



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to an existing dwelling

Lot 76 DP 226445

40 Towradgi Street

Narraweena

STATEMENT OF ENVIRONMENTAL EFFECTS

LOT 76 DP 226445
40 Towradgi Street Narrabeena

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1 Introduction

This Statement of Environmental Effects accompanies a development application for the alterations to an existing dwelling on land identified as Lot 76 DP 226445, 40 Towradgi Street Narraweena.

The primary topics addressed in this report are:

- Site description
- Details of the proposal;
- Summary and assessment against the relevant heads of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 (as amended).

This Statement of Environmental Effects confirms that the proposed development is suitable and appropriate in the context of the area and all relevant statutory and non statutory planning policies. As such it is considered that the proposal can be supported and approved by Council.

1.1 Site Description

The subject land is identified as Lot 76 DP 226445, 40 Towradgi Street Narraweena. Located on site is an existing two storey dwelling. The site is located next to a Council reserve to the south.

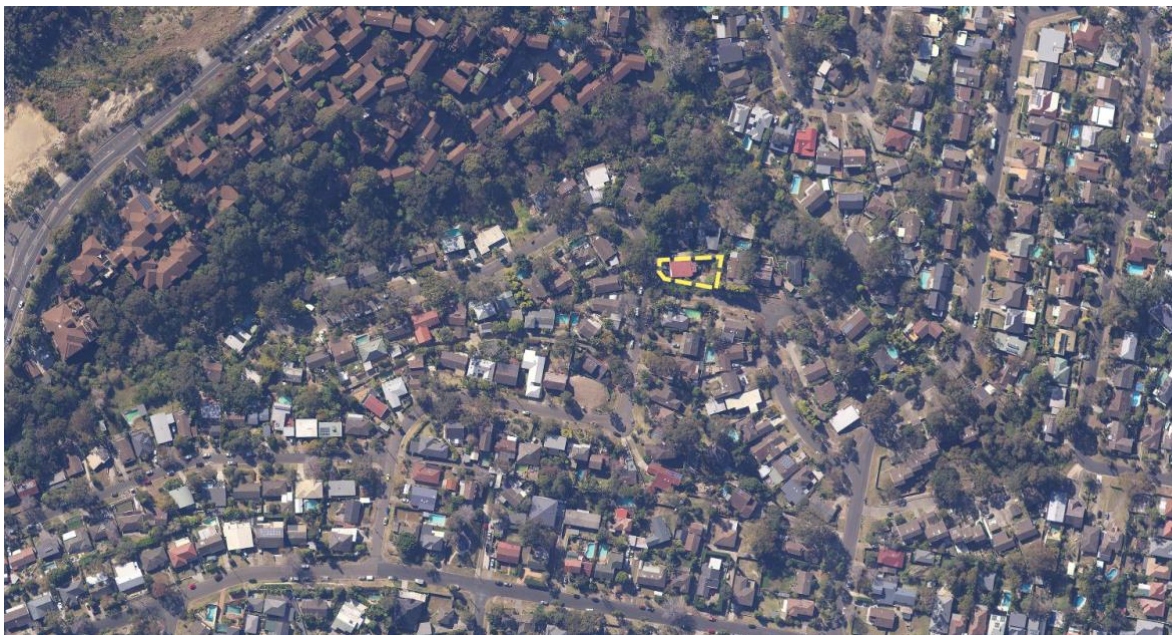


Figure 1: Aerial Image of Site & Surrounding Area

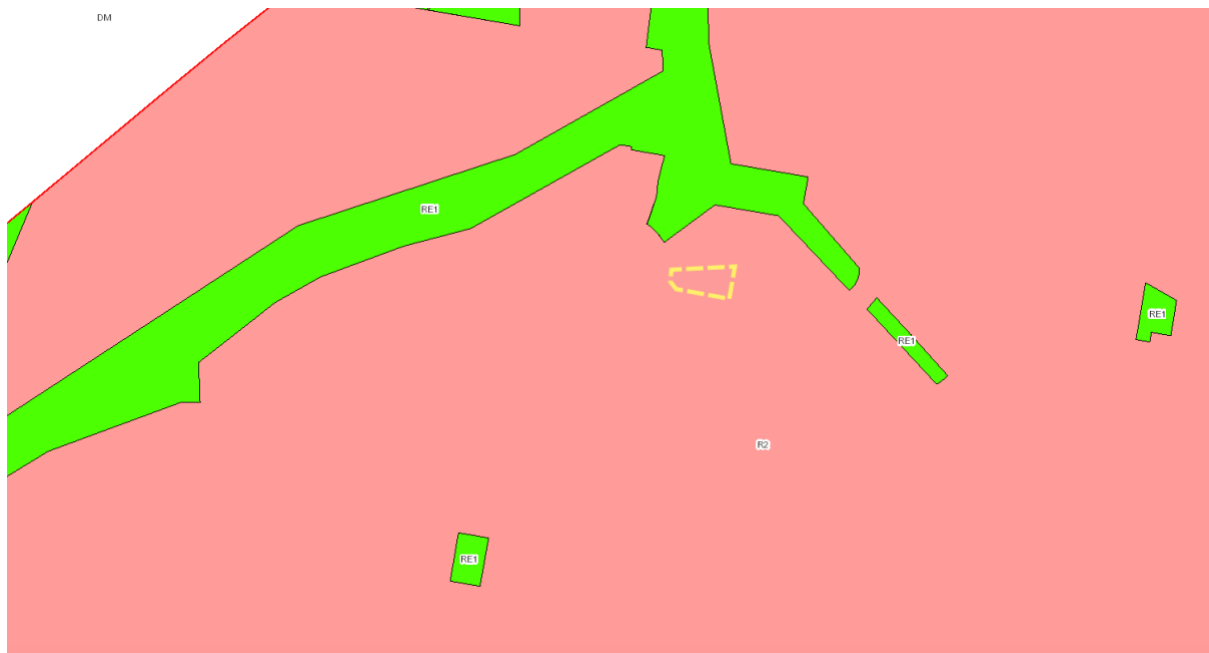


Figure 2: Map of the subject site

1.2 Proposed Development

The proposed development involves the **alterations and additions to an existing dwelling.**

The alterations and additions include:

- A carport
- A swimming pool
- Alterations to existing guest room, including a study and bathroom
- Alterations to the existing master bedroom
- Alterations to the existing balcony

1.3 Approvals Sought

The application, which this Statement of Environmental Effects supports, seeks consent under section 4.15 of the Environmental Planning and Assessment Act, 1979 for the proposed development.

2 Planning Assessment

2.1 Environmental Planning & Assessment Act 1979 (EP&A Act)

The relevant objects of the Act are:

(a) to encourage:

(ii) the promotion and co-ordination of the orderly and economic use and development of land.

This application is consistent with the objects of the Act as the proposed development enables the orderly and economic use of the land.

2.1.1 Integrated Development

Section 4.46 of the EP&A Act defines integrated development as development that requires development consent by one or more approvals under another Act. **The subject proposal does not trigger integrated development as detailed under S.4.46 of the EP&A Act.**

2.1.2 Designated Development – Section 4.10

Schedule 3 of the Environmental Planning and Assessment Regulations 2000 prescribes development which, if of the relevant type and size, may be considered to be Designated Development. In this case it is our opinion that the development would not trigger any of the designated development provisions.

2.2 Section 4.15 Assessment

Section 4.15 of the EP&A Act outlines the matter for consideration in the determination of a Development Application. The relevant matters for consideration are addressed individually below.

2.2.1 Environmental Planning Instruments - Section 4.15 (1)(a)(i)

2.2.1.1 State Environmental Planning Policies

State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 is a NSW-wide planning approach to the remediation of contaminated land. When considering a Development Application, the consent authority must observe the requirements of SEPP 55. The significant clause of SEPP 55 is clause 7, which is outlined below.

Clause 7 - Contamination and remediation to be considered in determining development application

Under Clause 7, a consent authority must not consent to the carrying out of any development on land 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 will 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 will be remediated before the land is used for that purpose.

In accordance with Clause 7 of SEPP 55, Council must consider whether the land is potentially contaminated. The land where the proposed development is located is in an existing residential area and shows no sign of previous contamination.

SEPP Infrastructure 2007

This policy sets out certain requirements to smooth the path of mainly large infrastructure projects. In this case the policy requires the consent authority to ensure infrastructure is adequate to accommodate the development proposal, which is held to be of the traffic-generating variety. As the development is for a residential development, 104 (2) of the SEPP is not triggered in this instance.

2.2.1.2 Warringah Local Environmental Plan 2011

The Warringah Local Environmental Plan 2013 (LEP 2013) is the applicable local planning instrument for the site.

Local Environmental Plan	
Matter	Relevant Control
Zoning	R2 – Low Density Residential
Zone Objectives	<p>The objectives of this residential zone are:</p> <ul style="list-style-type: none">• 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.
Permitted without consent	Home-based child care; Home occupations
Permitted with consent	Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals
Prohibited	Any other development not specified in item 2 or 3
Height of Building	The site has an 8.5m height of building limit

Architectural Roof	Clause 5.6 allows Height of Building exceedance.
Floor Space Ratio	No Floor Space Ratio.
Minimum Lot Size	The minimum lot size is 600sqm.
Heritage	Not of heritage significance.
Acid Sulphate Soils	Not identified as acid sulphate
Land Acquisition	Not identified for acquisition.
Mine Subsidence	Not identified as mine subsidence.
Bushfire	The site is not located within a bushfire area.
Flood Prone Land	Not identified as being flood prone land
Wetlands	Not identified as Wetlands.
Drinking Water Catchment	The site is not located within a drinking water catchment area.
Watercourses	No identified watercourses.

Clause 5.10 Heritage conservation

Subclause (5) allows Council to require a heritage management plan to be prepared where a development is proposed on a site that is *within the vicinity of a heritage item*. The site is not listed as being a heritage item or in the vicinity of a heritage item.

2.2.2 Proposed Instruments - Section 4.15 (1)(a)(ii)

There are no proposed instruments that are or have been the subject of public consultation under the Act and that have been notified to Council that would have implications for this development application.

2.2.3 Warringah Development Control Plan 2011 - Section 4.15 (1)(a)(iii)

Warringah Development Control Plan 2011 (DCP) applies to the site and outlines specific development requirements for residential development. The provisions of the DCP must be considered in the assessment of the proposed development.

Development Control	Compliance
Part B- Built Form Controls B1 Wall Heights Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	The proposed alterations and additions will comply with wall height controls.

<p>B2 Numbers of Storeys</p> <ol style="list-style-type: none"> 1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys. 2. For land in this zone, only one-storey is permitted 	<p>The proposed alterations will not impact existing number of storeys for the dwellings.</p>
<p>B3 Side Boundary Envelope</p> <p>1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:</p> <ul style="list-style-type: none"> • 4 metres, or • 5 metres <p>as identified on the map.</p>	<p>The proposed development will comply with side boundary envelope controls.</p>
<p>B4 Site Coverage</p> <p>1. Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as:</p> <p>33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and</p> <p>20% = 3,500m² or 30% <3,500m² - the total building footprint(s) must not cover more than 20% of the site area except on allotments having an area of less than 3,500m² where the total building footprint/s must not cover more than 30% of the site area.</p>	<p>The proposed alterations and additions will increase hard surface area by 51.9sqm or 9.3%. The remaining surface area is 308sqm.</p>
<p>B5 Side Boundary Setbacks</p> <p>The side boundary setback is 0.9m.</p> <p>Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.</p> <p>Land Zoned R2</p> <p>All development:</p> <ul style="list-style-type: none"> • Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing) such as unroofed terraces, 	<p>The proposed dwelling complies with the side setback control.</p> <p>The proposed carport doesn't comply with the side setback control with the proposed carport having a nil side setback to both the north and southern side setback.</p> <p>Northern setback</p> <p>The carport is shown to have a nil setback to the northern side setback however this is considered acceptable as this setback is adjoined with a long driveway and the proposed carport is incorporated into a new boundary fence that will run down the side of this driveway. It is considered that the carport non compliance is</p>

<p>balconies, landings, steps or ramps may encroach beyond the minimum side setback</p> <p>Ancillary to a dwelling house:</p> <ul style="list-style-type: none"> Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause 	<p>acceptable as it is a carport ancillary to the dwelling house.</p> <p>Southern Setback</p> <p>It is noted that the non compliance for the southern setback is due to the shape of the lot as it gets narrow at the front of the site. It is considered the nil side setback is considered acceptable as there is no dwelling adjoining the site to the south with a reserve being located within this area. It is considered the proposed carport is not going to cause any impacts to any surrounding properties as result of the non compliance.</p>
<p>B7 Front Boundary Setbacks</p> <ol style="list-style-type: none"> The front setback is 6.5m. Development is to maintain a minimum setback to road frontages. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways. 	<p>See discussion.</p>
<p>B9 Rear Boundary Setback</p> <ol style="list-style-type: none"> The rear boundary setback is 6m. Development is to maintain a minimum setback to rear boundaries. The rear setback area is to be landscaped and free of any above or below ground structures. <p>Exceptions</p> <p>On land zoned R2 Low Density Residential, and land zoned RU4 Rural Small Holdings that has frontage to "The Greenway", Duffy's Forest, where the minimum rear building setback is 6 metres, exempt development, swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, provided that the objectives of this provision are met.</p>	<p>The proposed rear boundary setback to the dwelling is 15.3m which complies with rear setback controls.</p> <p>The swimming pool is shown to have a rear setback of 2.324m. An exception to the control is requested as the swimming pool is shown on the plans to occupy less than 50% of the rear setback area with the majority of the area being shown to be landscaped.</p>
<p>Part C- Siting Factors</p> <p>C2 Traffic, Access and Safety</p>	<p>The site has direct access from Towradgi Street and the proposed alterations will not obstruct this access.</p>

<ol style="list-style-type: none"> 1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives 2. Vehicle access is to be obtained from minor streets and lanes where available and practical. 3. Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315. 4. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification. 	
<p>C3 Parking Facilities</p> <ol style="list-style-type: none"> 1. The following design principles shall be met: <ul style="list-style-type: none"> • Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.; • Laneways are to be used to provide rear access to carparking areas where possible; • Carparking is to be provided partly or fully underground for apartment buildings and other large-scale developments; • Parking is to be located so that views of the street from front windows are not obscured; and • Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. 2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account: <ul style="list-style-type: none"> • the land use; • the hours of operation; • the availability of public transport; • the availability of alternative car parking; and • the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles. 3. Carparking, other than for individual dwellings, shall: <ul style="list-style-type: none"> • Avoid the use of mechanical car stacking spaces; • Not be readily apparent from public spaces; 	<p>The proposed development includes the addition of a carport on the site in addition to the garage. The proposed measurements of the carport are 5m by 9.2m at the front of the site. The carport complies with existing dwelling roof design.</p>

<ul style="list-style-type: none"> • Provide safe and convenient pedestrian and traffic movement; • Include adequate provision for manoeuvring and convenient access to individual spaces; • Enable vehicles to enter and leave the site in a forward direction; • Incorporate unobstructed access to visitor parking spaces; • Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places; • Provide on-site detention of stormwater, where appropriate; and • Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1. <p>4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</p>	
<p>Part D Design</p> <p>D1 Landscaped Open Space and Bushland Setting</p> <ol style="list-style-type: none"> 1. The landscaped open space requirement is 40% 2. To measure the area of landscaped open space: <ul style="list-style-type: none"> a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation; b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; c) Landscaped open space must be at ground level (finished); and d) The minimum soil depth of land that can be included as landscaped open space is 1 metre. 	<p>The proposed landscaped area is 330.4sqm, increasing from 225.16sqm. This is within the requirements for the site.</p>
<p>D2 Private Open Space</p> <ol style="list-style-type: none"> 1. Residential development is to include private open space for each dwelling. 	<p>The proposed development will not impact on existing private open space for the dwelling and will provide a more useable private open space.</p>

<ol style="list-style-type: none"> 2. The minimum area and dimensions for private open space are: Dwelling/s 1-2 bedrooms: 35sqm, minimum dimensions of 3m Dwelling/s 3 or more bedrooms: 60sqm, minimum dimensions of 5m 3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play. 4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development. 5. Private open space shall not be located in the primary front building setback. 6. Private open space is to be located to maximise solar access. 	
<p>D6 Access to Sunlight</p> <ol style="list-style-type: none"> 1. Development should avoid unreasonable overshadowing any public open space. 1. 2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21. 	<p>The proposed development will allow adequate sunlight access to the dwelling and will not cause additional overshadowing to the neighbouring properties.</p>
<p>D7 Views</p> <p>Development shall provide for the reasonable sharing of views.</p>	<p>The development will not impact the views of the dwelling or neighbouring properties.</p>
<p>D8 Privacy</p> <ol style="list-style-type: none"> 1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties. 2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking. 3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass. 4. The windows of one dwelling are to be located so they do not provide direct or close views (i.e. from less than 9 metres away) into the windows of other dwellings. 	<p>The alterations and additions to the dwelling will comply with privacy controls for the site.</p>

<p>2. 5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment.</p>	
<p>D10 Building colours and materials</p> <ol style="list-style-type: none"> 1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping. 2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape. 3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade. 1. 4. The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged. 	<p>The proposed colours and materials to the alterations and additions will complement the existing dwelling.</p>
<p>D11 Roofs</p> <ol style="list-style-type: none"> 1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs. 2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. 3. Articulate the roof with elements such as dormers, gables, balconies, verandas and pergolas. 4. Roofs shall incorporate eaves for shading. 5. Roofing materials should not cause excessive glare and reflection. 2. 6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building. 	<p>Proposed alterations to the roof will occur on the front and back of the dwelling, however the alterations will comply with roofing controls and complement the existing roofing design of the dwelling.</p>
<p>D13 Front Fences or Front Walls</p>	<p>The proposed alterations and additions do not include the addition of front fences or walls.</p>

<ol style="list-style-type: none"> 1. Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character. 2. Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence. 3. Fences located within the front building setback area are to complement the existing streetscape character. 4. Fences are to be constructed to allow casual surveillance, except where there is excessive noise. 5. Gates are not to encroach over the property boundary when opening or closing. 3. Fences should complement the architectural period of the building. 	
<p>D15 Side and Rear Fences</p> <ol style="list-style-type: none"> 1. Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites, or 1.8 metres measured from the low side where there is a difference in either side of the boundary. 2. For sloping sites, the height of fences may be averaged, and fences and walls may be regularly stepped. 3. All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or broken glass is not permitted. 	<p>An irregular timber paling fence will be included in the development. The fence will complement the existing sit and complies with measurement controls.</p>
<p>D16 Swimming Pools and Spas</p> <ol style="list-style-type: none"> 1. Pools are not to be located in the front building setback. 2. Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage. 3. Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback. 	<p>The proposed development includes an addition of a swimming pool which is situated at the rear of the site and complies with pool controls.</p>
<p>E10 Landslip Risk</p> <ol style="list-style-type: none"> 1. The applicant must demonstrate that: <ul style="list-style-type: none"> • The proposed development is justified in terms of geotechnical stability; and 	<p>The dwelling is situated on a site named Area B, with flanking slopes of 5 to 25 degrees. However, this risk is accounted for and the development is not impact by this risk.</p>

<ul style="list-style-type: none"> The proposed development will be carried out in accordance with good engineering practice. <p>2. Development must not cause detrimental impacts because of stormwater discharge from the land.</p> <p>3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</p> <p>4. To address Requirements 1 to 3:</p> <p><u>ii) For land identified as being in Area B or Area D:</u></p> <p>A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application.</p> <p>If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application.</p> <p>Also, if the preliminary assessment determines that a geotechnical report is required 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.</p>	
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Front Boundary Setback

The DCP specifies the front boundary setback is to be a minimum of 6m. The development provides a setback of 1.2m which doesn't comply with the DCP control. Despite the non compliance the development is considered acceptable through a merit assessment of the carport against the locality and the objectives of the control as followed:

Objective 1: To create a sense of openness.

Comment: The proposed carport has an open design and utilises landscaping on either side to create a sense of openness. The proposed carport has been designed to reduce the bulk and scale of the development.

Objective 2: To provide opportunities for casual surveillance of the street.

Comment: As the carport is an open design it provides casual surveillance to the street from the dwelling from both the ground floor and upper level. The use of panelling on the sides of the garage will also assist with casual surveillance and provide a defendable area for the dwelling.

Objective 3: To provide opportunities for deep soil landscape areas and aesthetic improvements.

Comment: The new carport provides landscaping within the front setback and doesn't impact on any deep soil areas towards the rear of the site.

Objective 4: To protect and enhance the visual quality of streetscapes and public spaces.

Comment: The carport has been designed to enhance the character of the area through an attractive design and through the use of landscaping to frame the development to minimise the impact on the public domain. The carport will complement the existing design of the dwelling as the chosen roof sheeting will match that of the rest of the dwelling.

Objective 5: To achieve reasonable view sharing.

Comment: The proposed development will not impact any views.

Additionally, the DCP specifies that the following requirements should be addressed with any merit assessment,

- streetscape;
- amenity of surrounding properties; and
- setbacks of neighbouring development.

The carport has been situated within the front setback due to the existing site constraints and the location of the existing dwelling. It is noted that the proposed carport will provide two additional undercover off street parking for the residents of the dwelling. As Narraweena is becoming busier and more congested, it is essential that off street carparking is adequately provided.

The proposed development is considered to be in context for the area and creates an attractive street presence through the use of attractive building elements materials and the use of landscaping to reduce the bulk and scale of the development. The non-compliance with the front setback is considered to not impact on the amenity of the surrounding properties as it consists of an open carport structure that will provide for undercover off-street parking As shown in the photos below, the area has several carports and garages located within the front setback.



Examples of carports located within the front building line.



Example of a large double carport with a visually dominant roof located with a nil setback.



Example of a carport with a nil setback



Example of a visually dominant garage located within the front setback and having a nil setback.



Example of a garage with a nil setback to the front setback.

2.2.4 The likely impacts of that development – Section 4.15(b)

2.2.4.1 Aboriginal Archaeology

The requirement for an Aboriginal Heritage Impact Assessment (AHIA) is based on Part 2 of the NPWS Guidelines for Aboriginal Heritage Impact Assessments. Part 2 states that an AHIA is generally not required where:

a) The proposed development is on land previously subject to intensive ground disturbance and the development will impact only on the area subject to the previous disturbance;

b) The impact of the proposed activity is unlikely to cause any additional damage to Aboriginal objects than that which has already occurred; and

c) The proposed development is in an area that has been identified in strategic planning, rezoning or other assessment studies as having low Aboriginal heritage potential.

Based on the above-mentioned points it is noted that the proposed development is not likely to cause any damage to Aboriginal objects as the development is located within an existing residential area with existing site disturbances.

2.2.4.2 CONTEXT AND SETTING

The proposed development has demonstrated consistency of the surrounding locality through the environmental planning regulations and site features informing the overall development design. It has also shown to be consistent with the residential surroundings through its consistency with the existing residential development of the area.

2.2.4.3 VISUAL IMPACT

The development has been designed in a way and style that complements the area and its close links to the environment. The development is not expected to create an eye sore to the surrounding community.

2.2.4.4 ACCESS, TRANSPORT AND TRAFFIC

Due to the small nature of the development it is not considered to cause any impact on the local road network.

2.2.4.5 PUBLIC DOMAIN

The proposed development will not have an impact on any public domain. The development contributions derived from this development in providing infrastructure and public domain improvements.

2.2.4.6 European Heritage

The site is not within a heritage area or close to any existing heritage items.

2.2.4.7 Flooding

The site is not located within a flood prone area.

2.2.4.8 Bushfire

The site is not located within a bushfire zone.

2.2.4.9 Ecology

The physical works that will result from the proposed development will involve some minor earthworks for the footing/ slab.

2.2.4.10 Noise and Vibration

No potential noise or vibration impacts have been identified. Construction noise will be as per normal construction times/processes.

2.2.4.11 Social and Economic Impact

The proposed development is for the alterations and additions to an existing dwelling unit and should have no social or economic impact on the area.

2.2.5 Suitability of the Site – Section 4.15(c)

The subject site is considered suitable for the proposed use as the area is surrounded by similar buildings of a similar size. As such it is considered that the development is suitable for the site and the surrounding area.

2.2.6 The Public Interest – Section 4.15(e)

The proposed development is considered to be in the public interest.

3 Conclusion

This Statement of Environmental Effects comprehensively demonstrates that the proposed *alterations and additions comprising of a carport, balcony alterations, alterations to the existing guest room, master bedroom alterations and a pool* is an appropriate and suitable development when tested against the relevant heads of consideration detailed within the section 4.15(C) of the *Environmental Planning & Assessment Act, 1979*.

This report has identified all key issues associated with the proposal and demonstrated that the proposal can be developed appropriately with respect to these issues. The proposal is consistent with the zone objectives and other planning provisions and will make a positive contribution to the area.

The proposal is considered acceptable and should be approved because:

- The site is suitable for the proposal;
- The SoEE has identified all constraints associated with the land and demonstrated that the proposal can be undertaken whilst effectively minimising these constraints;
- The proposal will generate positive social and economic impacts;
- The proposal will generate only negligible environmental impacts; and
- The proposal is within the public interest.

The proposal has been assessed in accordance with S.4.15 of the EP&A Act 1979. This assessment has concluded under the Residential zone is a permissible land use.

Warringah Council's Development Control Plan has also been considered and proposal complies with the DCP in all respects of the controls.

This report has assessed environmental considerations of the proposal, including heritage, flooding, access, ecological considerations, waste management, stormwater runoff, Aboriginal archaeology and servicing, and has concluded that there are no likely adverse environmental impacts associated with the proposal and that infrastructure either is, or can be developed to support the proposal.