuration**
- **New front fence and side fencing for selected areas of side boundaries**

**Note: This Statement is to be read in conjunction with the submitted Plans set.**

### 1.3 APPLICABLE STATUTORY & NON-STATUTORY PLANS/POLICIES

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

**Sydney Regional Environmental Plan No 20-Hawkesbury-Nepean River (No 2-1997)**

**Warringah Local Environmental Plan (WLEP) 2011**

**Warringah Development Control Plan (WDCP) 2011**

## 2.0 SITE ANALYSIS

### 2.0 Site Analysis

#### 2.1 DESCRIPTION OF THE SUBJECT SITE

The subject site is commonly known as **No. 11 Neridah Avenue, Belrose NSW 2085**. The site is irregular in shape and situated to the west of Neridah Avenue. The site has a frontage to Neridah Avenue that is 27.63 m wide and has an average depth of 31.38 m for a site area of 700.3 m<sup>2</sup> (see Figure 1 below).



**FIGURE 1:** Aerial view of subject site showing the shape and orientation of the lot.

(Source: SIX Maps, NSW Government. Accessed 29.11.2021)

The existing development on the site includes a two-storey dwelling house with garage incorporated into the dwelling and inground pool. The site has a range of vegetation in the front building setback and slopes downwards from the front boundary (see Figure 2). The site is identified as Area A on the WLEP Landslip Risk Map (see Figure 3) and within the Medium risk precinct on the Northern Beaches Council (NBC) Flood Hazard Map (see Figure 4).

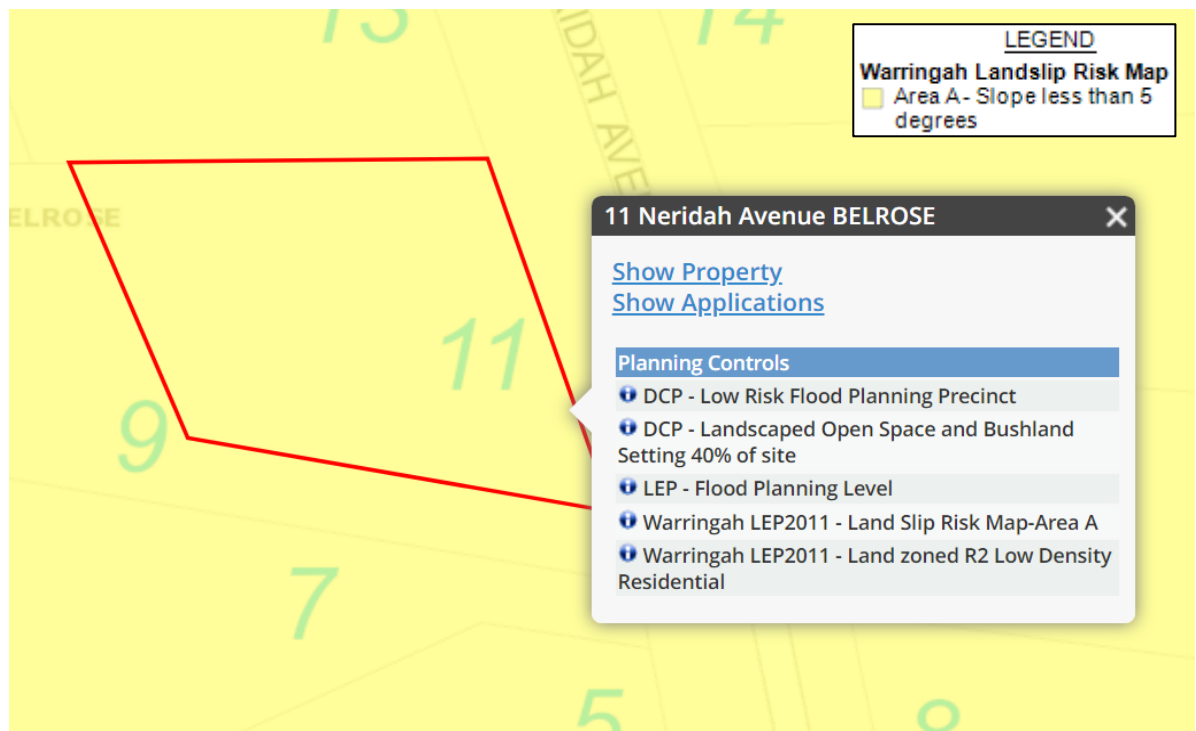


## 2.0 SITE ANALYSIS



**FIGURE 2:** View of subject site and dwelling from the street, when looking west from Neridah Avenue.

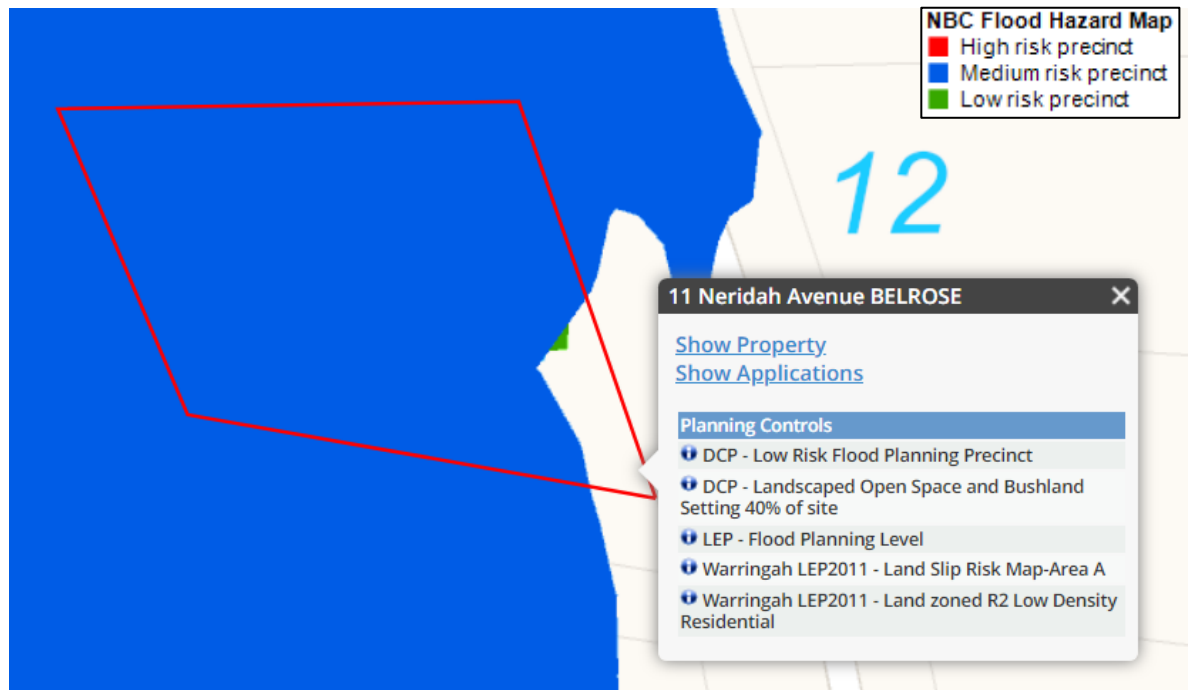
(Source: Google Maps. Accessed 29.11.2021)



**FIGURE 3:** The site, bordered in red on the WLEP Landslip Risk Map.

(Source: Northern Beaches Mapping. Accessed 04.12.2021)

## 2.0 SITE ANALYSIS



**FIGURE 4:** The site bordered in red on the NBC Flood Hazard Map.

(Source: Northern Beaches Mapping. Accessed 04.12.2021)

## 2.0 SITE ANALYSIS

### 2.2 ADJOINING LAND USE & LOCALITY CHARACTER

The site is in a low-density residential zone, adjoining land use is typified by single dwelling lots with development ancillary to home occupation. The character of the area can be described as modest, predominantly two storey residential development on lots spotted with leafy, green vegetation (See Figure 5). Community facilities and retail opportunities are located between pockets of residential development and in close proximity the site. Beyond the concentration of residential development sits Belrose Corridor to the south and expanses of bushland to the north, east and west.



**FIGURE 5:** Aerial view of land surrounding the subject site (highlighted in yellow with red border).

(Source: SIX Maps, NSW Government. Accessed 29.11.2021)

The design of development along Neridah Avenue has had to respond to the topography of the area and the flood risk. More specifically, some properties within the flood prone areas are without front boundary fencing. While others have achieved territorial reinforcement through relatively open style fencing or dense landscaping (see Figures 6 and 7). Further to this, a more solid style of fencing can be seen further north along Neridah Avenue (see Figure 8).



## 2.0 SITE ANALYSIS



**FIGURE 6:** View of the street from the site, looking south along Neridah Avenue.

(Source: Google Maps. Accessed 29.11.2021)



**FIGURE 7:** View of street from the site, looking north along Neridah Avenue.

(Source: Google Maps. Accessed 29.11.2021)



## 2.0 SITE ANALYSIS



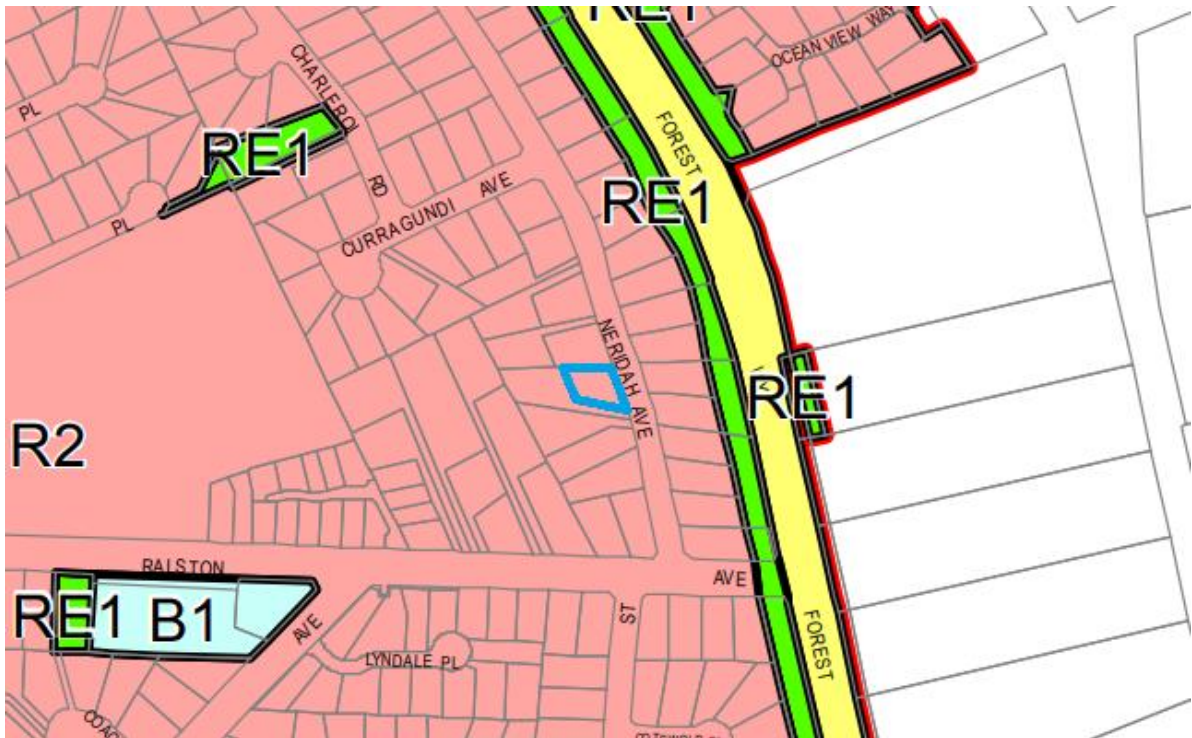
**FIGURE 8:** An example of a more solid style of fencing that can be found along Neridah Avenue when travelling north from the site.

(Source: Google Maps. Accessed 29.11.2021)

## 2.0 SITE ANALYSIS

### 2.3 ZONING

#### ZONING MAP



**FIGURE 9:** Land Zone map from *Warringah Local Environmental Plan 2011* shows the subject property in zone R2 – site identified by blue border.

(Source: *Warringah Local Environmental Plan 2011*. Accessed 29.11.2021)

The subject site is within **Zone R2 Low Density Residential**. The proposed works are permissible under this zoning and complimentary to the objectives of said zone:

#### **R2 Low Density Residential**

##### **1 Objectives of zone**

- 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.

## 2.0 SITE ANALYSIS

### **2 Permitted without consent**

Home-based child care; Home occupations

### **3 Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; **Dwelling houses**; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

### **4 Prohibited**

Any development not specified in item 2 or 3



## 3.0 MATTERS FOR CONSIDERATION

### 3.0 Matters for Consideration

This chapter contains the assessment of the environmental effects of the proposed development as required under Section 4.15 of the *EP&A Act 1979*. In determining a development application, the consent authority has to take into account a range of matters relevant to the development including: the provisions of Environmental Planning Instruments (EPIs); impacts to the built and natural environment; social and economic impacts of the development; the suitability of the site; and whether there are to be any considerations relating to Public Interest.

#### 3.1 RELEVANT STRATEGIC AND STATUTORY PLANS AND POLICIES

##### Summary of compliance

##### 3.1.1 Compliance with State Environmental Planning Policies (SEPPs) and deemed SEPPs

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

*State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* requires a BASIX certificate accompany a development application for proposed BASIX affected development.

**Comment:** A BASIX certificate is to accompany the application and BASIX commitments have been included on relevant Sheets of the Plans Set supplied.

###### 3.1.1.2 Sydney Regional Environmental Plan No 20-Hawkesbury-Nepean River (No 2-1997)

*Sydney Regional Environmental Plan No 20-Hawkesbury-Nepean River (No 2-1997)* aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

**Comment:** Stormwater run-off from the site and the rate at which it leaves the site will not be significantly impacted as a result of the development.

The proposed development will have a neutral effect on the Hawkesbury-Nepean River Catchment.

## 3.0 MATTERS FOR CONSIDERATION

### 3.1.2 Compliance with *Warringah Local Environmental Plan (WLEP) 2011*

| Requirements/Applicable Controls                    | Comments/Proposed   |
|---|---|
| <b>Part 4 Principal development standards</b>       |   |
| <b>4.3 Height of Buildings</b><br><br>Maximum 8.5 m | <p>Compliant – the proposed works do not cause any building on the site to exceed the maximum building height of 8.5 m.</p> <p>The maximum height above existing ground level (EGL) of the resulting building or structure is as follows:</p> <p>The proposed alterations and addition will increase the height of the <b>dwelling house</b> to approximately 7.5 m above EGL at its highest point.</p> <p>The proposed <b>attached deck</b> will have a finished level of RL 162.30. The EGL in the proposed location varies between RL 161.92 and 162.05 AHD.</p> <p>Therefore, the deck will be approximately 380 mm above EGL at its highest point.</p> |
| <b>Part 5 Miscellaneous provisions</b>              |   |
| <b>5.21 Flood planning</b>                          | <p>Compliant – a flood assessment has been completed for the proposed development by Prime Engineering Consultants, dated 22 November 2021 and will accompany the application.</p> <p>The report finds the existing dwelling is situated outside of the 1% AEP storm event. Northern Beaches Council flood information estimates the 1% AEP to be at RL 161.30 AHD.</p>   |

## 3.0 MATTERS FOR CONSIDERATION

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|--|--|
|  | <p>Northern Beaches Council flood letter has identified the Flood Planning Level based on 1% AEP flood Level plus 500mm freeboard to be at RL 161.80 m AHD.</p> <p>Proposed floor levels to be greater than RL 162m.</p> <p>The report recommends:</p> <ol style="list-style-type: none"> <li>1. that all new structures below RL 161.80 AHD must be constructed using flood compatible materials, and</li> <li>2. a site-specific Flood management plan be implemented.</li> </ol> <p><b>The report concludes the scope of the Alterations and Additions are outside of the 1% AEP and as a result the impact of the existing flooding behaviour will be minimal.</b></p> <p>Furthermore, by incorporating the measures outlined in the document, it will reduce the risk of damage or injury due to flooding to the satisfaction of council's guidelines.</p> <p>Lastly, the proposed development will have minimal to no affects or impacts the existing flooding conditions.</p> |
| <p><b>Part 6 Additional local provisions</b></p> |  |
| <p><b>6.4 Development on sloping land</b></p>    | <p>The development is on land that is identified as Area A on the WLEP Landslip Risk Map – having a slope &lt;5 degrees.</p>   |



## 3.0 MATTERS FOR CONSIDERATION

|  |   |
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|  | <p>The proposed development has been sited and designed so that it will not:</p> <ul style="list-style-type: none"> <li>• cause significant detrimental impacts because of stormwater discharge from the development site, and</li> <li>• the development will not impact or affect the existing subsurface flow conditions.</li> </ul> |
|--|---|

### 3.1.3 Compliance with *Warringah Development Control Plan (WDCP) 2011*

| Requirements/Applicable Controls  | Comments/Proposed   |
|---|---|
| <b>Part B Built Form Controls</b>   |   |
| <b>B1 Wall Heights</b><br><br><b>Requirements</b><br>Walls are not to exceed 7.2 metres from ground level (existing)  | <p>Compliant – walls proposed do not exceed 7.2 m above existing ground level (EGL).</p> <p>The proposed wall that runs parallel to northern (side) boundary, is to be approximately 5 m above EGL.</p> |
| <b>B2 Number of Storeys</b>   | Not applicable to site per WDCP maps  |
| <b>B3 Side Boundary Envelope</b><br><br><b>Requirements</b><br>Buildings must be sited within a building envelope determined by projecting planes at 45 degrees from a height of 4 metres above ground level (existing) at the side boundaries. | Compliant – the building is sited within a building envelope determined by projecting planes at 45 degrees from a height of 4 metres above ground level (existing) at the side boundaries.              |
| <b>B4 Site Coverage</b>   | Not applicable to site per WDCP maps  |
| <b>B5 Side Boundary Setbacks</b><br><br><b>Requirements</b><br>Development on land is to maintain a minimum setback from side boundaries of 0.9 metres.   | Compliant – the <b>ground floor</b> of the proposed extension (including attached deck) is set back from the northern (side) boundary by approximately 2.9 m.   |

## 3.0 MATTERS FOR CONSIDERATION

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|   | <p>The <b>first floor</b> of the proposed extension is set back from the side boundary by approximately 6.4 m.</p>   |
| <p><b>B7 Front Boundary Setbacks</b></p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To create a sense of openness.</li> <li>• To maintain the visual continuity and pattern of buildings and landscape elements.</li> <li>• To protect and enhance the visual quality of streetscapes and public spaces.</li> <li>• To achieve reasonable view sharing.</li> </ul> <p><b>Requirements</b></p> <ul style="list-style-type: none"> <li>• Development is to maintain a minimum setback of 6.5 m to road frontages.</li> <li>• 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.</li> </ul> | <p>The <b>ground floor</b> of the proposed extension is set back from the front boundary by a minimum of 9.2 m and complies with the setback requirements.</p> <p>The north-eastern corner of the <b>attached deck</b> is set back from the front boundary by approximately 5.6 m and this distance gradually increases as the boundary and deck extend south at different angles.</p> <p>A small portion of the deck is not numerically compliant with the control but the proposed satisfies the objectives of the control because of its height above ground level – approximately 380 mm at its highest point above existing ground with a proposed finished level of RL 162.30.</p> <p>The deck will not impact the perception of continuity in the built environment or the visual quality of the streetscape.</p> <p>The <b>first floor</b> of the proposed extension is set back from the front boundary by a minimum of 12 m and complies with the setback requirements.</p> <p>The front boundary setback area is landscaped and generally free any structures</p> |

## 3.0 MATTERS FOR CONSIDERATION

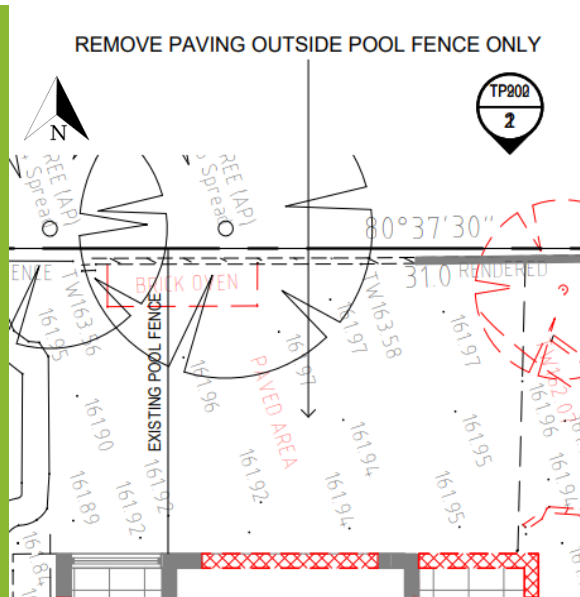
|   |   |
|---|---|
|   | other than the driveway, and proposed fence with letter box.  |
| <b>B9 Rear Boundary Setbacks</b>  | The proposed works will not alter the existing rear boundary setback to the western boundary of the site – existing setback conditions to remain unchanged.   |
| <b>Part C Siting Factors</b>  |   |
| <b>C2 Traffic, Access and Safety</b>  | The proposed works will not alter vehicular and pedestrian access – existing conditions are to remain unchanged.  |
| <b>C3 Parking Facilities</b>  | The proposed works will not alter existing parking facilities – garage to remain unchanged.   |
| <b>C4 Stormwater</b>  | <p>Compliant – stormwater is to be managed per Stormwater Plans supplied. The proposed development is to utilise the existing stormwater drainage system.</p> <p>Stormwater Plans completed by Prime Engineering Consultants, dated 22 November 2021.</p> |
| <b>C7 Excavation and Landfill</b><br><br><b>Requirements</b><br>1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.<br>2. Excavation and landfill works must not result in any adverse impact on adjoining land.<br>3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.<br>4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment. | Compliant – there is to be no fill or excavation beyond the clearing/levelling of site.   |



## 3.0 MATTERS FOR CONSIDERATION

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| <p>5. Rehabilitation and revegetation techniques shall be applied to the fill.</p> <p>6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.</p> |  |
| <b>C8 Demolition and Construction</b>   | <p>Compliant – all construction waste is to be managed per submitted Waste Management Plan.</p> <p>If soil disturbed, silt fence/hay bale barriers to be provided to the low side of all exposed earth excavations and isolate existing stormwater pits with hay bales to filter all incoming flows, per Stormwater Plans submitted.</p> |
| <b>C9 Waste Management</b>  | <p>Compliant – ongoing waste generated through occupation of the site is to be disposed of as per Council's waste management regulations and services.</p>   |
| <b>Part D Design</b>  |  |
| <p><b>D1 Landscaped Open Space and Bushland Setting Requirements</b></p> <p>The required minimum area of landscaped open space is to be 40% of the total site area.</p>   | <p>Compliant – the proposed landscaped area is 281 m or <b>40.12 per cent of the total site area</b> (700.3m<sup>2</sup>).</p> <p>This calculation is achieved through the proposed removal of paving to the north of the site, near pool area – as shown in the Demolition Plan submitted.</p>  |

## 3.0 MATTERS FOR CONSIDERATION



Source: Demolition Plans.

### D2 Private Open Space

The proposed works will not alter the existing private open space for the dwelling – the existing conditions at the rear of the site are to remain unchanged.

### D3 Noise

Compliant – the proposed development is not expected to generate noise for adjoining dwellings/properties beyond existing noise levels at the site.

The proposed heater and air-conditioning units are placed away from habitable areas of the adjoining dwelling to the north – 13 Neridah Avenue.

### D6 Access to Sunlight

#### Requirements

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 hours of sunlight between 9am and 3pm on June 21.

Compliant – the private open space of the dwelling and of adjoining dwellings will receive a minimum of 3 hours of sunlight at the winter solstice.

The proposed development will not impede solar access to private open space for both

## 3.0 MATTERS FOR CONSIDERATION

|  |  |
|--|--|
|  | <p>the development site and adjoining dwellings on June 21.</p> <p>Please refer to Shadow Diagrams supplied.</p>   |
| <b>D7 Views</b>  | Compliant – the proposed development provides for the reasonable sharing of views.   |
| <p><b>D8 Privacy</b></p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.</li> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• To provide personal and property security for occupants and visitors.</li> </ul> <p><b>Requirements</b></p> <ol style="list-style-type: none"> <li>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</li> <li>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</li> <li>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.</li> <li>4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.</li> </ol> | <p>The window of <b>ground floor</b> Bedroom 1 does not provide for direct or close views (i.e., less than 9 metres away) and complies with the requirements of the control.</p> <p>The window of the Master Bedroom of the <b>first floor</b> will not provide for close or direct views and complies with the requirements of the control.</p> <p>The first floor balcony may provide limited views from above, to the rear of the adjoining property to the north – i.e., 13 Neridah Avenue.</p> <p>However, the potential impact to the adjoining property is mitigated by:</p> <ol style="list-style-type: none"> <li>1. the height and design of the adjoining dwelling, in that it partly obscures any line of sight from the proposed balcony to the rear of the property,</li> <li>2. the existing vegetation in the area, and</li> <li>3. the intermittent use of the balcony space – as it is not a habitable space.</li> </ol> |



## 3.0 MATTERS FOR CONSIDERATION

|   |   |
|---|---|
| <b>D9 Building Bulk</b>   | <p>Compliant – the side and rear setbacks increase as the building height increases. The building height and scale relates to the topography of the site.</p>   |
| <b>D10 Building Colours and Materials</b><br><br><b>Requirements</b><br>The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.   | <p>Compliant – building colours and materials complement the existing external building façade.</p> <p>The external walls of the proposed extension are to be of similar finish to the existing dwelling – rendered/white.</p> <p>Please refer to Schedule of Colours and Materials submitted.</p>  |
| <b>D11 Roofs</b><br><br><b>Objectives</b> <ul style="list-style-type: none"> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• Roofs are to be designed to complement the local skyline.</li> </ul> <b>Requirements</b> <ol style="list-style-type: none"> <li>2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</li> <li>3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</li> <li>4. Roofs shall incorporate eaves for shading.</li> <li>5. Roofing materials should not cause excessive glare and reflection.</li> </ol> | <p>Compliant – the proposed extension, existing Living room and Sunroom are to have a metal roof with a pitch of 5 degrees.</p> <p>The metal roof is without eaves for shading and the angle of the roof is not consistent with surrounding development.</p> <p>However, the metal roof complements the existing dwelling and the existing buildings in the streetscape.</p> <p>Furthermore, the roof complements the local skyline and meets the applicable objectives of the control.</p> <p>Please refer to Roof Plan submitted.</p> |
|   |   |

## 3.0 MATTERS FOR CONSIDERATION

### D12 Glare and Reflection

#### Objectives

- To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.
- To maintain and improve the amenity of public and private land.
- To encourage innovative design solutions to improve the urban environment.

#### Requirements

3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:

- Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones;
- Orienting reflective materials away from properties that may be impacted;
- Recessing glass into the façade;
- Utilising shading devices;
- Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and
- Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.

The proposed Colorbond roof is to be relatively flat at a 5 degree pitch. As such this low pitch and neutral colour mitigates glare and reflection potential.

### D13 Front Fences and Front Walls

#### Requirements

3. Fences located within the front building setback area are to complement the existing streetscape character.
4. Fences are to be constructed to allow casual surveillance, except where there is excessive noise.
5. Gates are not to encroach over the property boundary when opening or closing.
6. Fences should complement the architectural period of the building.

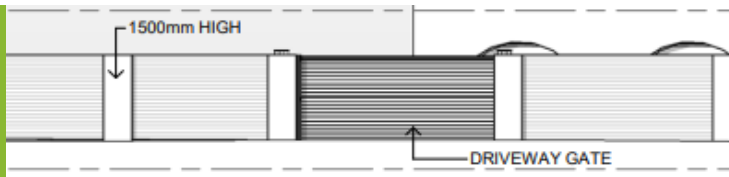
#### Exceptions

No solid front fences or front walls will be permitted on flood prone land.

Compliant – the proposed 1.5 m front fence is located within the front building setback and complements the existing streetscape character.

Articulation of the 1.5 m boundary fence is achieved by adding visual interest through materials used – i.e., light colour rendered fence pillars with darker timber look horizontal slats between each pillar. Refer to Street Elevation image on Elevations page TP 104 and example on page TP 400 on submitted plans.

### 3.0 MATTERS FOR CONSIDERATION



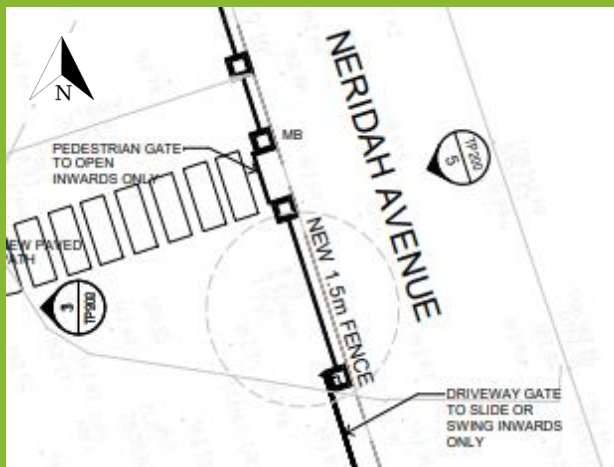
Source: Street Elevation, Elevations.

Furthermore, the use of timber look cladding complements the material used for the proposed deck and first floor pergola.

The height of the front boundary fencing does not impede opportunities for casual surveillance.

The driveway gate is to slide or swing inwards and the pedestrian gate is to open inwards only so to not encroach over the property boundary – as shown in the image to the left, extracted from the ground floor plan submitted.

Lastly, the proposed front fence is above the 1% AEP flood level of RL 161.30 AHD and is not a barrier to water movement being the horizontal slat type fence panels between wall pillars.



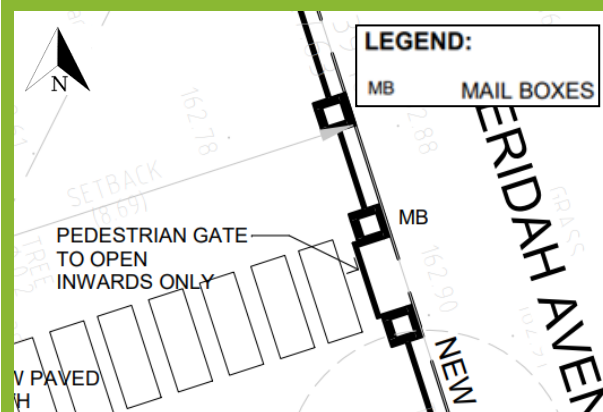
Source: Ground Floor Plan.

#### D14 Site Facilities

##### Requirements

Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.

Compliant – the proposed mail box is incorporated into the front fence. The mail box is to be easily accessible and clearly identifiable.



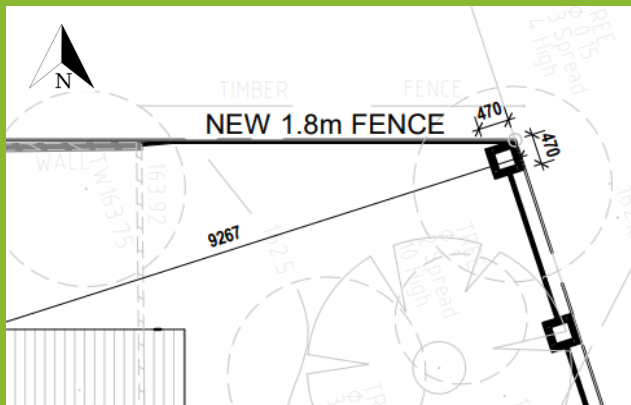
## 3.0 MATTERS FOR CONSIDERATION

Source: Ground Floor Plan.

### D15 Side and Rear Fences

#### Requirements

1. Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites, or 1.8 metres measured from the low side where there is a difference in either side of the boundary.
3. All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or broken glass is not permitted.



Source: Ground Floor Plan.

Compliant – the proposed side fencing complies with the requirements as outlined below:

The proposed **1.5 side boundary fence** along the southern (side) boundary is to extend from the front boundary to the building line of the existing garage.

The fence complements the existing neighbourhood through the finishes and materials employed for its construction – i.e., light colour rendered fence pillars with timber look cladding between pillars.

The proposed **1.8 m side boundary fence** (along the eastern corner of the northern boundary) compliments the existing streetscape character through the material used. The fence is to be 1.8 m in height and constructed from timber (location illustrated in image to the left).

### D20 Safety and Security

#### Requirements

Buildings are to overlook streets to allow casual surveillance.

Compliant – the proposed development will enhance opportunities for casual surveillance. All habitable rooms nearest to the street are to have a window overlooking the street.

### D21 Provision and Location of Utility Services

Compliant – the proposed development is to utilise existing utility service connections/provisions.



## 3.0 MATTERS FOR CONSIDERATION

|  |   |
|--|---|
| <b>Part E The Natural Environment</b>  |   |
| <b>E1 Preservation of Trees or Bushland Vegetation</b><br><br><b>Objectives</b> <ul style="list-style-type: none"> <li>• To protect and enhance the urban forest of the Northern Beaches.</li> <li>• To effectively manage the risks that come with an established urban forest through professional management of trees.</li> <li>• To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.</li> <li>• To protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities.</li> <li>• To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term.</li> <li>• To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.</li> </ul><br><b>Definitions:</b><br><br><div> <b>Tree</b><br/> means a palm or woody perennial plant with a single or multi stem greater than five (5) metres in height. </div><br><div> <b>Bushland</b><br/> means land on which there is vegetation which is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation. See also SEPP 19 - Bushland in Urban Areas </div><br><i>Source: Part A Introduction, WDCP 2011.</i> | <p>The development proposes the removal of plants for site preparation. A total of fifteen (15) plants are to be removed as illustrated in the Ground Level Demolition plan on the Demolition Plans supplied.</p> <p>The plants range in heights – with the tallest being 5 metres in height.</p> <p>A 10 m tall tree is to be retained in the north-eastern corner of the site and a 6 m tall tree towards the paved path and entry area. These trees and the remaining plants on the site will serve to protect the amenity of the area and the character that plants provide.</p> <p>There is to be suitable shading from the remaining trees on the site and trees of adjoining lots near the property boundary – particularly in the front yard area to the north of the site.</p> <p>The removal of the plants is envisaged to have a neutral impact on the area's amenity.</p> |
| <b>E10 Landslip Risk</b>   | <p>The development is on land that is identified as Area A on the WLEP Landslip Risk Map – having a slope &lt;5 degrees.</p> <p>It is noted that Council may decide that a preliminary</p>  |

## 3.0 MATTERS FOR CONSIDERATION

|                             |   |
|-----------------------------|---|
|                             | assessment of the site conditions is required.  |
| <b>E11 Flood Prone Land</b> | Compliant – the scope of the Alterations and Additions are outside of the 1% AEP and as a result the impact of the existing flooding behaviour will be minimal. |

### 3.2 CONTEXT AND SETTING

The proposed is a residential development on land zoned R2 Low Density Residential. The development is consistent with the existing context and setting. Furthermore, it complements the existing and envisaged development in the locality. The proposed will serve to provide the housing needs for the occupants of the dwelling and will not impart any undesired effects on the character of locality.

### 3.3 ACCESS TRAFFIC & UTILITIES

The site and development proposed is not envisaged to impart any notable or significant impacts on traffic conditions and utilities for the locality. The development will utilise existing access and utility provisions.

### 3.4 ENVIRONMENTAL IMPACTS

No significant environmental impacts are anticipated as result of development consent being granted. All stormwater run-off is to be managed per Stormwater Plans and construction waste is to be managed per Waste Management Plan supplied.

### 3.5 FLORA AND FAUNA IMPACTS

No significant ecological communities of species have been identified on the subject site. The site is not identified as being with a terrestrial biodiversity area, wildlife corridor or threatened and high conservation habitat area.

The removal of existing plants from the site will have a neutral impact on the area's amenity.

## 3.0 MATTERS FOR CONSIDERATION

### 3.6 NATURAL & TECHNOLOGICAL HAZARDS

An assessment of the available information has identified that the rear part of the site is within the 1% AEP Flood Extent and matters applicable to the development have been considered in the compliance tables above.

In addition, the development is on land that is identified as Area A on the WLEP Landslip Risk Map – having a slope <5 degrees. It is noted that Council may decide that a preliminary assessment of the site conditions is required.

### 3.7 WASTE MANAGEMENT

All construction waste is to be appropriately removed from site as per the submitted Waste Management Plan. Ongoing waste generated through occupation of the site is to be disposed of as per Council's waste management regulations and services.

### 3.8 SOCIAL & ECONOMIC IMPACTS

The proposed development will result in beneficial social and economic effects being imparted not only on the site, but also on the surrounding locality.

### 3.9 ACOUSTIC IMPACTS

It is anticipated that the proposed will not generate a significant increase of existing noise for the development on the site and adjoining dwellings. Moreover, the proposed development does not envisage any adverse acoustic impacts as the result of the proposed obtaining consent.

### 3.10 HERITAGE IMPACTS

Consideration to the site's historical and archeological aspects are not applicable for the development proposed. The subject site has no such aspects associated with it, as outlined in the Planning Certificate under Section 10.7 (2) of the EP&A Act 1979 produced by council, and no indicatory features have been identified to warrant further consideration.

## 3.0 MATTERS FOR CONSIDERATION

### 3.11 PUBLIC INTEREST

The scope of the proposed aligns with the public interest. The proposed is envisaged to impart enhanced amenity to the immediate locality. Support for the proposed is deemed to be in the public interest through the continuation of viable development in the area and allowing for the adaptation to the transforming fabric of development.

## 4.0 CONCLUSION

### 4.0 Conclusion

This Statement of Environmental Effects (SEE) is submitted to **NORTHERN BEACHES COUNCIL** in the belief that the works itemised below be approved:

- **Demolition of selected areas of existing dwelling**
- **Removal of existing plants for preparation of site**
- **Additions to existing dwelling and Alterations to internal configuration**
- **New front fence and side fencing for selected areas of side boundaries**

The development is permissible under the zoning as specified in the relevant planning instruments and successfully achieves the desired objectives. At all stages the development appears compliant with the performance criteria specified in the relevant EPIs and plans. Specifically, the proposed has been assessed against **Warringah Local Environmental Plan (WLEP) 2011** and **Warringah Development Control Plan (WDCP) 2011**. The proposed development, if approved, will form an exemplary figure in the area for the holistic and thorough application of planning principles, implemented through the consideration and application of council's development controls.