



## STATEMENT OF ENVIRONMENTAL EFFECTS

For the proposed new residence of:

### **41& 43 Beach Road, COLLAROY NSW 2097**

Site Details; Lot 1 D.P. 300846, Lot 2 SEC 7 D.P. 7391; Zoning; R2 "Low Density Residential"

Issue A – 2019

Compiled by

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## 1 INTRODUCTION

This application proposes to construct a new two-storey dwelling and pool at 41-43 Beach Road, Collaroy. The proposal also seeks to amalgamate number 41 and 43 Beach Road (being Lot 1 of DP 300846 and Lot 2 SEC 7 of DP 7391).

The intention behind the proposal is to create a new family dwelling that seeks to increase amenity and usability of the site. The proposal includes a new 2 storey house with basement parking and storage below the house, and a swimming pool.

The design has been prepared in accordance with:

- Warringah Local Environmental Plan (LEP) 2011
- Warringah Development Control Plan (DCP) 2011

This report should be read in conjunction with the following plans and reports:

- Architectural plans, sections and elevations by Virginia Kerridge Architect
- BASIX Certificate by Damian O'Toole Town Planning
- Survey plan by LTS Lockley
- Arborist Report by Botanics Tree Wise People
- Site Waste Management and Minimisation Plan prepared by Virginia Kerridge.
- Stormwater Plans & Erosion and Sedimentation Control Plan by Partridge
- Landscape plans by 360 Degrees Landscape Architects
- Geotechnical plans by Taylor Geotechnical Engineering
- Cost of works estimate from Newton Fisher Group



*Aerial views of the property. (Source: Six Maps, May 2019)*

## 2 SITE DESCRIPTION

The subject site is located at 41 & 43 Beach Road, Collaroy. The site is characterised by its coastal location being adjacent to the northern end of Fishermans Beach. The site is zoned as low density residential and is in close proximity to the neighbourhood centre of Pittwater Road. Beach Road is characterised by single residential dwellings, the southern end leads to Griffith Park Playing Field and the northern end to Collaroy Rockpool. South of the site is Fox Park which connects Beach Road and Fishermans Beach. The dwellings and site have not been identified as a Heritage Item nor within a Heritage Conservation Zone. The site is in the vicinity of a heritage item (Item No. A1 – Archaeological Site) and this issue will be discussed further within this submission.

The sites is legally described as Lot 1 of DP 300846 and Lot 2 SEC7 of DP 7391. Lot 1 is 853.25 m<sup>2</sup> and Lot 2 is 690.92 m<sup>2</sup>. The Beach Road street frontage (property width) is 15.24m. There is a fall in the site – approximately 4.4m change in level from the west (street frontage) to the south eastern corner (back of block). The majority of the site is level, with a portion towards the south/south-east that slopes drastically at an average gradient of 21.9 degrees. 17.29% of the lot slopes more than 15 degrees and is noted as Area E on Council's Landslip Risk Mapping, 0.59% of the lot slopes 5 to 15 degrees and is noted as Area D on Council's Landslip Risk Mapping.

The existing house on Lot 1 of DP 300846 is a single storey rendered residence with a terracotta tile roof. It is set back 30.49m from the front boundary. The street frontage is a concrete driveway that is 2.55m wide, which also provides pedestrian access. The back garden has stone paved patios and a swimming pool, with views of the ocean to the east.

The existing house on Lot 2 SEC 7 of DP 7391 is a two-storey weatherboard and rendered residence with tiled roof. It is set back 9.9m from the front boundary. There are two paths of access, on the northern boundary there is a 2.51m sandstone paved driveway, on the southern boundary there is a 1.98m wide concrete walkway for pedestrian access.

**Zoning:** The site is zoned as R2 Low Density Residential under the Warringah Local Environmental Plan 2011, on which home occupation is permitted. A floor space ratio of 0.5:1 and a maximum building height of 8.5m is permissible.

**Heritage:** The site is neither a Heritage Item or within a Heritage Conservation Zone. The site is in the vicinity of a heritage item (Item No. A1 – Archaeological Site) and this issue will be discussed further within this statement.

**Acid Sulfate Soils:** The southern section of the site is affected by the Class 5 Acid Sulfate Soils zone as shown on Warringah Local Environmental Plan 2011 map, the result of the fieldwork indicate that no acid sulfate generating soils are likely to be present. Refer to Geotechnical Report prepared by Taylor Geotechnical Engineering.

**Landslip Risk:** 17.29% of the lot slopes more than 15 degrees and is noted as Area E on Council's Landslip Risk Mapping, 0.59% of the lot slopes 5 to 15 degrees and is noted as Area D on Council's Landslip Risk Mapping.

**Biodiversity:** The following Natural Environment controls apply to the site: E2 Prescribed Vegetation; E4 Wildlife Corridors; E6 Retaining Unique Environmental Features. The site is identified as located within a wildlife corridor; any new landscaping is to comprise predominantly locally native vegetation. More details will be discussed further within this statement.

### 3 PROPOSAL

As detailed within the accompanying architectural plans and documentation, the proposed works include:

- Construction of a new two-storey dwelling, basement, swimming pool and landscaping.
- Amalgamation of the two lots being Lot 1 of DP 300846 and Lot 2 SEC 7 of DP 7391 to allow for construction across both blocks.

The proposed residence is to be located across both Lot 1 and 2. The new building will be a house that has five bedrooms, a rumpus, eight bathrooms, an informal living room, a living room with an open dining and kitchen area which connects to an outdoor dining room, and opens onto a courtyard with a swimming pool, being the principle private open space,

The guest room, rumpus, laundry and principle living areas are located on the ground floor, wrapping around an open courtyard with a swimming pool. The living areas optimise views to the courtyard and the beach. The bedrooms are located on the first floor in two separate volumes, the north wing has three bedrooms and two bathrooms, and the south wing has the master bedroom with ensuite and dressing room.

### 4 COMPLIANCE WITH WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

Development Standard	Required	Proposed	Complies
<b>Zoning</b>	R2 Low Density Residential	Single Dwelling House	<b>YES</b>
<b>Maximum Floor Space Ratio</b>	0.5:1	0.45:1 (excluding basement) 0.498:1 (including basement)	<b>YES</b>
<b>Maximum Height of Building</b>	8.5m	8.48m	<b>YES</b>
<b>Minimum Lot Size</b>	600 m <sup>2</sup>	1536.5 m <sup>2</sup>	<b>YES</b>
<b>Foreshore Building Line / Scenic Protection</b>	N/A		
<b>Heritage</b>	N/A		
<b>Land Reservation Acquisition</b>	N/A		
<b>Acid Sulfate Soils</b>	N/A		
<b>Terrestrial Biodiversity</b>	N/A		

#### 4.1 ZONE R2 LOW DENSITY RESIDENTIAL

The site is zoned R2 Low Density Residential under the Warringah Local Environmental Plan (LEP) 2011. The proposal's use of home occupation is permitted without consent. There is no change of use.

## 4.2 FLOOR SPACE RATIO CALCULATIONS

Site Area: 1536.5 m<sup>2</sup>  
Maximum Permitted FSR: 0.5:1

	Allowable	Proposed
Gross Floor Area	-	699.6 m <sup>2</sup> (excluding basement) 766.6 m <sup>2</sup> (including basement)
FSR	0.5:1	0.45:1 (excluding basement) 0.498:1 (including basement)
<b>Compliance</b>		<b>YES</b>

## 4.3 HEIGHT OF BUILDING CALCULATIONS

	Allowable	Proposed
Building Height	8.5m	8.48m
<b>Compliance</b>		<b>YES</b>

The highest point of the proposal above natural ground is 8.48m which is below the maximum building height of 8.5m.

## 4.4 HERITAGE CONSERVATION

The site is within in the vicinity of a Heritage Item (A1) known as “Former Collaroy Hospital site— Development Disability Services Building and the Beach House”, 1 Brissenden Avenue (corner of Beach Road) (Lots 201 and 202, DP 1100018), specified in Schedule 5 of WLEP 2011.

The proposed construction is lower than the ridge height of the existing dwelling on 43 Beach Road, and the construction on 41 Beach Road is largely blocked from the street by 39 Beach Road. With an understated proposed street frontage that is setback 12.5m from the boundary, the proposal will not visually compete with the heritage item and is considered to be an appropriate development in the vicinity of the item.



Heritage Controls	Applicable	Complies
Heritage Item	No	N/A
In the vicinity of Heritage Item	Yes	Yes
Conservation Area	No	N/A



## 5 COMPLIANCE WITH WARRINGAH DCP 2011

### PART C – Residential – low density residential

#### 5.1 COMPLIANCE TABLE

The Warringah Development Control Plan (DCP) applies to the proposed development at 41-43 Beach Road. The consistency of the proposed development with the relevant provisions of the DCP is shown in the following table.

WARRINGAH DEVELOPMENT CONTROL PLAN	
DCP Section	Compliance (for notes refer to 5.2 Specifics)
<b>B BUILT FORM CONTROLS</b>	
B1 Wall Heights	YES
B2 Number of Storeys	N/A
B3 Side Boundary Envelope	YES
B4 Site Coverage	YES
B5 Side Boundary Setbacks	YES
B6 Merit assessment of SIDE boundary setbacks	N/A
B7 Front Boundary Setbacks	YES
B8 Merit assessment of front boundary setbacks	N/A
B9 Rear Boundary Setbacks	NO (refer to prelodgement advice section and specific answer )
B10 Merit assessment of rear boundary setbacks	N/A
B11 Foreshore Building Setback	N/A
B12 National Parks Setback	N/A
B13 Coastal Cliffs Setback	N/A
B14 Main Roads Setback	N/A
<b>C SITING FACTORS</b>	
C1 Subdivision	N/A
C2 Traffic, Access and Safety	
C3 Parking Facilities	YES
C3(A) Bicycle Parking and End of Trip Facilities	N/A
C4 Stormwater	YES
C5 Erosion and Sedimentation	YES
C6 Building over or adjacent to Constructed Council Drainage Easements	N/A
C7 Excavation and Landfill	YES
C8 Demolition and Construction	YES
C9 Waste Management	YES
<b>D Design</b>	
D1 Landscaped Open Space and Bushland Setting	YES
D2 Private Open Space	YES
D3 Noise	YES
D4 Electromagnetic Radiation	YES
D6 Access to Sunlight	YES
D7 Views	YES
D8 Privacy	YES
D9 Building Bulk	YES

D10 Building Colours and Materials	YES
D11 Roofs	YES
D12 Glare and Reflection	YES
D13 Front Fences and Front Walls	YES
D14 Site Facilities	YES
D15 Side and Rear Fences	YES
D16 Swimming Pools and Spa Pools	
D18 Accessibility	
D19 Site Consolidation in the R3 and IN1Zone	YES
D20 Safety and Security	YES
D21 Provision and Location of Utility Services	
D22 Conservation of Energy and Water	YES
D23 Signs	YES
<b>Part E The Natural Environment</b>	
E1 Preservation of Trees or Bushed Vegetation	YES
E2 Prescribed Vegetation	YES
E3 Threatened species, populations, ecological communities	YES
E4 Wildlife Corridors	YES
E5 Native Vegetation	YES
E6 Retaining unique environmental features	YES
E7 Development on land adjoining public open space	YES
E8 Waterways and Riparian Lands	YES
E9 Coastline Hazard	YES
E10 Landslip Risk	YES
E11 Flood Prone Land	YES

## 5.2 IN RESPONSE TO ISSUES RAISED IN PRELODGE MENT ADVICE

This section contains excerpts of issues raised in pre-lodgement advice by the council and addresses them. Section 5.3 contains all specific council provisions relevant to the application in full.

### B BUILT FORM CONTROLS

<b>B1 Wall Heights</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed / Complies</b>
7.2m	7.2m
<b>Prelodgement Advice</b> <i>The southern wing does not comply with the wall height control on the southern and western elevations. This non-compliance in conjunction with the side boundary envelope non-compliance will result in a significant bulk and scale imposing on the private open space of 39 Beach Road. Furthermore Council has significant concern over the potential for view loss as a result of this element. View loss that is a direct result of a non-compliance will not be supported by Council.</i>	<b>Comment</b> Clause B1 states that walls are not to exceed 7.2 metres from existing ground level to the underside of the ceiling (soffit) on the uppermost floor of the building (excluding habitable areas wholly located within a roof space). In response to the pre lodgement advice the soffit height is amended to 7.2m above existing ground level and complies with the control.
<b>B3 Side Boundary Envelope</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed / Complies</b>
4m	Complies
<b>Prelodgement Advice</b>	<b>Comment</b>



<i>The non-compliance on the western side of the southern wing in conjunction with the non-compliant wall height will result in a visually dominant height and bulk imposing on the private open space of 39 Beach Road. This non-compliance is not consistent with the objectives of the control and cannot be supported by Council.</i>		Clause B3 states that the building must be sited within a building envelope determined by projecting planes at 45 degrees from a height above existing ground level at the side of boundaries of 4 metres. The proposal has been amended to comply with this envelope.
<b>B5 Side Boundary Setbacks</b>		
<b>Objectives / Planning Controls</b>		<b>Proposed / Complies</b>
0.9m		0.9m (Pool) ~ 1.1m (Building)
<b>Prelodgement Advice</b> <i>The proposed swimming pool is setback 1.1 m from the side boundary with the hard paved area extending to the boundary. The hard paved area is of a size that will ensure it is a walkway only. Furthermore it is adjacent to the existing outbuilding and swimming pool built to the boundary of the neighbouring property. The non-compliance will not result in any unreasonable amenity impacts on the neighbouring property and will allow for greater deep soil landscape areas that are of a sufficient size to maintain significant landscaping. The non-compliance will maintain sites consistency with the objectives of the control. The non-compliance can be supported by Council.</i>		<b>Comment</b> Clause B5 states that the minimum required setback from side boundaries is 0.9m. The proposed building complies and has a setback of at least 1.1m from both side boundaries, the pool has a setback of 0.9m.
<b>B9 Rear Boundary Setbacks</b>		
<b>Objectives / Planning Controls</b>		<b>Proposed / Complies</b>
6m		Dwelling 6m – 10.22m /Yes Deck 2.72m – 5.53m / No – see below
<b>Prelodgement Advice</b> <i>The proposed deck adjoining the dining room requires a 56.6% non-compliance with the rear setback control. The proposed deck is elevated and covered. This design will result in a significant built form within the rear setback area. This element is not consistent with the rear setback objectives of the Warringah DCP 2011. Council cannot support the proposed deck in its current form unless it can be demonstrated that views and privacy to the adjoining public and private domains is reasonably maintained.</i>  <i>An alternative design should be explored to reduce the visual bulk of the proposed deck.</i>		<b>Comment</b> Clause B9 states a minimum setback of 6m to rear boundaries. The size of the proposed deck has been revised to reduce the visual bulk, with a portion being outside of the setback but the southern edge closer to the adjoining site largely within the required setback. Views and privacy to the adjoining site is reasonably maintained by the addition of external privacy screens on the southern elevation. The adjoining public domain near the deck is steep, covered in vegetation, and not accessible.

## C SITING FACTORS

<b>C7 Excavation and Landfill</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
<b>Prelodgement Advice</b> The proposal includes extensive excavation of the site for car parking and subfloor storage. The excavation for the subfloor storage is to be reduced as far as possible to minimise site disturbance and preserve the integrity of the physical environment.	Excavation has been reduced as required, excavation on site is restricted to a 7.5m setback from boundary. Also, most of the excavation is located right below the footprint of the levels above. A geotechnical assessment has been already prepared and adjoined to this application and a dilapidation survey should

	be undertaken of neighbouring properties, before any excavation occurs.
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## D Design

D6 Access to Sunlight																							
Objectives / Planning Controls	Proposed / Complies																						
<p><b>Prelodgement Advice</b></p> <p><i>The Warringah DCP 20113 requires that 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. The shadow diagrams are to demonstrate compliance with this control. Unreasonable overshadowing resulting from a non-compliance will not be supported by Council. In particular concern is raised with the overshadowing of the private open spaces of 29, 35 and 39 Beach Road.</i></p> <p><i>In accordance with the planning principle established in the Benevolent Society v Waverley Council (2010) NSWLEC 1082 overshadowing from vegetation does not form part of this assessment. As such, concessions will not be granted for overshadowing from existing vegetation.</i></p>	<p>A series of shadow diagrams are included in the development application to showcase the existing shadows in comparison with the new overshadowing from the proposal. The shadow diagrams demonstrate that the adjoining properties' existing buildings heavily overshadow their respective private open spaces between 9am and 3pm on June 21 as it is, with minimal additional overshadowing from the new proposal on the private open spaces of 29 and 39 Beach Road. The only lot slightly affected by the proposal is 35 Beach Road, with still more than 50% of its private open space receiving a minimum of 3 hours of sunlight between 9am and 3pm on June 21, which complies with the Warringah DCP 2013.</p>																						
D7 Views																							
Objectives / Planning Controls	Proposed																						
<p><b>Prelodgement Advice</b></p> <p><i>The clause requires the reasonable sharing of views in accordance with the tenacity planning principle. It is highly recommended a view loss analysis be conducted prior to the submission of the development application. The analysis should take into consideration the views from the adjoining and nearby properties. The design of the development should be informed by this analysis to ensure the reasonable sharing of views within the area.</i></p>	<p>A view loss analysis will be prepared to be submitted with the development application. The south wing has been setback by 6.85m to minimise view loss.</p> <table><tr><td></td><td>Existing Views to Sea</td><td>New Views to Sea</td></tr><tr><td>35 Beach Rd</td><td>No view loss</td><td></td></tr><tr><td>36 Beach Rd</td><td>No view loss, existing views blocked by 35 Beach Rd</td><td></td></tr><tr><td>38 Beach Rd</td><td>Minimal view loss due to proposal's south wing</td><td></td></tr><tr><td>39 Beach Rd</td><td>Views to south east largely maintained; Minimal view loss due to proposal's south wing;</td><td>Some gain in new views to north east</td></tr><tr><td>40 Beach Rd</td><td>No view loss</td><td>Some gain in new views</td></tr><tr><td>1 Brissenden Ave</td><td>No view loss</td><td>Some gain in new views</td></tr></table>			Existing Views to Sea	New Views to Sea	35 Beach Rd	No view loss		36 Beach Rd	No view loss, existing views blocked by 35 Beach Rd		38 Beach Rd	Minimal view loss due to proposal's south wing		39 Beach Rd	Views to south east largely maintained; Minimal view loss due to proposal's south wing;	Some gain in new views to north east	40 Beach Rd	No view loss	Some gain in new views	1 Brissenden Ave	No view loss	Some gain in new views
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## SPECIALIST ADVICE

Development Engineer																					
Prelodgement Advice			Comments																		
<p>Please find the comment advice with regards to the proposal at 41 &amp; 43 Beach Road Collaroy.</p> <p>1.The applicant is to adopt Council's standard 'Normal' driveway profile for the driveway design levels between the kerb alignment and property boundary alignment. Transition grades to the basement car park are to commence within the property and comply with Australians Standards AS2890.1.</p> <p>2.Driveway dimensions, headroom, gradients, basement car parking modules, etc, are to comply with AS2890.1 for the B85 (85th percentile) vehicle. 3.Stormwater runoff from the development is to be directed to a suitably designed onsite stormwater absorption system.</p>			The driveway is designed In Accordance With AS/NZS 2980.1 for B85 vehicle.																		
			The driveway is 20.47 m long x 3m wide, ramp grade 1:5 with:																		
			- 3 m long grade transition area at the top																		
			- 4.060 m long grade transition at the bottom.																		
			<table><tr><th>AS2890.1 for B85 vehicle</th><th>Proposed</th><th>Required</th><th>Complies</th></tr><tr><td>Driveway Width</td><td>3 metres</td><td>3 metres</td><td>YES</td></tr><tr><td>Driveway Gradient</td><td>20%</td><td>Max 1:4 = 25%</td><td>YES</td></tr><tr><td>Parking Spaces</td><td>5.4 x 2.4</td><td>5.4 x 2.4</td><td>YES</td></tr><tr><td>Turning Radius for B85</td><td>5.8m radius</td><td>5.8m radius</td><td>YES</td></tr></table>		AS2890.1 for B85 vehicle	Proposed	Required	Complies	Driveway Width	3 metres	3 metres	YES	Driveway Gradient	20%	Max 1:4 = 25%	YES	Parking Spaces	5.4 x 2.4	5.4 x 2.4	YES	Turning Radius for B85
AS2890.1 for B85 vehicle	Proposed	Required	Complies																		
Driveway Width	3 metres	3 metres	YES																		
Driveway Gradient	20%	Max 1:4 = 25%	YES																		
Parking Spaces	5.4 x 2.4	5.4 x 2.4	YES																		
Turning Radius for B85	5.8m radius	5.8m radius	YES																		
Refer to Stormwater Plans prepared by Partridge partners and attached to this application.																					
Landscape Architect																					
Prelodgement Advice			Comments																		
<p>An Arborist Report prepared by a Consulting Arborist with minimum qualifications AQF Level 5 is required to address impacts of works on trees on the site, on adjoining properties and on 2 x <i>Araucaria heterophylla</i> (Norfolk Island Pines) on the adjoining Council Reserve to the east of the property. The Arborist's Report is to address the requirements and standards as outlined in AS4970-2009 Protection of trees on development sites.</p> <p>Assessment of impacts on trees must address excavation or fill around the Tree Protection Zones required for driveways, dwelling and external works including landscaping, paving, retaining walls and fences, stormwater design and services.</p> <p>A Landscape Plan is required to indicate hard and soft landscape areas, general planting arrangement including any trees and screen planting proposed, species lists and trees to be retained and removed.</p> <p>The application is to address the transitional interface between the property and the public reserve in accordance with WDCP E7</p>			An Arborist Report has been prepared by The Tree Wise People and attached to this application.																		
			The report assesses the total of 13 trees on site using Visual Tree Assessment (VTA) criteria and notes. The report states that the construction process will not directly require the removal of any of the documented trees, all removal recommendations have been made irrespective of the proposed works for reasons outlined in the report. Significant trees are retained including the 2x <i>Araucaria heterophylla</i> (Norfolk Island Pines). Portions of the construction process will conflict with theoretical Tree Protection Zone (TPZ) of the mature Norfolk Island Pine (7.9% incursion), and theoretical Structural Root Zone (SRZ) of the Paperbark (17.2% Incursion).																		
			Tree 2, 3, 6, 7 and 11 are recommended for removal. They are identified as low value or hazardous associated with retention. Refer to Arborist Report for details.																		
Refer to the Landscape Plan prepared by 360 Degrees Landscape Architects.																					

Development on land adjoining public open space.	
<b>Biodiversity</b>	
<b><i>Prelodgement Advice</i></b>	<b>Comments</b>
<p>The following Natural Environment controls apply to the site:</p> <p>E2 Prescribed Vegetation E4 Wildlife Corridors E6 Retaining Unique Environmental Features</p> <p>Objectives of these controls include:</p> <p>Development is to be situated and designed to minimise the impact on prescribed vegetation, including remnant canopy trees, understorey vegetation, and ground cover species.</p> <p>Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land. Development should respond to unique environmental features through location of structures, outlook, design and materials.</p> <p>The subject site is heavily modified with minimal native vegetation remaining. As the site is identified as located within a wildlife corridor, any new landscaping is to comprise predominantly locally native vegetation. Species selected from the Native Gardening Booklet (former Pittwater) would be considered acceptable - <a href="https://www.northernbeaches.nsw.gov.au/environme nUnative-flora/native-gardening">https://www.northernbeaches.nsw.gov.au/environme nUnative-flora/native-gardening</a></p> <p><b>Required Information:</b></p> <p>The objectives of the abovementioned Natural Environment controls are to be addressed in the SEE; If vegetation removal is proposed, a Landscape Plan comprising predominantly locally native vegetation should be submitted.</p>	<p>An Arborist Report has been prepared by The Tree Wise People and attached to this application.</p> <p>Significant trees on site are retained to conserve the subject site's unique environmental features. The proposal respects the two mature Norfolk Island Pines on the eastern boundary.</p> <p>A landscape plan comprising predominantly locally native vegetation has been prepared by 360 Degrees Landscape Architects.</p>
<b>Coastal</b>	
<b><i>Prelodgement Advice</i></b>	<b>Comments</b>
<p>The proposal is located within the areas covered by the Coastal Management Act 2016 and the State Environmental Planning Policy Coastal Management. Therefore, the application must address the requirements of both the Coastal Management Act 2016 and the State Environmental Planning Policy Coastal Management with reference to the</p>	<p>The proposal will not have an impact on coastal processes or public use and access of the beach or adjoining coastal headlands.</p> <p>The proposal is compliant with both the Coastal Management Act 2016 and the State Environmental Planning Policy Coastal Management.</p>

<p>requirements for development within the Coastal Use and Coastal Environment Management Areas.</p> <p>As the proposal is unlikely to have an impact on coastal processes or public use and access of the beach or adjoining coastal headlands it is appropriate for these matters to be addressed within the Statement of Environmental Effects.</p>	<p>Refer to the Landscape Plan prepared by 360 Degrees Landscape Architects.</p>
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### 5.3 SPECIFICS

#### B BUILT FORM CONTROLS

<b>B1 Wall Heights</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed / Complies</b>
7.2m	7.2m / Yes
<p><b>Prelodgement Advice</b></p> <p><i>The southern wing does not comply with the wall height control on the southern and western elevations. This non-compliance in conjunction with the side boundary envelope non-compliance will result in a significant bulk and scale imposing on the private open space of 39 Beach Road. Furthermore Council has significant concern over the potential for view loss as a result of this element. View loss that is a direct result of a non-compliance will not be supported by Council.</i></p>	<p><b>Comment</b></p> <p>Clause B1 states that walls are not to exceed 7.2 metres from existing ground level to the underside of the ceiling (soffit) on the uppermost floor of the building (excluding habitable areas wholly located within a roof space). In response to the pre lodgement advice the soffit height is amended to 7.2m above existing ground level and complies with the control.</p>
<b>B2 Number of Storeys</b>	
Not applicable to site.	
<b>B3 Side Boundary Envelope</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed / Complies</b>
4m	Complies
<p><b>Prelodgement Advice</b></p> <p><i>The non-compliance on the western side of the southern wing in conjunction with the non-compliant wall height will result in a visually dominant height and bulk imposing on the private open space of 39 Beach Road. This non-compliance is not consistent with the objectives of the control and cannot be supported by Council.</i></p>	<p><b>Comment</b></p> <p>Clause B3 states that the building must be sited within a building envelope determined by projecting planes at 45 degrees from a height above existing ground level at the side of boundaries of 4 metres. The proposal has been amended to comply with this envelope.</p>
<b>B4 Site Coverage</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed / Complies</b>
Max. 33.3%	31% / Yes
	<p><b>Comment</b></p> <p>Clause B4 states that the total building footprint must not cover more than 33.3% of the site area. The proposal complies and covers 31.3% of the site area (481.2 sqm), providing opportunities for the provision of landscaping and the enhancement of existing vegetation.</p>

<b>B5 Side Boundary Setbacks</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed / Complies</b>
0.9m	0.9m (Pool) ~ 1.1m (Building)
<p><b>Prelodgement Advice</b>  <i>The proposed swimming pool is setback 1.1 m from the side boundary with the hard paved area extending to the boundary. The hard paved area is of a size that will ensure it is a walkway only. Furthermore it is adjacent to the existing outbuilding and swimming pool built to the boundary of the neighbouring property. The non-compliance will not result in any unreasonable amenity impacts on the neighbouring property and will allow for greater deep soil landscape areas that are of a sufficient size to maintain significant landscaping. The non-compliance will maintain sites consistency with the objectives of the control. The non-compliance can be supported by Council.</i></p>	<p><b>Comment</b>            Clause B5 states that the minimum required setback from side boundaries is 0.9m. The proposed building complies and has a setback of at least 1.1m from both side boundaries, the pool has a setback of 0.9m.</p>
<b>B6 Merit Assessment of side boundary setbacks</b>	
Not applicable to site.	
<b>B7 Front Boundary Setbacks</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed / Complies</b>
6.5m	9.8m / Yes
	<p><b>Comment</b>            Clause B5 states that the minimum required setback from front boundary is 6.5m. The proposal complies and has a setback of 9.8m to create a sense of openness and to protect and enhance the visual quality of streetscapes and public spaces.</p>
<b>B8 Merit Assessment of front boundary setbacks</b>	
Not applicable to site.	
<b>B9 Rear Boundary Setbacks</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed / Complies</b>
6m	Dwelling 6m – 10.22m / Yes Deck 2.72m – 5.53m / No – see below
<p><b>Prelodgement Advice</b>  <i>The proposed deck adjoining the dining room requires a 56.6% non-compliance with the rear setback control. The proposed deck is elevated and covered. This design will result in a significant built form within the rear setback area. This element is not consistent with the rear setback objectives of the Warringah DCP 2011. Council cannot support the proposed deck in its current form unless it can be demonstrated that views and privacy to the adjoining public and private domains is reasonably maintained.</i></p> <p><i>An alternative design should be explored to reduce the visual bulk of the proposed deck.</i></p>	<p><b>Comment</b>            Clause B9 states a minimum setback of 6m to rear boundaries. The size of the proposed deck has been revised to reduce the visual bulk, with a portion being outside of the setback but the southern edge closer to the adjoining site largely within the required setback. Views and privacy to the adjoining site is reasonably maintained by the addition of external privacy screens on the southern elevation. The adjoining public domain near the deck is steep, covered in vegetation, and not accessible.</p>
<b>B10 Merit Assessment of rear boundary setbacks</b>	
Not applicable to site.	
<b>B11 Foreshore Building Setback</b>	
Not applicable to site.	
<b>B12 National Parks Setback</b>	
Not applicable to site.	
<b>B13 Coastal Cliffs Setback</b>	

Not applicable to site.
<b>B14 Main Roads Setback</b>
Not applicable to site.

## C SITING FACTORS

C1 Subdivision																							
Objectives / Planning Controls		Proposed																					
Clause C1 establishes requirements for new allotments to have: minimum width of 13m; minimum depth of 27m; and minimum building area of 150sqm.		Clause C1 is not applicable as no subdivision is proposed. The two lots are consolidated for the new proposal to be constructed across both lots.																					
C2 Traffic, Access and Safety																							
Objectives / Planning Controls		Proposed																					
To minimise traffic hazards; vehicles queuing on public roads; the number of vehicle crossings in a street; traffic, pedestrian and cyclist conflict; interference with public transport facilities; and the lost of “on street” kerbside parking.		The proposal includes a new 3m wide driveway along the existing pedestrian access on Lot 1 that leads to basement parking.																					
C3 Parking Facilities																							
Objectives / Planning Controls		Proposed / Complies																					
To provide adequate off-street parking and have minimal visual impact on the street frontage or other public space.		The proposed off-street parking is fully underground and has minimal visual impact to the street frontage.																					
For dwelling house, the requirement for carparking is 2 spaces per dwelling.		There are 2 car spaces in the proposed underground basement parking to comply with the regulations.																					
Specialist Advice by Development Engineer:		The driveway is designed In Accordance With AS/NZS 2980.1 for B85 vehicle.																					
1.The applicant is to adopt Council's standard 'Normal' driveway profile for the driveway design levels between the kerb alignment and property boundary alignment. Transition grades to the basement car park are to commence within the property and comply with Australians Standards AS2890.1.		The driveway is 20.47 m long x 3m wide, ramp grade 1:5 with: - 3 m long grade transition area at the top - 4.060 m long grade transition at the bottom.																					
2.Driveway dimensions, headroom, gradients, basement car parking modules, etc, are to comply with AS2890.1 for the B85 (85th percentile) vehicle. 3.Stormwater runoff from the development is to be directed to a suitably designed onsite stormwater absorption system.		<table><tr><th>AS2890.1 for B85 vehicle</th><th>Proposed</th><th>Required</th><th>Complies</th></tr><tr><td>Driveway Width</td><td>3 metres</td><td>3 metres</td><td>YES</td></tr><tr><td>Driveway Gradient</td><td>20%</td><td>Max 1:4 = 25%</td><td>YES</td></tr><tr><td>Parking Spaces</td><td>5.4 x 2.4</td><td>5.4 x 2.4</td><td>YES</td></tr><tr><td>Turning Radius for B85</td><td>5.8m radius</td><td>5.8m radius</td><td>YES</td></tr></table>		AS2890.1 for B85 vehicle	Proposed	Required	Complies	Driveway Width	3 metres	3 metres	YES	Driveway Gradient	20%	Max 1:4 = 25%	YES	Parking Spaces	5.4 x 2.4	5.4 x 2.4	YES	Turning Radius for B85	5.8m radius	5.8m radius	YES
AS2890.1 for B85 vehicle	Proposed	Required	Complies																				
Driveway Width	3 metres	3 metres	YES																				
Driveway Gradient	20%	Max 1:4 = 25%	YES																				
Parking Spaces	5.4 x 2.4	5.4 x 2.4	YES																				
Turning Radius for B85	5.8m radius	5.8m radius	YES																				
C3(A) Bicycle Parking and End of Trip Facilities																							
Not applicable to site.																							
C4 Stormwater																							
Objectives / Planning Controls		Proposed / Complies																					
Stormwater runoff must have minimal environmental impact. Stormwater drainage svstems are to be designed. installed and		The proposal provides an appropriate drainage system that will ensure that storm water will not result in erosion or adversely																					



maintained in accordance with Council's Water Management Policy.	impact on adjoining properties or trees, or the nearby foreshore. Refer to Stormwater Plans by Partridge.
<b>C5 Erosion and Sedimentation</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
<p>To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment. To prevent migration of sediment off site, and any reduction in water quality downstream of site.</p> <p>An erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004).</p>	<p>Consistent with this section, the proposal will provide appropriate management controls during construction.</p> <p>An erosion and sedimentation control plan (ESCP) will be provided with the Construction Certificate and implemented prior to demolition works commencing. Refer to Erosion and Sedimentation Control Plan by Partridge.</p>
<b>C6 Building over or adjacent to Constructed Council Drainage Easements</b>	
Not applicable to site.	
<b>C7 Excavation and Landfill</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
<p><b>Prelodgement Advice</b></p> <p>The proposal includes extensive excavation of the site for car parking and subfloor storage. The excavation for the subfloor storage is to be reduced as far as possible to minimise site disturbance and preserve the integrity of the physical environment.</p>	<p>Excavation has been reduced as required, excavation on site is restricted to a 7.5m setback from boundary.</p> <p>Also, most of the excavation is located right below the footprint of the levels above.</p> <p>A geotechnical assessment has been prepared and adjoined to this application and a dilapidation survey should be undertaken of neighbouring properties, before any excavation occurs.</p>
<b>C8 Demolition and Construction</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
All development must comply with the appropriate sections of the Waste Management Guidelines and all Development Applications must be accompanied by a Waste Management Plan.	Refer to Waste Management Plan prepared and attached to this Development Application.
<b>C9 Waste Management</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
<p>To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD) in order to achieve minimal environmental impact to the site's surroundings.</p> <p>All Development Applications must be accompanied by a Waste Management Plan.</p>	Refer to Waste Management Plan prepared and attached to this Development Application.

## D Design

<b>D1 Landscaped open Space and Bushland Settings</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed / Complies</b>
40% (614.6m <sup>2</sup> )	41.7% (642m <sup>2</sup> ) / Yes
The required minimum area of landscaped open spaces shown on DCP is 40% of the site area. Landscaped open space must be at	The proposal complies with the requirement and has 41.7% (642 sqm) of landscaped open space, with 1 metre soil depth of land.

ground level (finished) and the minimum soil depth of land that can be included as landscaped open space is 1 metre.	Refer to landscape plan.		
<b>D2 Private Open Space</b>			
<b>Objectives / Planning Controls</b>		<b>Proposed / Complies</b>	
60 m <sub>2</sub>		210 m <sub>2</sub> / Yes	
The minimum area and dimensions of private open space for dwelling houses with 3 or more bedrooms are: a total of 60m <sub>2</sub> with minimum dimensions of 5 metres. Private open space may include courtyards, terraces, balconies, verandahs, roof gardens, and hard and soft landscape areas.		The proposal complies with the requirement and has 210 m <sub>2</sub> of private open space directly accessible from rumpus, entry, informal living room, living room, and outdoor dining room.	
<b>D3 Noise</b>			
<b>Objectives / Planning Controls</b>		<b>Proposed</b>	
Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW industrial Noise Policy.		Construction will be undertaken in a manner that avoids undue noise and vibration impacts on neighbours and ensures site stability of adjoining properties. Pool plant and equipment is proposed to be located under the pool in the basement area, separated from noise sensitive rooms of neighbouring dwellings.	
<b>D4 Electromagnetic Radiation</b>			
<b>Objectives / Planning Controls</b>		<b>Proposed</b>	
To ensure the safety of the community from electromagnetic radiation and minimise visual impact of mobile phone base station and associated infrastructure and equipment.		The proposal does not include any mobile phone base station or associated infrastructure equipment.	
<b>D6 Access to Sunlight</b>			
<b>Objectives / Planning Controls</b>		<b>Proposed</b>	
<b>Prelodgement Advice</b>  <i>The Warringah DCP 20113 requires that 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. The shadow diagrams are to demonstrate compliance with this control. Unreasonable overshadowing resulting from a non-compliance will not be supported by Council. In particular concern is raised with the overshadowing of the private open spaces of 29, 35 and 39 Beach Road.</i>  <i>In accordance with the planning principle established in the Benevolent Society v Waverley Council (2010) NSWLEC 1082 overshadowing from vegetation does not form part of this assessment. As such, concessions will not be granted for overshadowing from existing vegetation.</i>		A series of shadow diagrams are included in the development application to showcase the existing shadows in comparison with the new overshadowing from the proposal. The shadow diagrams demonstrate that the adjoining properties' existing buildings heavily overshadow their respective private open spaces between 9am and 3pm on June 21 as it is, with minimal additional overshadowing from the new proposal on the private open spaces of 29 and 39 Beach Road. The only lot slightly affected by the proposal is 35 Beach Road, with still more than 50% of its private open space receiving a minimum of 3 hours of sunlight between 9am and 3pm on June 21, which complies with the Warringah DCP 20113.	
<b>D7 Views</b>			
<b>Objectives / Planning Controls</b>		<b>Proposed</b>	
<b>Prelodgement Advice</b>  <i>The clause requires the reasonable sharing of views in accordance with the tenacity planning principle. It is highly recommended a view loss analysis be conducted prior to the</i>		A view loss analysis has been prepared to be submitted with the development application. The south wing has been setback by 6.85m to minimise view loss.	
		Existing Views to Sea	New Views to Sea

<i>submission of the development application. The analysis should take into consideration the views from the adjoining and nearby properties. The design of the development should be informed by this analysis to ensure the reasonable sharing of views within the area.</i>	35 Beach Rd	No view loss	
	36 Beach Rd	No view loss, existing views blocked by 35 Beach Rd	
	38 Beach Rd	Minimal view loss due to proposal's south wing	
	39 Beach Rd	Views to south east largely maintained; Minimal view loss due to proposal's south wing;	Some gain in new views to north east
	40 Beach Rd	No view loss	Some gain in new views
	1 Brissenden Ave	No view loss	Some gain in new views
<b>D8 Privacy</b>			
<b>Objectives / Planning Controls</b>		<b>Proposed</b>	
To ensure privacy is optimised for occupants of the development and adjoining properties.		On the ground floor, the outdoor dining room has sliding timber screens for privacy; On the first floor, the bedroom windows facing south are angled to focus views towards the ocean and provide privacy from the adjoining properties. Tall vegetation is provided along the western boundary to prevent overlooking from 39 Beach Road.	
<b>D9 Building Bulk</b>			
<b>Objectives / Planning Controls</b>		<b>Proposed</b>	
To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned from public recreation purposes.  Note: On sloping land the amount of fill is not to exceed one metre in depth. Fill is not to spread beyond the footprint of the building.		The first floor of the south wing has been setback by 6.85m to minimise view loss. First floor windows on the south wing are angled east to articulate a plain dark timber façade that fades into the background when viewed from adjoining properties. First floor windows on the north wing are screened by rooftop planting and external operable canvas blinds.	
<b>D10 Building Colours and Materials</b>			
<b>Objectives / Planning Controls</b>		<b>Proposed</b>	
The colours and materials of development on sites close to bushland areas, waterways or the beach must blend into the natural landscape and are sympathetic to the surrounding built environment.		The materials proposed for the site are mostly concrete, timber, and glass. The use of natural building materials echoes with the natural landscape and sits harmoniously in the streetscape. Refer to schedule.	
<b>D11 Roofs</b>			
<b>Objectives / Planning Controls</b>		<b>Proposed</b>	
Roofs are to be designed to complement the local skyline, and to conceal plant and equipment. Roofs shall incorporate eaves for shading. Roof materials should not cause excessive glare and reflection.		The roof on the first floor is flat and minimal to reduce visual bulk of the building. The roof on the ground floor is expressed in a folding language on the eastern side which echoes the pitch roofs in the built surrounding and adds to the local skyline, the use of concrete does not cause glare or reflection. Parts of the concrete roof include planted areas with vegetation that complements the natural surrounding.  All roofs incorporate eaves for shading as required	

	Refer to plans.
<b>D12 Glare and Reflection</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.	Glazing is recessed into the façade, shaded by eaves and shading devices like operable canvas blinds. Angled pop out windows on the first-floor area oriented away from properties that may be impacted. Glazing with anti-reflective properties will be chosen to further minimise glare and reflection.
<b>D13 Front Fences and Front Walls</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
To avoid a 'walled in' streetscape and ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest. Fences are to be constructed to allow casual surveillance except where there is excessive noise. Gates are not to encroach over property boundary when opening or closing.	Front fences will be 1.2 m high to allow for casual surveillance as required. Gates will not encroach over the property boundary. They will be consistent with the existing streetscape character.
<b>D14 Site Facilities</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
Waste and recycling bins are to be integrated with the building design and site landscaping, screened from public places and located for convenient access for collection; Adequate open air clothes drying facilities are provided but screened from public places; Mail boxes are to be incorporated into front fence or landscaping design whilst being easily accessible and identifiable.	Waste and recycling bins are located in the basement. Two clothes drying racks are provided on the northern and southern boundaries screened from public. A mailbox will be incorporated into front fence. Refer to plans.
<b>D15 Side and Rear Fences</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed / Complies</b>
Side and rear boundary fences are to be no higher than 1.8 metres measured from the low side where there is a difference in either side of boundary. For sloping sites, the height of fences may be averaged, and fences walls may be regularly stepped. Materiality should complement the existing neighbourhood.	The fence on boundary with 39 Beach Road is 2.3m to provide privacy. This extended height has been agreed with 39 Beach Rd.'s neighbour to increase both properties amenities. All other proposed boundary fences will be 1.8m as standard.
<b>D16 Swimming Pools and Spa Pools</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
Pools are not to be located in the front building setback. Where there are 2 frontages, pools are not to be situated in the primary street frontage. Pools are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.	The proposed pool is not situated near the front or back frontage, it is not visible from the street or from the beach. There are no existing trees where the pool is proposed.
<b>D17 Tennis Courts</b>	
Not Applicable to site, there are not tennis courts proposed	
<b>D18 Accessibility</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>

There are to be continuous independent and barrier-free accessways incorporated in to the building. Pathways are to be reasonable level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces. Access, effective signage and sufficient illumination should be provided for people with a disability. TGSi should be provided.	A level pathway of sufficient width is provided from the street entrance leading to the living areas.
<b>D19 Site Consolidation in the R3 and 1N1 Zone</b>	
Not Applicable to site, the site is in the R2 Zone.	
<b>D20 Safety and Security</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
Buildings are to overlook streets and public places to allow casual surveillance. There is to be adequate lighting of entrances and pedestrian areas. Entrances to buildings are to be from public streets wherever possible.	The ground floor rumpus and first floor bedroom overlooks beach road and provides casual surveillance. The living room on the eastern side overlooks the beach and provides casual surveillance.
<b>D21 Provision and Location of Utility Services</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
Utility services including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage should be provided if needed, the visual impact of these utility services should be minimised.	It is proposed all utility services be housed in the basement level so that the visual impact is minimised.
<b>D22 Conservation of Energy and Water</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
The site orientation, layout, landscaping and structures are to make the best use of natural ventilation, daylight, and solar energy for the purposes of water heating and electricity generation whilst maintaining solar access to adjoining properties. Energy and water consumption should be minimised, this can be assisted with landscape design.	The layout of the building mass allows for maximum solar gain to the habitable areas whilst minimising overshadowing.
<b>D23 Signs</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
To encourage well designed and suitably located signs that allow for the identification of a land use, and not result in an adverse visual impact on the streetscape.	Not Applicable

## E The Natural Environment

<b>E1 Preservation of Trees or Bushland Vegetation</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
A vegetation Clearing Permit is required for: <ul style="list-style-type: none"> <li>a) Removal or cutting down of any tree over 5 metres in height;</li> <li>b) Pruning of more than 10% of a tree canopy;</li> <li>c) The removal of cutting down vegetation in "Bushland".</li> </ul>	<p>Refer to arborist report prepared by Botanics Tree Wise People.</p> <p>Refer to Landscape Plan prepared by 360 Degrees Landscape Architects.</p>
<b>E2 Prescribed Vegetation</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>

Development is to be situated and designed to minimise impact on prescribed vegetation, including remnant canopy trees, understorey vegetation, and ground cover species.	The site is situated on a wildlife corridor as identified on DCP Map Wildlife Corridors. Any impact to the prescribed vegetation will be minimised. Refer to the landscape plan is prepared by 360 Degrees Landscape Architects.
<b>E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat</b>	
Not Applicable to site.	
<b>E4 Wildlife Corridors</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
This clause applies to developments with modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 50m <sup>2</sup> or the land supporting the vegetation to be modified forms part of an allotment where vegetation has been modified in the last five years.	The subject site is heavily modified with minimal native vegetation remaining. Any new landscaping is to comprise predominantly locally native vegetation. Refer to the landscape plan comprising predominantly locally native vegetation is prepared by 360 Degrees Landscape Architects.
<b>E5 Native Vegetation</b>	
Not Applicable to site.	
<b>E6 Retaining unique environmental features</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
To conserve distinctive environmental features of the site and on adjoining land which distinguish it from its surroundings.	Significant trees on site are retained to conserve the subject site's unique environmental features. The proposal respects the two mature Norfolk Island Pines on the eastern boundary.
<b>E7 Development of land adjoining public open space</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
Development on land adjoining public open space is to avoid abutting public open space with back fences; is to protect views to and from public open space; should be designed to maximise opportunities for casual surveillance of the public open space.	The back fence is designed to be partially open to protect views to and from public open space, in a way that avoids a 'wall in' appearance and still provides casual surveillance.
<b>E8 Waterways and Riparian Lands</b>	
Not Applicable to site.	
<b>E9 Coastline Hazard</b>	
Not Applicable to site.	
<b>E10 Landslip Risk</b>	
<b>Objectives / Planning Controls</b>	<b>Proposed</b>
For area E, a geotechnical report, prepared by a suitably qualified and experience geotechnical engineer/engineering geologist must be submitted with the development application. Also, a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/hydrological engineer, must be submitted with the development application.	A geotechnical report is prepared by Taylor Geotechnical Engineering.  Refer to Erosion and Sediment Control Plan prepared by Partridge.
<b>E11 Flood Prone Land</b>	
Not Applicable to site.	

## **6 CONCLUSION**

This Statement of Environmental Effects has provided a detailed description of the subject site; it's performance under the relevant controls, and an assessment of its impacts upon surrounding development and environment.

The proposal complies with the current Warringah LEP zoning, which is R2 Low Density Residential and meets the requirements set out by the current Warringah Development Control Plan and the received Pre-lodgement Advice.

The proposal represents an appropriate and sympathetic design which echoes its context whilst adding interest to the local skyline. A mix of robust materials is selected to age beautifully in the site's coastal climate, providing a comfortable environment for this generation of inhabitants and those that follow.

Yours Faithfully,

Virginia Kerridge  
Director  
Virginia Kerridge Architect

## **7 APPENDIX: Imagery of existing dwellings and site**





*43 Beach Road. Photo from Beach Road.*



*43 Beach Road. Photo from front garden.*





*43 Beach Road. Photo from Reserve.*



*43 Beach Road and 45 Beach Road. Photo from Reserve.*





*41 & 43 Beach Road. Photo from Reserve.*



*41 Beach Road. Photo from Reserve.*



*41 & 43 Beach Road with 29 Beach Road in front. Photo from Fishermans Beach.*