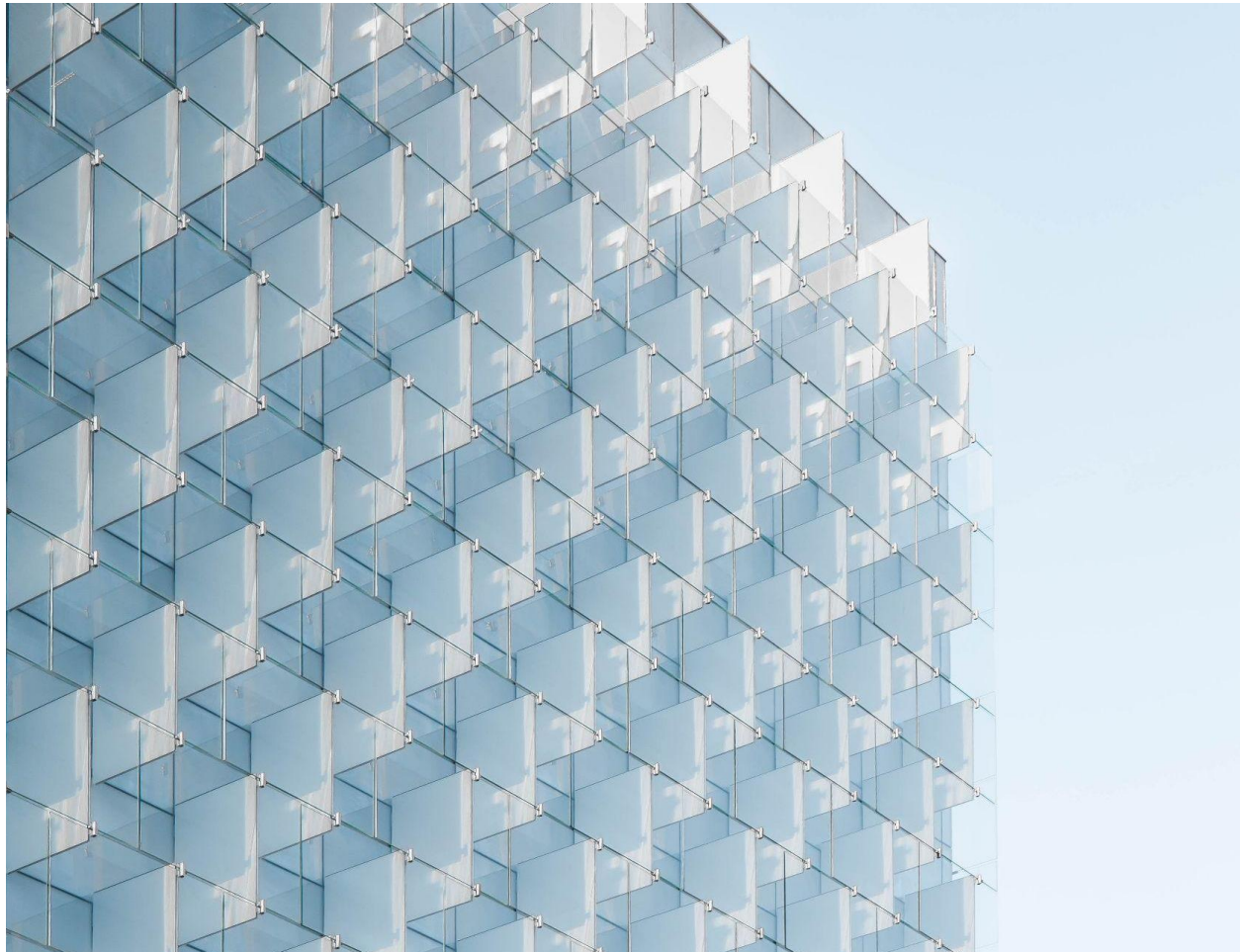


WILLOWTREE PLANNING



13 April 2022

Ref: WTJ22-104
Contact: Zara Bennett



STATEMENT OF ENVIRONMENTAL EFFECTS:

Proposed Alterations and Additions to an Existing Dwelling House

12 Worrobyl Street, North Balgowlah
Lot 118 DP11936

—
Prepared by Willowtree Planning Pty Ltd
on behalf of Daniel and Meghan Farely

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Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House
12 Worrobil Street, North Balgowlah (Lot 118 DP11936)



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Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House
12 Worrobil Street, North Balgowlah (Lot 118 DP11936)



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APPENDICES

Appendix	Document	Prepared by
1	Architectural Plans	Phillip Comfort
2	Site Survey	Bee and Lethbridge
3	Arborist Report	Complete Arborcare
4	Geotechnical Report	Hodgson Consulting Engineers
5	BCA Report	McKenzie Group Consulting
6	Landscaping Plans	Conzept Landscape Architects
7	Cost Summary Report	Phillip Comfort
8	Waste Management Plan	Phillip Comfort
9	Warringah Development Control Plan Assessment	Willowtree Planning
10	BASIX Certificate	Azure Project Services
11	Owners Consent	Daniel Farley
12	Stormwater Details	Development Engineering Solutions
13	Tree Protection Zones	Complete Arborcare

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Statement of Environmental Effects

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12 Worrobil Street, North Balgowlah (Lot 118 DP11936)



PART A PRELIMINARY

1.4 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning on behalf of Daniel and Meghan Farley (the Applicant) and is submitted to Northern Beaches Council (Council) to support a Development Application (DA).

This DA seeks development consent for alterations and additions of an existing dwelling at the Site 12 Worrobil Street, North Balgowlah, legally described as Lot 118 DP11936 (the Site). The front building footprint including the existing driveway areas are proposed to be altered and extended to facilitate the needs of the current owners.

In summary, the Site is highly suited to accommodate the proposed development based on the following factors:

- The proposal does not seek to modify the existing use of the Site;
- The proposed development is compatible with surrounding development and the local context;
- The Proposal will not result in significant environmental impacts or adverse impacts on the amenity of surrounding land;
- The proposal meets the use and functionality of surrounding existing residential premises;

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Clause 50 and Part 1 of Schedule 1 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out.

Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the Development Application be given.



Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House
12 Worrobil Street, North Balgowlah (Lot 118 DP11936)



PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The Site is identified as 12 Worrobil Street, North Balgowlah which is comprised of one dwelling house and is legally described as Lot 118 DP11936.

The property is located on the southern side of Worrobil Street and is generally rectangular in shape, with a frontage of 12.315m to Worrobil Street and eastern and western side boundaries measuring 52.75m and 54.475m respectively. The rear boundary line width measures 12.19m and the total site area is 653.6m². The Site is currently developed with a two storey clad and rendered dwelling with a tile roof. The Site has a general fall to the south-west, with stormwater directed to the street gutter.

The Site contains an existing three storey residential dwelling, extensive landscaping and a rear swimming pool. The dwelling itself sits back off the street with a large front setback allowing for a large landscaped front garden including a large canopy tree located in the centre.

Refer to **Figure 1** to **Figure 4**



Figure 1. Cadastral Map (SIX Maps, 2022)



Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House
12 Worrobil Street, North Balgowlah (Lot 118 DP11936)



Figure 2. Aerial Map (Near Map, 2022)



Figure 3. Google StreetView (Google, 2022)



Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House
12 Worrobil Street, North Balgowlah (Lot 118 DP11936)



Figure 4 Google Street view (Google, 2022)

2.2 SITE CONTEXT

The surrounding area is characterised by a mix of low density residential dwellings of generally one or two storeys and of a variety of architectural styles. The varying age of development in the area has resulted in a mix of materials and finishes, with the development in the area generally presenting a consistent setback to the public domain. The surrounding properties comprise a range of original style dwellings with an emergence of modern dwellings and additions. The existing adjoining dwellings comprise a mix of single to three storey dwellings.

Refer to **Figure 5** overleaf.



Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House

12 Worrobil Street, North Balgowlah (Lot 118 DP11936)

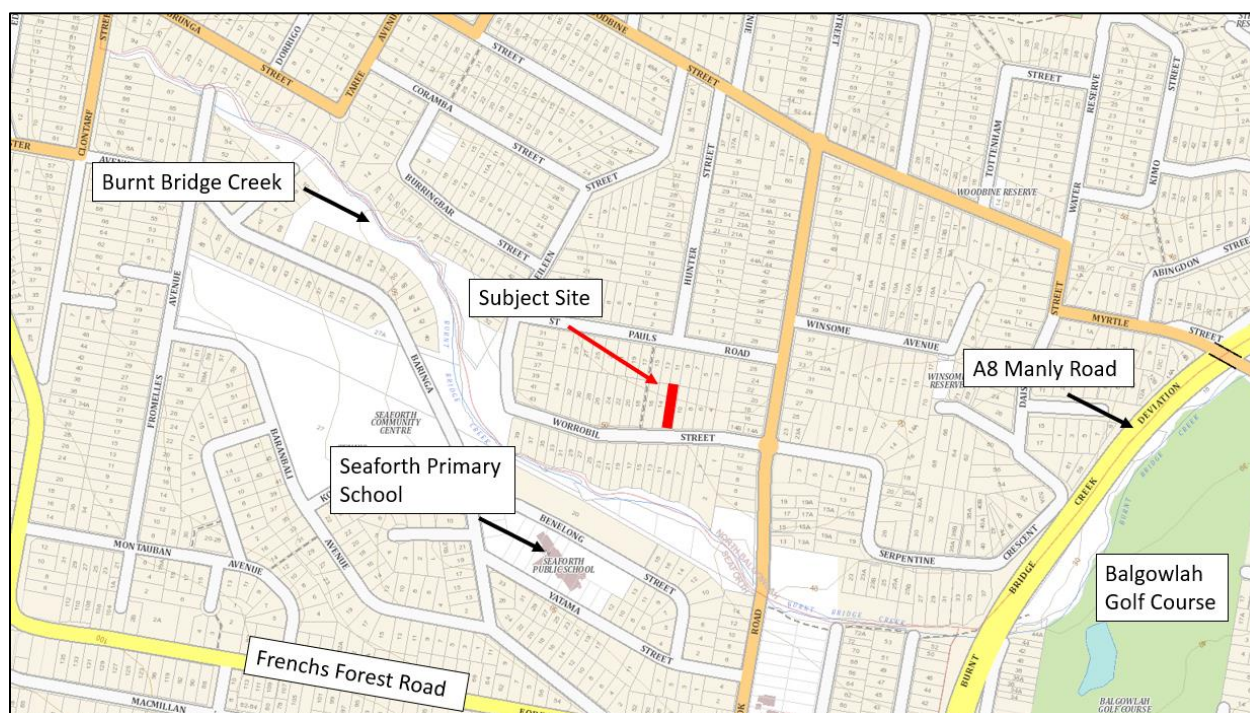


Figure 5. Site Context Map (Google Maps, 2022)

2.3 DEVELOPMENT HISTORY

TABLE 1 outlined below provides a summary of the DAs pertaining to the Site that have been determined or are under assessment.

TABLE 1. EXISTING CONSENTS		
DA Reference	Summary	Approval Date
DA2015/1190	Construction of a carport, front fence and landscaping (Submitted: 02/12/2015)	25/02/2016
CDC2015/0470	retaining wall, cabana and decking (Submitted: 21/09/2015)	03/09/2015
CDC2015/0314	SEPP - Swimming Pool & Attached Retaining walls (Submitted: 03/07/2015)	01/07/2015



Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House
12 Worrobil Street, North Balgowlah (Lot 118 DP11936)



PART C PROPOSED DEVELOPMENT

5.1 OVERVIEW

This DA is for the alterations and additions to the existing residential dwelling at 12 Worrobil Street. The building footprint including the existing driveway space are proposed to be altered and extended to facilitate the needs of the current owners.

The following changes are proposed:

- The inclusion of a double car garage;
- The development of a reinforced concrete driveway area and entry pathways;
- New boundary fence;
- Internal alterations.
- Removal of 1 (one) tree at the front of the property.

These are shown in the Architectural Plans at **Appendix 1** and in **Figures 6** and **7**.

5.2 DEVELOPMENT STATISTICS

The proposed internal and external alterations and additions includes those works as identified in **TABLE 2** below.

TABLE 2. DEVELOPMENT PARTICULARS	
Component	Proposed
Site Area	653.7m ²
Primary Land Use	Residential Dwelling House
Gross Floor Area	190.60 m ²
Floor Space Ratio	0.3:1
Building Height	The building has a maximum height of 8m.
Number of Storeys	2 and 3 storeys
Landscaping	37.6% landscaping
Earthworks	Excavation is required for the proposed garage which will require a maximum depth of excavation at approximately 2.0-2.5m.
Driveways	There are no proposed changes to the existing driveway. It is to be noted that the existing driveway's location cannot be altered due to the presence of an existing stormwater pit.
Tree Removal / Planting	The tree in the centre of the front garden is proposed to be removed to ensure there is an adequate area for the proposed driveway space.
Cost of works	\$964,700.000 (Including GST)



Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House
12 Worrobil Street, North Balgowlah (Lot 118 DP11936)

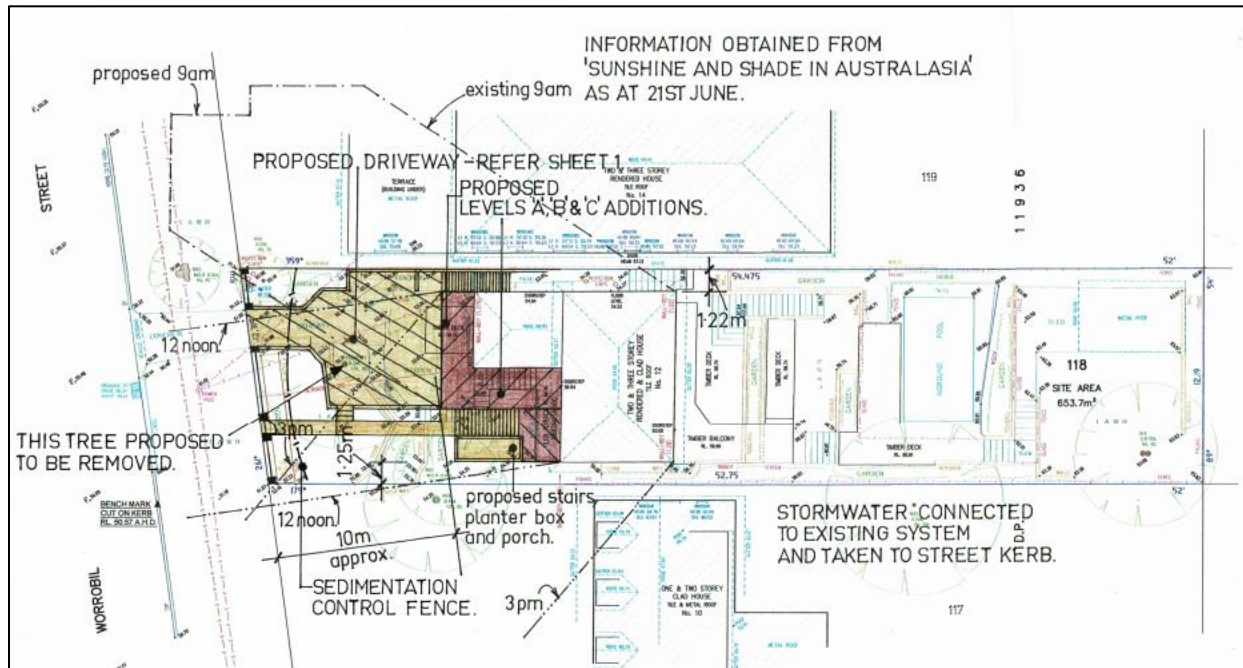


Figure 6. Site Plan (Living Architectural Planning, 2022)

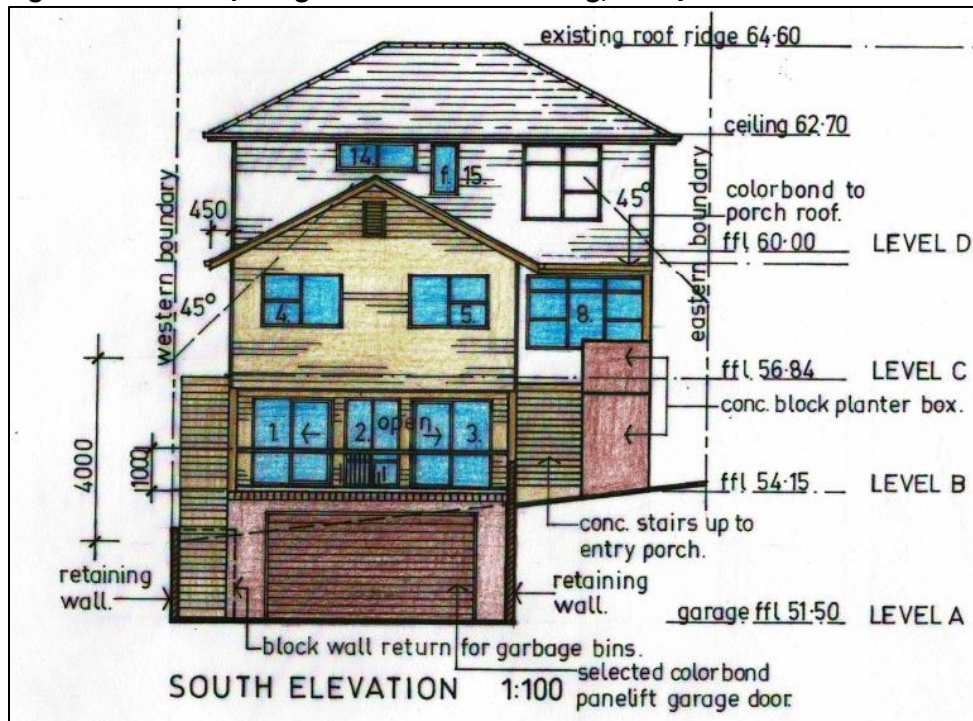


Figure 7. South Elevation Plan (Living Architectural Planning, 2022)

Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House

12 Worrobil Street, North Balgowlah (Lot 118 DP11936)



PART D LEGISLATIVE AND POLICY FRAMEWORK

6.1 STATUTORY PLANNING FRAMEWORK OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the Site in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act). The statutory planning framework relevant to the proposed development at the Site includes:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *Water Management Act 2000*
- *Biodiversity Conservation Act 2016*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environment Planning Policy (Koala Habitat Protection) 2021*
- *Warringah Local Environmental Plan 2011*
- *Northern Beaches Contributions Plan 2019*

6.2 NON-STATUTORY PLANNING FRAMEWORK OVERVIEW

- *Warringah Development Control Plan 2011*

6.3 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The EP&A Act is the principal planning and development legislation in New South Wales. Pursuant to Part 4, the proposal is considered local development.

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **TABLE 3** below.

TABLE 3. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	The <i>WLEP2011</i> is the relevant Environmental Planning Instrument (EPI) applying to the Site.
Section 4.15(1)(a)(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	No draft instruments are applicable to this site.



Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House
12 Worrobil Street, North Balgowlah (Lot 118 DP11936)



Section 4.15(1)(a)(iii) any development control plan, and	The <i>WDCP 2011</i> applies to the site and is addressed in Section 4.11 and Appendix 9 of this SEE.
Section 4.15(1)(a)(iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	The Site is not subject to any Voluntary Planning Agreements.
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The EP&A Regulation is addressed in Section 4.4 of this SEE.
Section 4.15(1)(b)-(c)	These matters are addressed in Part E of this SEE.

Pursuant to Clause 4.5(d) of the EP&A Act, the consent authority for the proposed development is Northern Beaches Council

6.4 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021

The Environmental Planning and Assessment Regulation 2021 (2021 EP&A Regulation) will commence on **1 March 2022** and replace the 2000 Regulation. Part 3, Division 1, Clause 24 will replace the existing Part 1, Schedule 1, Clause 50 of the existing EP&A Regulation.

The proposal has been prepared in accordance with the provisions of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). Part 3, Division 1, Clause 24 of the EP&A Regulation stipulates how a DA must be “made”. This DA satisfies the relevant criteria of the Regulation as follows:

- 1) *A development application must—*
(a) be in the approved form

The DA includes all relevant information approved by the Planning Secretary and in accordance with the NSW Planning Portal guidelines.

- (b) contain all the information and documents required by—*
(i) the approved form, and
(ii) the Act or this Regulation, and
Example— The Act, section 4.12(8) requires a development application for State significant development or designated development to be accompanied by an environmental impact statement.

The DA is accompanied with all the relevant consultant reports as required under the EP&A Act and EP&A Regulation.

- (c) be submitted on the NSW planning portal.*

The DA will be lodged via the NSW Planning Portal.



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6.5 WATER MANAGEMENT ACT 2000

The objective of the *Water Management Act 2000* (WM Act) is the sustainable and integrated management of the state's water for the benefit of both present and future generations. The proposed development will have any impacts to water resources and no further assessment is required.

6.6 BIODIVERSITY CONSERVATION ACT 2016

The *Biodiversity Conservation Act 2016* (BC Act) is the key piece of legislation in NSW relating to the protection and management of biodiversity and threatened species. The purpose of the BC Act is to maintain a healthy, productive and resilient environment for the greater well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The BC Act is supported by a number of regulations, including the *Biodiversity Conservation Regulation 2017* (BC Regulation).

No further assessment is required under the BC Act as the site is not listed in a biodiversity area.

6.7 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

As of March 1, 2022, the *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55), was incorporated into the new *State Environmental Planning Policy (Resilience and Hazards) 2021*. The policy states that where a development application is made concerning land that is contaminated, the consent authority must not grant consent unless:

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or would be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land would be remediated before the land is used for that purpose.

It is considered that the Site features uncontaminated land and as such the proposal is not expected to create or add to any land contamination. Therefore, it is considered that further examination into land contamination on the Site is not warranted.

6.8 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP BASIX) aims to encourage sustainable residential development. A BASIX Certificate is provided at **Appendix 10**, and the Architectural Plans are annotated with the relevant sustainability commitments that satisfies the relevant BASIX requirements.

6.9 STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2021

The principal aim of *State Environment Planning Policy (Koala Habitat Protection) 2021* (Koala SEPP) is



Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House
12 Worrobil Street, North Balgowlah (Lot 118 DP11936)



to encourage the conservation and management of areas of natural vegetation that provide habitat for Koalas to support a permanent free-living population over their present range and to reverse the current trend of koala population decline.

The Koala SEPP is applicable to all LGAs identified in Schedule 1 which includes Northern Beaches Council. As the development is for alterations and additions to a residential dwelling which will only involve the removal of one tree on the property, it is not expected that the development will impact on any koala habitat. It is to be noted that the Site is not mapped as containing biodiversity values and does not contain an existing koala plan of management. Therefore further assessment against the Koala SEPP is not seen as being warranted.

6.10 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The *Warringah Local Environmental Plan 2011* (WLEP2011) is the primary Environmental Planning Instrument that applies to the Site. The Site is zoned R2 Low Density Residential under the WLEP 2011 as shown in **Figure 8**.

The relevant provisions of WLEP2011 as they relate to the Site are considered below:

4.13.1 Zoning and Permissibility

R2 Low Density Residential Zoning

The aims of the R2 Low Density Residential zone are as follows:

- 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 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

*Bed and breakfast accommodation; 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

Therefore the current and continued use of the Site for the purposes of a dwelling house is considered permissible with consent under the WLEP2011. The use of the Site is in line with the outlined aims of the R2 zone including providing housing that suits the low density residential environment whilst suiting the day to day needs of the landowner. The renovation of the Site will also ensure that the development withholds landscaping settings that are in harmony with the natural environment of Warringah.



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Proposed Alterations and Additions to an Existing Dwelling House

12 Worrobl Street, North Balgowlah (Lot 118 DP11936)

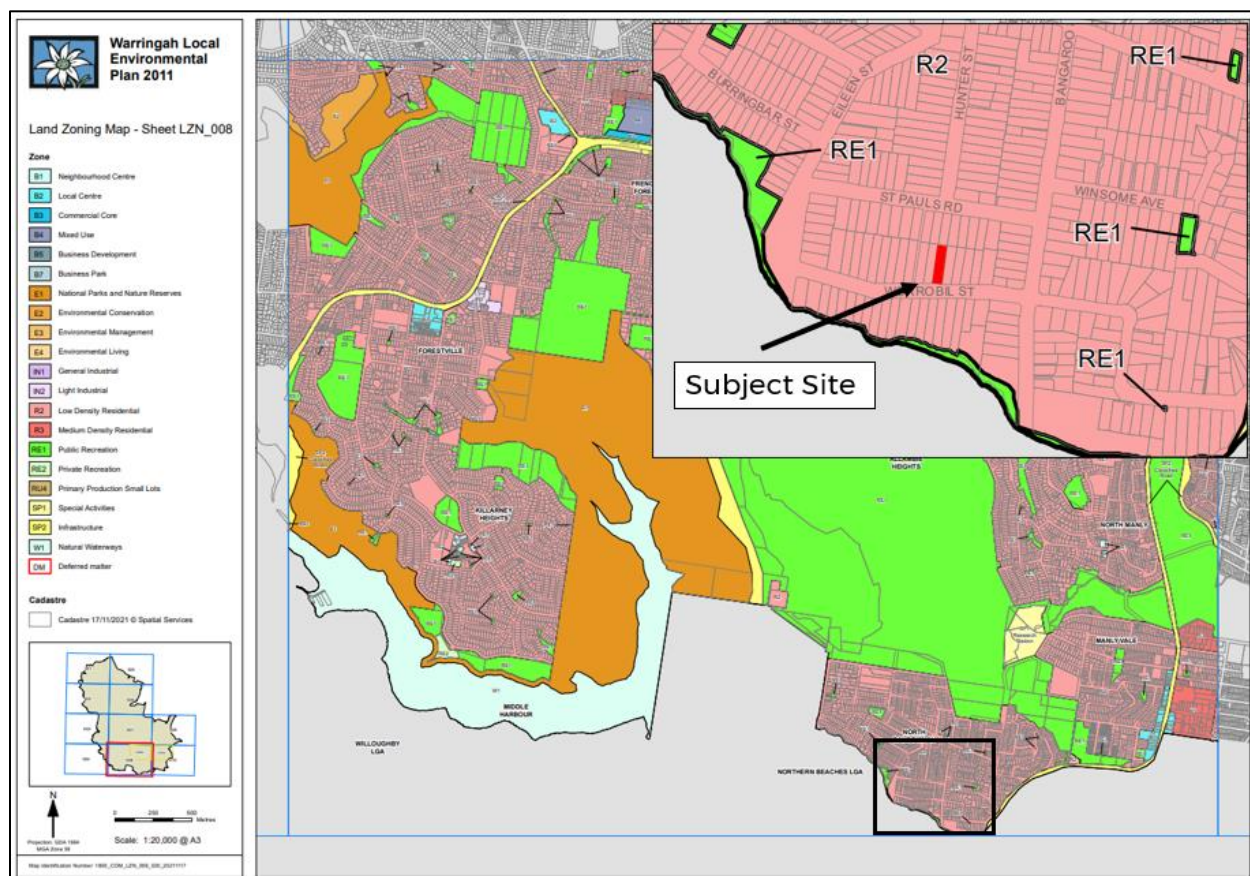


Figure 8. WLEP2011 Zoning Map (NSW Legislation, 2022)

TABLE 4 outlines the developments consistency and compliance with the relevant development standards and controls under WLEP2011.

TABLE 4. DEVELOPMENT STANDARDS	
Clause	Comment
Clause 4.1 – Minimum Lot Size	The Site is subject to a minimum lot size of 600sqm. The proposal is not for subdivision.
Clause 4.3 – Height of Buildings	The Site is subject to a height limit of 8.5m. The proposed alterations and additions will not exceed this height.
Clause 4.4 – Floor Space Ratio	There is no maximum floor space ratio applicable to the site.
Clause 5.10 – Heritage	There are no heritage items located on the Site and the Site is not located within a heritage conservation zone.



Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House
12 Worrobil Street, North Balgowlah (Lot 118 DP11936)



Clause 6.4 – development on Sloping Land	The Site has been identified on the Landslip Risk Map as being within Area B. A Geotechnical Assessment attached at Appendix 4 accompanies this DA. The assessment identifies this as Hazard One for the Site as the slope of the land surface falls across the property at average angles of 15-25 degrees. The assessment outlines that development may be carried out on the Site as the risks outlined are considered of low risk and acceptable provided the recommendations provided in Section 10 of the report are undertaken. Further assessment is outlined in Appendix 4 .
--	---

6.11 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No Draft Environmental Planning Instruments apply to the Site.

6.12 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The WDCP2011 provides detailed planning and design guidelines to support the planning controls of the WLEP2011.

An assessment of the proposal against the relevant sections of the WDCP2011 is provided at **Appendix 9**.

6.13 NORTHERN BEACHES CONTRIBUTIONS PLAN 2019

The Site is subject to the *Northern Beaches Section 7.12 Contributions Plan 2019*.

The levy rates under this plan are:

- Up to and including \$100,000 (NIL)
- More than \$100,000 and up to and including \$200,000 (0.5% of that cost)
- More than \$200,000 (1% of cost)

A Cost Summary Report is attached at **Appendix 7** which estimates council contributions at a total cost of \$87,700.00.



Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House
12 Worrobil Street, North Balgowlah (Lot 118 DP11936)



PART E LIKELY IMPACTS OF THE DEVELOPMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

5.1 CONTEXT AND SETTING

The proposal includes alterations and extensions to an existing dwelling to renovate the front façade and lower levels of the house. The site is located within Northern Beaches Council and is zoned R2 Low Density Residential. The surrounding area also consists of low density residential dwellings.

The design of the proposal has considered the residential character of the surrounding area to ensure this design is complementary to the surrounding built environment. The Site is appropriately zoned for low density residential development as such the proposal is considered appropriate in this location.

5.2 BUILT FORM

The built form has been designed in a manner which responds to the Site's context and existing environment as outlined within the Architectural Plans (**Appendix 3**). The proposed architectural design responds directly to the existing property façade to replicate the existing design of the building to ensure the house fits similarly into the streetscape as before. The continuation of the pitched roof and wood panelling on the façade will mimic the appearance of the original 1950 house design, seamlessly incorporating the house into the existing streetscape.

The proposed building height, setbacks and design of the proposed development are detailed and addressed below.

7.2.1 Height

The Site is subject to an 8.5m maximum building height, with the proposed development for the alterations and additions to the size proposed at a maximum height less than 8m.

7.2.2 Landscaping

A Landscaping Plan is provided at **Appendix 6** outlining the proposed planting schemes for the Site. The plan has been designed in accordance with the requirements of the Northern Beaches Landscaping Guidelines. The landscaping is integrated throughout the design which will soften the built form and increase overall site greening. Existing and new planting will be incorporated into the design. It is proposed that a variety of native species is used throughout the site, with the dense layered vegetation and native ground covers proposed. The proposed landscaping also aims to replace the lost amenity of the existing brush box tree that is proposed to be removed including the planting of 2 native watergum trees at the front boundary of the property.



Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House

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5.3 TRAFFIC & TRANSPORT

7.3.1 Traffic Generation

There is no significant increase anticipated in the number of vehicles on Worrobil Street or the surrounding area from the proposed development as the proposal is for alterations and additions to an existing dwelling house. The existing driveway on the site will be utilised to provide access for residents off the street, therefore normal traffic generation is expected.

7.3.2 Parking

The proposed development and renovation will allow for greater opportunities for off-street parking including the new double garage as well as larger driveway area for both the residents and their guests. This will reduce on street parking congestion on an already narrow road where it is difficult for two cars to pass each other side by side due to on street parking.

5.4 STORMWATER & EROSION & SEDIMENT CONTROL

The proposed development has considered the stormwater implications and Stormwater Details are provided at **Appendix 12**. The plans outline that the existing stormwater pit located to the western side of the driveway will be retained. It is to be noted that the position of the driveway may not be altered due to the location of the stormwater pit location.

The proposed development will connect to the existing stormwater drainage infrastructure and onto Worrobil Street. Erosion and Sediment control measures would be implemented during construction to ensure there were no impacts from sediment into the stormwater network. This can be conditioned accordingly.

5.5 VISUAL AMENITY

Through an ample setback and continuation of the existing rear and side setbacks, as well as a high-quality design and finish of the development, it is considered the proposal would have minimal visual impacts. Furthermore, there are no existing prominent view corridors that would be impeded from the proposal.

The design is in keeping with the surrounding character of the area continuing the existing style and design of the dwelling to ensure there is minimal change in regard to the appearance of the house from the street front. These elements result in providing good visual amenity to the surrounding development and to the streetscape as a whole.

It is not considered there would be any impacts from overlooking into neighbouring development as the front of the development has only been extended out 1.9m to the front boundary and 2.4m to the east. Due to the positioning of the property located at 14 Worrobil Street which has a reduced front setback, there will be limited visual impact from the proposed development. The positioning of the new front bedrooms will not be able to look into the upstairs balcony space of the adjoining property due to the difference in height and therefore should not impact on their property's visual privacy. The property to the eastern boundary will benefit from the current visual screening of the dense vegetation and large setback from the front boundary and planting in the proposed planter box and porch area.



Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House
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5.6 RESIDENTIAL AMENITY

The alterations and additions have been designed to include adequate bedroom space and storage, large separate study to provide for greater working from home space and new planted porch and entryway area. Due to the orientation of the Site and the existing adjoining buildings the dwelling is shaded from any harsh westerly to south westerly summer sun into the new bedroom spaces, therefore reducing excess heat in the bedrooms in summer.

The extension of the front of the property should have minimal impact on the neighbouring property to the eastern boundary at 10 Worrobil Street due to the similar setback from the front boundary and small setback from the property at 12 Worrobil Street which overshadows the two adjoining dwelling houses to the east.

The inclusion of a double car garage will provide greater onsite parking for the residents of the property. The front garden of the property will also be successfully activated to allow for a greater use of space for the residents to utilise which will also allow for reduced street parking for the residents and guests.

It is to be noted that there is going to be no additional impacts to solar impacts or privacy for neighbouring developments due to the positioning of the Site as well as limited extension and large setbacks to the eastern boundary. These factors will provide greater residential amenity to the neighbouring residents and residents within the development.

5.7 TREE REMOVAL

To facilitate for the new driveway and garage space at the front of the property it is required to remove the existing large tree at the front of the Site which is identified in the Arborists Report at **Appendix 3** to be a *lophostemon confertus* also known as brush box. The report outlines the tree is of medium retention value but due to the positioning of the tree on the site there is no possibility of establishing an effective Tree Protection Zone to protect the root structure and tree itself within the proposed development zone.

To allow for the proposed driveway the Arborists Report states that the removal of the subject tree will be required as well as the location of the existing street drainage pit will not allow for an alternate option for the location of the driveway crossover.

The Landscape Plans provided at **Appendix 6** provide an outline of the new proposed plantings within the Site that will look to replace the lost species and provide additional greenery and screening for the property from the front and side boundaries including the two watergum trees to replace the loss of the proposed brush box.

5.8 NOISE

The proposed use of the Site is not anticipated to generate adverse noise to project onto the surrounding locality. The proposed development is residential and is surrounded by similar residential uses.

A construction management plan would be required as a condition of consent and submitted prior to construction commencing. It is assumed construction will occur during normal hours of operation and that any noise impacts could be appropriately mitigated.



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5.9 WASTE

The Waste Management Plan (WMP) for the proposal has been prepared is provided within **Appendix 9**. There will be an enclosed area for garbage and recycling to the left side of the house as illustrated in the Architectural Plans.

Waste generated from the construction of the proposed development has been considered in the Waste Management Plan, where prioritisation to reuse and recycling of materials have been given. Waste storage and transportation will be managed during the construction stages as well as in service conditions. Where construction waste is required to go to landfill, relevant contractor disposal will be provided accordingly.

5.10 CONSTRUCTION

The proposed construction will be undertaken in accordance with a Construction Management Plan (CMP) to be prepared prior to the commencement of the works. The Construction Management Plan will provide details in relation to the following:

- Construction hours;
- Method of demolition;
- Sediment control;
- Site access and safety;
- Noise and dust emission control;
- Traffic management; and
- Protection of neighbouring and public property.

Subject to the preparation and implementation of the CMP, the impacts arising from the construction of the proposed development can be mitigated and managed.

5.11 BUILDING CODE OF AUSTRALIA

It is considered that the proposed development will be able to be constructed in line with the Building Code of Australia. BCA assessment has been undertaken prior to construction and would consider the proposed development as Class 1a development which is defined as *"A single dwelling being a detached house, or one or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit."* The BCA report is attached at **Appendix 5**.

5.12 SAFETY AND SECURITY

The best deterrent against crime is surveillance and the proposed development provides casual surveillance as the dwelling house is orientated to face Worrobil Street. External lighting will be provided to ensure surveillance is maintained during night-time and landscaping will be maintained to avoid overgrowth and unnecessary screening.

The principles of Crime Prevention Through Environmental Design (CPTED) have been considered in the design of the development. The CPTED guidelines were prepared by the NSW Police in conjunction with the Department of Planning, Industry and Environment. CPTED provides a clear approach to crime prevention and focuses on the 'Planning, design and structure of cities and neighbourhoods'. The main aim of this policy is to:



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- Limit opportunities for crime.
- Manage space to create a safe environment through common ownership and encouraging the general public to become active guardians.
- Increase the perceived risk involved in committing crime.

The guidelines provide four key principles to limit crime, including:

- Surveillance.
- Access control.
- Territorial re-enforcement.
- Space/activity management.

The abovementioned four key principles are addressed below regarding the proposed development.

Overall, the proposed development is deemed to incorporate some of these principles within the existing development and proposed alterations and additions. The extension of the property forward allows for increased casual street surveillance from the property. Combined with adequate lighting at night and landscape maintenance, the property will be visible from the street as well as the introduction of front fencing therefore will reduce possibility for individuals to enter the property, defining the private property boundaries. Overall the developed will achieve the CPTED principles relevant to residential dwelling houses.

5.13 SERVICES

As the site is an existing dwelling, the proposed development will connect to the services and utilities that are already provided onsite. It is considered that there would be sufficient capacity within the network for the proposal.

5.14 SUITABILITY OF SITE FOR DEVELOPMENT

The proposal is permitted with consent under the relevant zoning. The proposed development retains the existing building with some minor extensions to the lower building façade and front garden area. The building will be in keeping with the neighbouring developments. The Site sits within an established urban area with predominantly residential 1-3 storey residential dwelling buildings surrounding it. It is considered that the Site is suitable for the proposed development.

5.15 SUBMISSIONS

The public exhibition of the proposal will occur in accordance with the requirements of the EP&A Act and the relevant Council planning provisions. Any submissions received by Council during the public exhibition period will need to be reviewed and considered within the assessment of the development application.

5.16 THE PUBLIC INTEREST

The need for diversity of housing is growing with an increase in population throughout Sydney including in area serviced by greater amenity including the Northern Beaches/ Balgowlah area with the development of the new Northern Beaches hospital for example providing greater access to health services. Further, as outlined throughout this SEE, the proposal does not demonstrate any unreasonable environmental or amenity impacts associated with the construction or use of the site as a residential building. The proposal



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is therefore in the public interest as it ensures a continued provision of housing diversity to support growing demand.



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PART F CONCLUSION

The purpose of this SEE has been to present the proposed alterations and additions for 12 Worrobil Street, North Balgowlah and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act

The building footprint including the existing driveway space are proposed to be altered and extended to facilitate the needs of the current owners.

The following changes are proposed:

- The inclusion of a double car garage;
- The development of a reinforced concrete driveway area and entry pathways;
- New boundary fence;
- Internal alterations.
- Removal of 1 (one) tree at the front of the property.

The proposal has been prepared after taking into consideration the following key issues:

- The development history of the site;
- The context of the site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act;
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments.

The proposal is considered to warrant a favourable determination for the following reasons:

- Consistent with the aims and objectives of the R2 Low Density Residential Zone in that it seeks to respond to the characteristics and scale of the land and is compatible with surrounding land uses.
- The land use is considered permissible with consent under the WLEP2011, and;
- The proposed development is consistent with the relevant provisions of SLEP2012, including height; and
- The proposed alterations and additions are considered generally compliant with the WDCP2011.

The proposed development is permissible within the zone and is compatible with the zone objectives. As stipulated previously in this Report, the matters for consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Council.

