

STATEMENT OF ENVIRONMENTAL EFFECTS

**FOR THE CONSTRUCTION OF ALTERATIONS AND ADDITIONS TO AN EXISTING
DWELLING INCLUDING A NEW SWIMMING POOL AND ASSOCIATED DECKING**

LOCATED AT

47 ROOSEVELT AVENUE, ALLAMBIE HEIGHTS

FOR

GLEN & ALISHA ELSWORTH



**Prepared
March 2021**

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1.0 Introduction

This Statement of Environmental Effects accompanies architectural plans prepared on behalf of Glen & Alisha Elsworth by Brianna Emily Design, Sheets No's. BS-DA-00 – BS-DA-21, Issue A, dated 24 March 2021 detailing the construction of alterations and additions to an existing dwelling including a new carport, garage and swimming pool with associated decking at **47 Roosevelt Avenue, Allambie Heights**.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

In preparation of this document, consideration has been given to the following:

- *The Environmental Planning and Assessment Act, 1979 as amended*
- *The Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan*

2.0 Property Description

The subject allotment is described as 47 Roosevelt Avenue, Allambie Heights, being Lot 31 within Deposited Plan 31510 and is zoned R2 Low Density Residential within the provisions of the Warringah Local Environmental Plan 2011.

The site is not listed as a heritage item, nor is not located within a conservation area.

The land is noted as being Landslip Area A and accordingly, no further Geotechnical Investigation is considered to be necessary in this instance.

No other hazards have been identified.

3.0 Site Description

The property is located on the southern side of Roosevelt Avenue. The site falls gradually towards the rear boundary, with a total fall of approximately 3.7m over its length.

The site is generally rectangular in shape with a frontage to Roosevelt Avenue of 17.985m. The north-western and south-eastern side boundaries measure 42.68m and 42.71m respectively. The rear boundary measures 17.07m. The site has a total area of 747.9m².

Stormwater from the site is dispersed within the rear yard of the property.

The site is currently developed with a single storey brick residence with a tile roof. Vehicular access is available via a concrete and brick paved driveway from Roosevelt Avenue, with parking provided within a detached carport and garage.

The details of the site are as indicated on the survey plan prepared by Geomat Engineering Pty Ltd, Reference No. 1875G, dated 14 January 2021, which accompanies the DA submission.

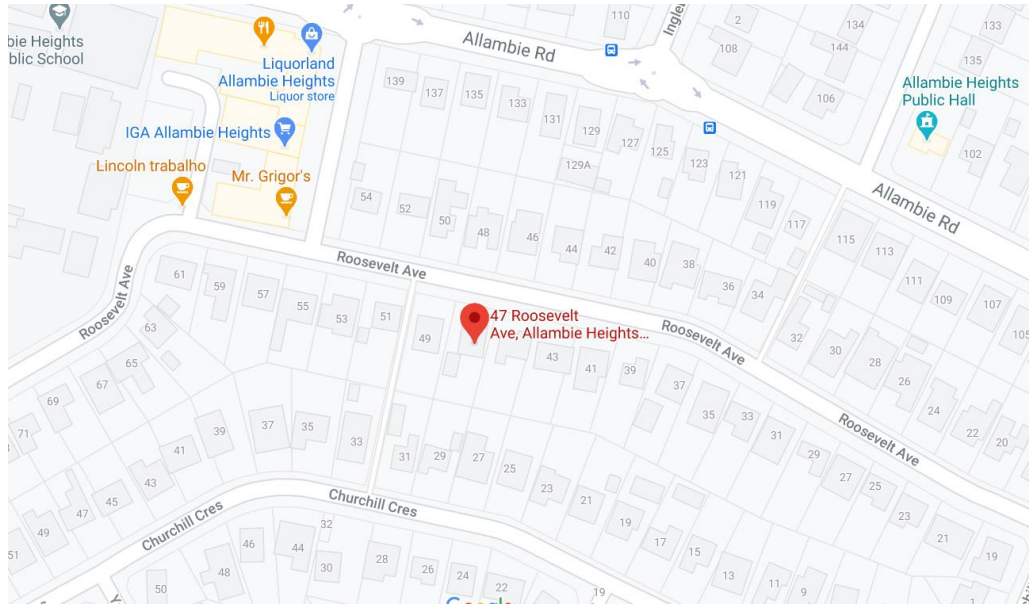


Fig 1: Location of Subject Site
(Source: Google Maps)



Fig 2: View of the subject site, looking south from Roosevelt Avenue



**Fig 3: View of the subject site on the adjoining dwelling to the east
at No 45 Roosevelt Avenue, looking south-east**



**Fig 4: View of the subject site on the adjoining dwelling to the west
at No 49 Roosevelt Avenue, looking south-east**



Fig 5: View of the existing streetscape opposite the site, looking north east

4.0 The Surrounding Environment

The general vicinity of the site is characterised by a mix of single detached dwellings and associated ancillary structures such as garages, storage sheds and swimming pools.

The sites immediately to the east and west comprise two and one storey dwellings respectively. Whilst newer dwellings are becoming evident, the immediate locality maintains a common single story height which contributes to an open streetscape with the development in the area not being dominant when viewed from the street or from the adjacent properties.

The site and its surrounds are depicted in the following aerial photograph:

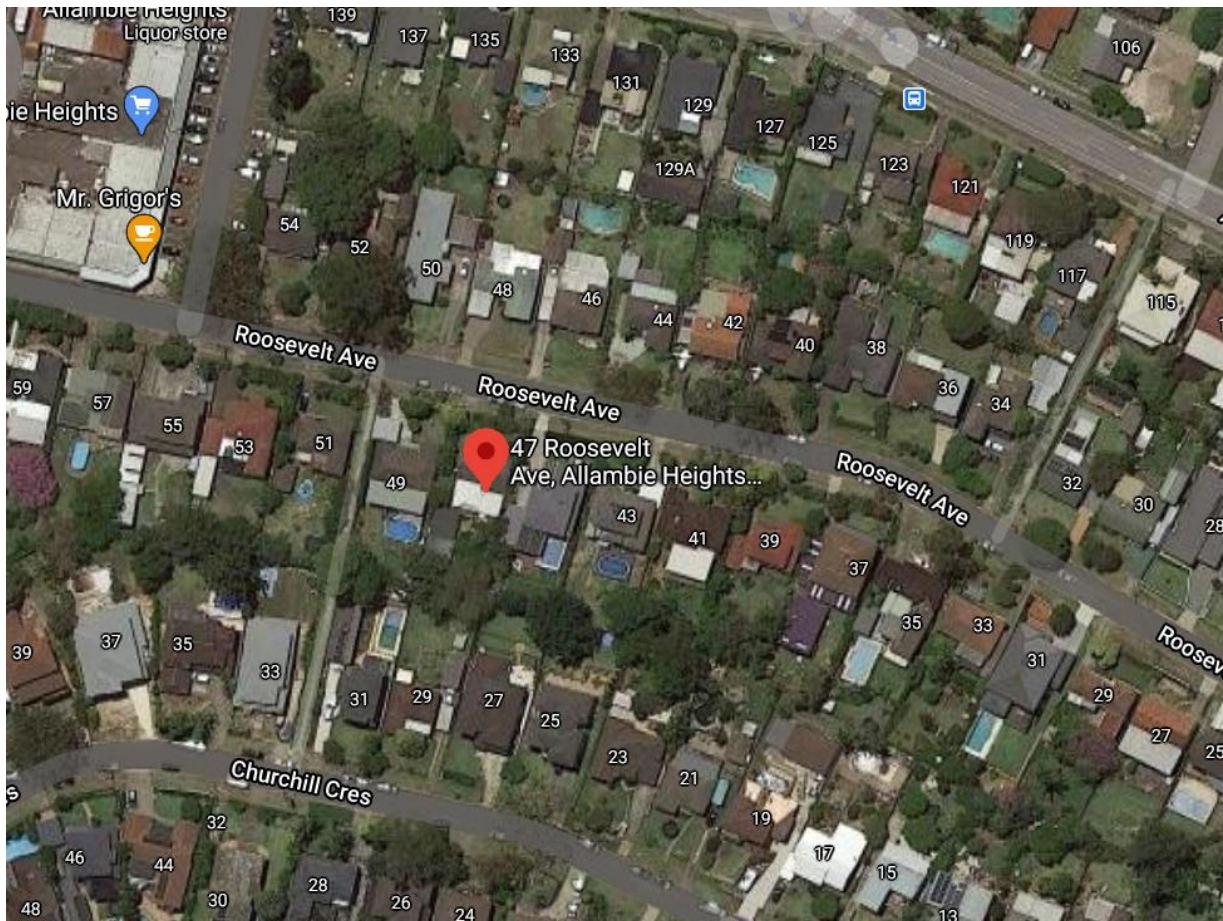


Fig 6: Aerial view of locality
(Source: Google Maps)

5.0 Proposed Development

As detailed within the accompanying plans prepared by Brianna Emily Design, the proposal seeks consent for additions and alterations to the existing dwelling, which comprise the following works:

Lower Ground Floor

- Construction of new lower ground floor level to provide for new open plan lounge, dining and kitchen with butlers pantry, powder room, laundry, new external stairs to existing ground level

Ground Floor

- Alterations and additions to existing ground floor level to provide for new master bedroom with walk-in robe and ensuite, linen/storage, internal access stairs, guest bedroom and rear deck

First Floor

- Small first floor addition above garage to provide for study and balcony

External Works

- New inground pool and decking surround with outdoor shower
- New garage and carport
- New concrete driveway
- New landscaping

The proposed new works will comprise complementary colours and finishes to match the existing dwelling.

The proposed additions to the dwelling are modest in bulk and scale, with the works being massed to essentially retain a single storey presentation to the street frontage, with the rear addition being stepped to follow the topography as a site falls towards the rear.

The modest bulk and scale of the works present a modulated and articulated façade to Roosevelt Avenue, which reduces the visual impact of the development on the streetscape.

A suitable area of soft landscaped area is maintained, and the proposal will not require the removal of any significant protected vegetation. An Arboricultural Impact Appraisal and Method Statement has been prepared by Ezigrow, dated March 2021 which addresses the impact of the proposed works on 20 trees within the site. The assessment concludes that a total of 17 trees will be removed, however of which only one is a high-value category tree, with the balance to be low value category and most of the trees to be removed are exempt species.

The tree which has been identified as being of a high-value category (Tree #8 – *Magnolia Grandiflora*) is located adjacent to the western boundary and in close proximity to the neighbouring dwelling to the west and also affected by the logical location for the placement of the carport and garage.

Council support for the removal of the high-value category tree, together with the other trees which are of low value and largely exempt species is requested.

The site will retain the opportunity for further screen planting to be introduced to provide for the amenity of the owners of the subject property and also to protect the amenity and privacy of the neighbouring properties.

The proposal results in the following development indices:

Site Area:	747.9m ²
Required Landscaped Area:	40% or 299.16m ²
Existing Landscaped Area:	34.1% or 255.45m ²
Proposed Landscaped Area:	34.02% or 254.29m ² (see WDCP Part D1 discussion)

6.0 Zoning and Development Controls

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

SEPP 55 – Remediation of Land and in particular Clause 7(1)(a) suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Given the history of residential use of the land, the site is not considered to be subject to contamination and further investigation is not required at this stage.

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

The proposal meets water, thermal and energy standards required by BASIX. A BASIX certificate has been submitted with the development application.

6.3 Warringah Local Environmental Plan 2011

The land is zoned R2 Low Density Residential under the provisions of the WLEP 2011.

The proposed works to the dwelling are permissible in this zone under the WLEP 2011.



Fig 7: Extract of Warringah Local Environmental Plan 2011

The development of and use of the land for residential purposes is consistent with the zone objectives, which are noted as:

- *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.*

It is considered that the proposed alterations and additions to the dwelling will be consistent with the desired future character of the surrounding locality for the following reasons:

- The proposal will be consistent with the existing detached style housing within the locality.
- The proposed development respects the scale and form of other new development in the vicinity and therefore complements the locality. The proposal has been intentionally massed to maintain a largely single storey height over the site, with the floor levels stepped to follow the sloping topography. A small study area is provided over the carport, with perimeter landscaping to the northern and western sides of the study, which allows for the works to integrate with the existing dwelling.
- The setbacks are compatible with the existing surrounding development, with the predominant single storey scale comparing favourably with the height of the existing dwelling and the wider pattern of the existing established dwellings in the immediate vicinity.
- The proposal does not have any significant impact on the existing landscaped area or long distance views.

Clause 4.3 provides controls relating to the height of buildings.

The dictionary supplement to the LEP notes building height to be:

building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The building height limit for development in this portion of Allambie Heights is 8.5m. The works to the dwelling will result in a maximum height of approximately 6.13m above natural ground level and therefore complies with Council's maximum building height.

Clause 6.2 relates to earthworks.

The proposal will not require any significant site disturbance and the site works necessary to provide for the garage and carport area together with the proposed swimming pool will be carried out in accordance with the recommendations of a qualified Structural Engineer.

Clause 6.4 relates to development on sloping land. The site is noted on Council's Landslip Risk Map as being within Area A.

As the proposal does not require any significant site disturbance or deep excavation adjacent to the boundaries of the site, which is noted as slope category is Area A, no further Geotechnical Investigation is considered to be necessary in this instance.

There are no other clauses of the WLEP 2011 that are considered to be relevant to the proposed development. It is considered that the proposal achieves the requirements of the WLEP.

6.4 Warringah Development Control Plan

The relevant numerical and performance based controls under WDCP are discussed below:

Part B - Built Form Controls			
Standard	Required	Proposed	Compliance
B1 – Wall heights	Max 7.2m	Max proposed wall height 4.85m.	Yes – on merit
B2 – Number of storeys	No requirement identified on map		N/A
B3 – Side Boundary Envelope and Side Setback	Building envelope 45 degrees from 5m. Setback 0.9m	The proposal complies with Council's side boundary envelope.	Yes
B4 – Site Coverage	No requirement identified on map		N/A
B5 – Side Boundary setbacks	R2 zoned land 0.9m	<p>The proposed works seek to provide for a setback of 1.244m to the eastern boundary and from a nil setback for the proposed carport and a similar reduced setback between 92mm to 250mm to the western boundary for the proposed garage, with the rear dwelling additions to also present a reduced setback from 900mm to the western boundary.</p> <p>The works to the western boundary have been set to present a low height and scale to the adjacent western neighbour and will also be constructed to comply with the fire separation provisions</p>	Yes - on merit

		<p>of the Building Code of Australia.</p> <p>The positioning of the proposed carport and garage adjacent to the western boundary adopts a similar approach to the recently completed development to the immediate neighbour at the east, No 45 Roosevelt Avenue which presents a similar minimal setback to the common side boundary with the subject property.</p> <p>Whilst the works do introduce a reduced side setback to the western boundary, the proposal will maintain suitable solar access for the western neighbour and complies with Council's building envelope control.</p> <p>The design intends to retain the existing dwelling and provide for new parking facilities and additional floor area in a manner which maintains a largely single storey height and a resulting modest bulk and scale, which reduces the visual impact of the development when viewed from the surrounding properties.</p>	
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B6 – Merit assessment of Side Boundary Setbacks	No requirement identified on map		N/A
B7 – Front Boundary Setbacks	<p>Minimum 6.5m</p> <p>Secondary frontage 3.5m</p>	<p>The proposed carport will stand from 6.702m to Roosevelt Avenue, with the new works to the dwelling to comply with Council's front setback control</p> <p>The proposal maintains a sense of openness within the streetscape.</p> <p>The elevations incorporate modulated elements and articulated wall lines with further distribute the visual bulk of the new works.</p> <p>The proposal is in keeping with the desired outcomes of this clause and is considered worthy of support on merit.</p>	Yes
B8 – Merit assessment of front boundary setbacks	No requirement identified on map		N/A
B9 – Rear Boundary Setbacks	<p>Min 6m rear setback</p> <p>R2 Zoned land swimming pool not to exceed 50% of rear setback area.</p>	<p>The proposed rear addition to the dwelling will extend from setback of approximately 6m, with the works complying with Council's rear boundary setback control.</p> <p>An inground swimming pool is located in the south-eastern corner and will not occupy</p>	Yes

		more than 50% of the rear setback area.	
B10 – Merit Assessment of rear boundary setbacks	No requirement identified on map		N/A
B11 – Foreshore Building Setback	No requirement identified on map		N/A
B12 – National Parks Setback	No requirement identified on map		N/A
B13 – Coastal Cliffs Setback	No requirement identified on map		N/A
B14 – Main Roads Setback	No requirement identified on map		N/A
B15 – Minimum Floor to Ceiling Height	No requirement identified on map		N/A
Part C – Siting Factors			
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	The existing vehicle crossing will be maintained and will provide access to the proposed carport and garage.	Yes
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	The proposed carport and garage have been set to be marginally below ground and with the minor study addition over the carport, with the perimeter skirt landscaped roof, the parking structures will not be visually prominent from Roosevelt Avenue.	Yes
C4 – Stormwater	Hydraulic Design to be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments and Minor Works Specification	The proposed new roof areas will be connected to the existing stormwater system in accordance with the Stormwater Layout Design prepared by Development Engineering Solutions,	Yes

		Project No 201002. The roofwater from the new roof areas will be collected and directed 2 x 3000L water tanks, with the overflow to the to the existing stormwater disposal trench within the rear yard.	
C5 – Erosion and Sedimentation	Soil and Water Management required	Sediment and erosion control measures will be carried out as required.	Yes
C6 – Building over or adjacent to Constructed Council Drainage Easements	N/A		N/A
C7 – Excavation and Landfill	Site stability to be maintained	Minimal excavation is required to accommodate the proposed new works. All works will be carried out in accordance with the recommendations of the consulting Structural Engineers and will therefore satisfy the provisions of this clause.	Yes
C8 – Demolition and Construction	Waste management plan required	Waste management measures to be employed	Yes
C9 – Waste Management	Waste storage area to be provided	Bins storage provided adjacent to the garage and carport. Garage	Yes
Part D – Design			
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	The proposal will largely maintain the existing landscaped area of 34% through the removal of redundant paving area and the demolition of	Yes

		<p>series of detached sheds, garage and a carport. The retention of the current landscaped area is considered to be reasonable as the development will enhance the function of the outdoor recreation space and provide for good opportunity for perimeter screen planting which together with the single storey form with the new floor areas at or near existing ground levels assists in preserving the amenity and privacy of the neighbouring properties.</p> <p>The development within the site will continue to achieve the objectives of the controls, which are noted as:</p> <ul style="list-style-type: none"> • <i>To enable planting to maintain and enhance the streetscape.</i> • <i>To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.</i> • <i>To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a</i> 	
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		<p><i>size and density to mitigate the height, bulk and scale of the building.</i></p> <ul style="list-style-type: none"> <i>• To enhance privacy between buildings.</i> <i>• To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.</i> <i>• To provide space for service functions, including clothes drying.</i> <i>• To facilitate water management, including on-site detention and infiltration of stormwater.</i> <p>The proposal will provide for sufficient area for the private open space and recreational requirements of the owners, whilst maintaining good areas of deep soil planting within the front and rear yard area.</p>	
D2 – Private Open Space	<p>Dwelling houses with three or more bedrooms</p> <p>Min 60m² with min dimension 5m</p>	<p>The private open space is directly accessible from the dwelling. The majority of the private open space is within the rear yard and the predominantly single storey height allows for good solar access to be maintained to the rear yard outdoor spaces.</p>	Yes

D3 – Noise	Mechanical noise is to be attenuated to maintain adjoining unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Given the residential nature of the proposal, no noise impacts are anticipated.	Yes
D4 – Electromagnetic Radiation	N/A to proposed development		N/A
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements	The site enjoys good access to northern sun to the front and rear yards.	Yes
D6 – Access to sunlight	This control requires that sunlight to at least 50% of private open space to adjoining properties is not to be reduced to less than 2 hours between 9am and 3pm on the winter solstice.	As noted in the submitted Shadow Diagrams (Sheets BS-DA-16 – BS-DA-21) the internal and external living areas of neighbouring properties and the subject dwelling will continue to receive suitable solar access between 9am and midday on the winter solstice.	Yes
D7 – Views	View sharing to be maintained	The controls require that development should enable the reasonable sharing of views. The works see alterations and additions to the existing dwelling. The subject site and neighbouring properties enjoy	Yes

		<p>district views to the south.</p> <p>The modest roof height and low profile roof form of the new works will ensure that the primary outlook for the surrounding properties is not unreasonably diminished.</p>	
D8 – Privacy	<p>This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties</p>	<p>The proposed rear deck and courtyard is centrally located within the site. The proposed pool and deck it is marginally elevated at the southern extremity however the pool has no trafficable coping to its southern and eastern side, with perimeter hedging preventing any unreasonable overlooking to the neighbouring properties</p> <p>The existing boundary fencing will assist with minimising any opportunities for unreasonable overlooking.</p>	Yes
D9 – Building Bulk	<p>This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby and adjoining properties and not to visually dominate the street or surrounding spaces</p>	<p>The existing surrounding development comprises a mix of one and two storey dwellings. The proposed alterations and additions maintain a modest and largely single storey height and scale, with an articulated façade, and</p>	Yes

		will not visually dominate the streetscape.	
D10 – Building Colours and materials		The proposed new works will be finished in colours which complement the existing development on site and the locality.	Yes
D11 – Roofs	The LEP requires that roofs should not dominate the local skyline.	New roof form proposed, comprising a low profile roof form which will not dominate the skyline.	Yes
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimised	The proposed new works will comprise complementary materials and finishes. The proposed external finishes have been detailed in the submitted elevations. No significant glare impacts will result from proposed new works.	Yes
D13 – Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street	N/A – no new front fencing proposed	N/A
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities	Bin storage area is available adjacent to the garage and carport. The existing mailbox is to be maintained.	Yes
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and	The existing side and rear fencing will be	N/A

	have regard for Dividing Fences Act 1991	renewed in a similar material and to a similar height to the existing fencing. .	
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	A new pool is proposed in the rear south-eastern corner of the yard. The proposal will not require the removal of any significant trees.	Yes
D17 – Tennis Courts	N/A		N/A
D18 – Accessibility	Safe and secure access for persons with a disability to be provided where required	Not applicable to residential development	N/A
D19 – Site Consolidation in the R3 and IN1 Zone	N/A		N/A
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	The proposed works will not reduce the security of the street area or the subject property. Casual surveillance of the street is available from the dwelling to the street over and through the front landscaped area.	Yes
D21 – Provision and Location of Utility Services	Utility services to be provided	Normal utility services are available to the site	Yes
D22 – Conservation of Energy and Water	Compliance with SEPP BASIX	A BASIX Certificate is provided to support the development	Yes
D23 – Signs	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views vehicles, pedestrians or	No signage proposed	N/A

	potentially hazardous road features or traffic control devices.		
Part E – The Natural Environment			
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented	<p>As discussed, no significant protected trees are affected by the works.</p> <p>An Arboricultural Impact Appraisal and Method Statement has been prepared by Ezigrow, dated March 2021 which addresses the impact of the proposed works on 20 trees within the site. The assessment concludes that a total of 17 trees will be removed, however of which only one is a high-value category tree, with the balance to be low value category and most of the trees to be removed are exempt species.</p> <p>The site will retain the opportunity for further screen planting to be introduced to provide for the amenity of the owners of the subject property and also to protect the amenity and privacy of the neighbouring properties.</p>	Yes
E2 – Prescribed Vegetation	Not identified on map		N/A

E3 – Threatened species, populations, ecological communities	Not identified on map		N/A
E4 – Wildlife Corridors	Not identified on map		N/A
E5 – Native Vegetation	Not identified on map		N/A
E6 – Retaining unique environmental features	Not identified on map	No significant features within site	Yes
E7 – Development on land adjoining public open space	Not identified on map		N/A
E8 – Waterways and Riparian Lands	Not identified on map		N/A
E9 – Coastline Hazard	Not identified on map		N/A
E10 – Landslip Risk	Identified on map as Area A.	The proposal will not require any significant site disturbance or deep excavation and therefore no further Geotechnical Investigation is considered to be necessary in this instance.	Yes
E11 – Flood Prone Land	Not identified on map		N/A

7.0 Matters for Consideration under Section 4.15 of The Environmental Planning and Assessment Act, 1979

7.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. It is considered that the provisions of these environmental planning instruments have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

7.2 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

It is not considered that there are any draft environmental planning instruments applying to the site.

7.3 Any development control plan

The development has been designed to comply with the requirements of the WLEP 2011 & the controls of the Warringah Development Control Plan.

It is considered that the proposed design respects the aims and objectives of the DCP however we note that the Environmental Planning and Assessment Amendment Act 2012 No 93 (Amendment Act) which received assent on 21 November 2012 commenced on 1 March 2013.

Key amongst the amendments are requirements to interpret DCPs flexibly and to allow reasonable alternative solutions to achieve the objectives of DCP standards.

The new section 3.42 provides that the 'principal purpose' of DCPs is to 'provide guidance' on:-

- giving effect to the aims of any applicable environmental planning instrument
- facilitating permissible development
- achieving the objectives of the relevant land zones.

The key amendment is the insertion of section 4.15(3A) which:

- prevents the consent authority requiring more onerous standards than a DCP provides,
- requires the consent authority to be 'flexible' and allow 'reasonable alternative solutions' in applying DCP provisions with which a development application does not comply,
- limits the consent authority's consideration of the DCP to the development application (preventing consideration of previous or future applications of the DCP).

We request that Council applies considered flexibility where the application seeks variations to numerical development controls in the DCP as justified in this report. In particular we consider that the variation to the side setback controls is a reasonable alternative solution to compliance where the designed specifically intends to reduce the overall bulk and scale of the development by proposing a

largely single storey height which mitigates any sense of bulk and scale and minimises adverse impacts to the neighbouring properties.

The development respects the streetscape character objectives of the DCP and will provide a cohesive and sympathetic addition to the site which will make a positive contribution to the area.

7.4 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

No matters of relevance are raised in regard to the proposed development.

7.5 The regulations (to the extent that they prescribe matters for the purposes of this paragraph),

No matters of relevance are raised in regard to the proposed development.

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

It is considered that the proposal, which seeks consent for the proposed construction of alterations and additions to an existing dwelling including a small first floor study over the proposed carport, with the significant majority of the works being at ground floor level and including a new swimming pool, which have been located and designed to appropriately minimise impacts on the amenity of adjoining properties and are compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard for the relevant provisions of the SEPP, Council's LEP and DCP.

7.7 The suitability of the site for the development

The site is considered suitable for the proposed development.

The proposal will provide for the construction of alterations and additions to an existing dwelling including carport, garage and swimming pool.

It is suggested that the proposal will not have a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

7.8 Any submissions made in accordance with this Act or the regulations

This is matter for Council in the consideration of this proposal.

7.9 The public interest

The proposal will not impact upon the environment or the character of the locality and the considered location of habitable room windows and decks will mitigate any unreasonable visual impacts on the amenity of adjoining properties and is therefore considered to be within the public interest.

8.0 Conclusion

The proposal provides for the construction of alterations and additions to an existing dwelling including a new carport garage and swimming pool which retain the majority of the existing dwelling and intentionally provide for a largely single story height across the site, which limits adverse impacts to the streetscape and to the privacy and amenity of the immediately adjoining properties.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

VAUGHAN MILLIGAN

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