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Statement of Environmental Effects

Proposed Alterations and Additions to an Existing Dwelling House and
Garage with a Home Office/Studio

3 Waratah Road, Palm Beach

Prepared for: Stephen & Susan Jones
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Abbreviations

AHD	Australian Height Datum
AS	Australian Standard
ASS	acid sulfate soils
BC Act	<i>Biodiversity Conservation Act 2016</i>
BCA	Building Code of Australia
CC	construction certificate
CIV	capital investment value
Council	Northern Beaches Council
DA	development application
DCP	development control plan
DFP	DFP Planning Pty Limited
DPE	NSW Department of Planning and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPI	environmental planning instrument
ESCP	erosion and sedimentation control plan
FPL	flood planning level
FSR	floor space ratio
GFA	gross floor area
LEP	local environmental plan
LGA	local government area
NCC	National Construction Code
PA	planning agreement
PVT	peak hour vehicle trip
RL	reduced level
RMS	NSW Roads and Maritime Services
SCC	site compatibility certificate
SCI	site contamination investigation
SEE	Statement of Environmental Effects
SEPP	state environmental planning policy
TfNSW	Transport for NSW
WSUD	water sensitive urban design

1 Introduction

1.1 Commission

DFP has been commissioned by Stephen & Susie Jones to prepare a Statement of Environmental Effects (SEE) for the proposed alterations and additions to an existing dwelling house at 3 Waratah Road, Palm Beach (the site).

This report is to accompany a development application (DA) to Northern Beaches Council (Council) for a development comprising:

- Alterations and additions to an existing dwelling house;
- Alterations and additions to an existing garage; and
- Construction of a home office/studio above the garage.

The proposed development is permissible with development consent in the C4 Environmental Zone (the C4 Zone) pursuant to *Pittwater Local Environmental Plan 2014* (the LEP) and complies with the relevant development standards.

1.2 Purpose of this Statement

The purpose of this report is to provide Council and relevant NSW State Government Agencies with all relevant information necessary to assess the subject development proposal and to determine the DA in accordance with section 4.16 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2021* (the Regulation).

1.3 Material Relied Upon

This SEE has been prepared by DFP based on the information listed below and a site inspection undertaken on 6 September 2023.

- Survey (*prepared by C+A Surveyors*);
- Architectural Plans (*prepared by Two Form Architecture + Interior Design*);
- Landscape Plans (*prepared by Site Design Studios*);
- Stormwater Management Plans (*prepared by Engineering Studio Civil & Structural*);
- Geotechnical Assessment (*prepared by White Geotechnical Group Pty Ltd*);
- Flood Planning Letter (*prepared by Henry & Hymas*);
- BASIX Certificate (*prepared by Ecoplus Consultants Pty Ltd*);
- Waste Management Plan (*prepared by Two Form Architecture + Interior Design*);

2 Site Context

2.1 Location

The site is located on the eastern side of Waratah Road, Palm Beach. The site is approximately 60m south of Palm Beach Golf Club and 30m west of the Boathouse Cafe. There is currently a two storey dwelling, inground swimming pool and a single storey detached garage on the site. Along the south eastern boundary adjoining Barrenjoey Road there are established screen trees and a boundary fence. Barrenjoey Beach is approximately 75m to the west and Palm Beach is approximately 300m to the east. (see **Figure 1**).

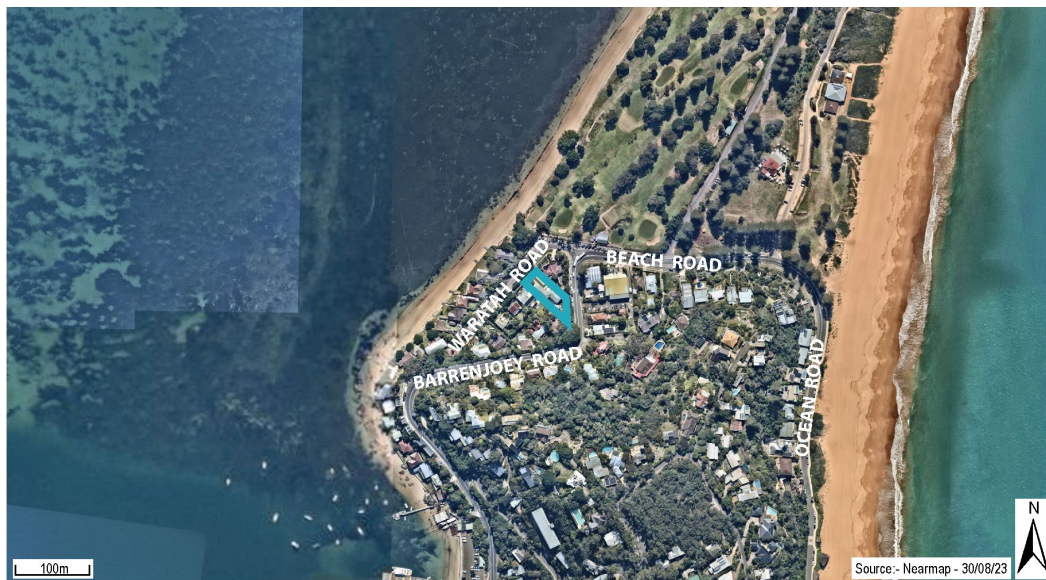


Figure 1 Site Location Photo

2.2 Site Description

The site is legally described as Lot 15 in Deposited Plan (DP) 651513 which is known as 3 Waratah Road, Palm Beach (the site). The site is trapezoidal in shape with a site area of 1,252m². The site also has a street frontage to Barrenjoey Road, however there is no existing vehicular or pedestrian access from Barrenjoey Road to the site. The site is zoned C4 Environmental Living, with a small portion of the land fronting onto Barrenjoey Road zoned SP2 Classified Road.



Figure 2 Site Aerial Photo Showing the Site

2 Site Context

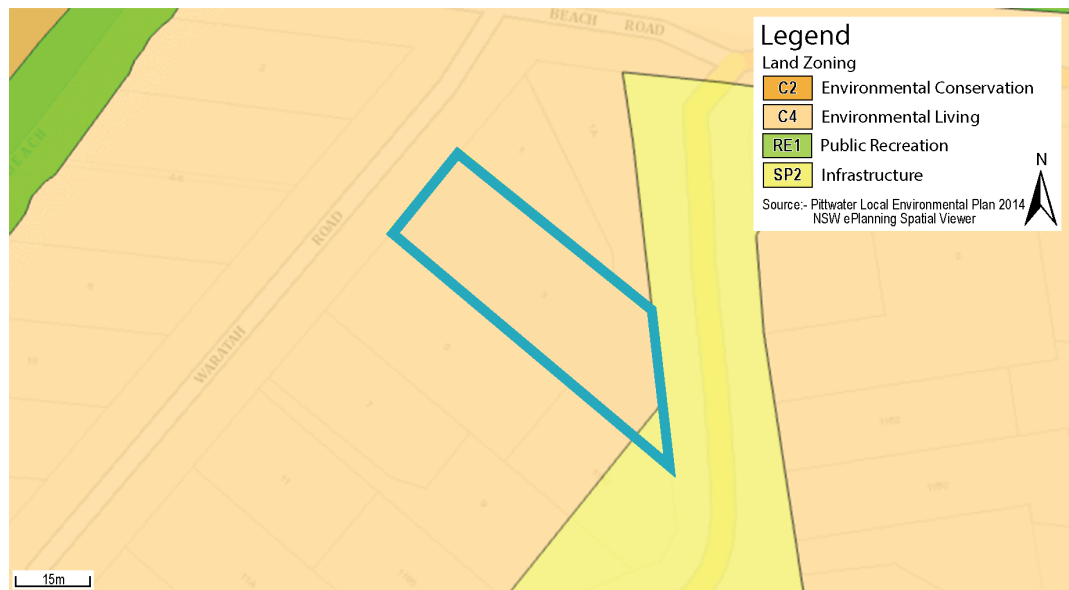


Figure 3 Site Zoning

2.3 Surrounding Development

The immediate adjoining developments to the north, south and west are low density residential. To the east there are some small commercial premises including The Boathouse Café and Palm Beach Golf Club. The overall character of the locality is predominantly low density detached dwellings with some local cafes, restaurants, Palm Beach Golf Club and Golf Course and Governor Phillip Public Reserve.

2 Site Context



Figure 4 View of Waratah Road looking SouthWest

2 Site Context



Figure 5 View from Barrenjoey Road looking at the site



Figure 6 The site viewed from Waratah Road

3 Proposed Development

3.1 Summary of Proposed Development

The proposed development comprises:

- Extension to the existing ground floor bathroom;
- Replacement of windows to the existing bathroom;
- Extension to the existing garage;
- Construction of a new ensuite to Bedroom 5 on the First Floor Level above the ground floor bathroom of the existing dwelling house;
- Construction of a new home office/studio with a bathroom above the existing garage;
- Construction of a new deck on the First Floor Level, connecting the home office/studio above the garage to the primary dwelling;
- External stairs to service the home office/studio;
- Landscaping; and
- Other ancillary works including stormwater drainage.



Figure 7 NorthEast elevation of existing garage

3.2 Demolition and Site Preparation

Minor demolition works and site preparation will be required for the bathroom extension, garage extension and new stairs. The majority of the proposed works are over existing hardstand areas which will result in minimal earthworks required for the proposed development. The south-east bathroom wall and garage are required to be demolished to accommodate the proposed extensions.

3 Proposed Development

3.3 Proposed Dwelling House Alterations and Additions

It is proposed to extend the existing ground floor bathroom towards the southeast by 1.265m, with the construction of an ensuite to Bedroom 5 above as well as the new deck on the First Floor Level. The existing garage is to be extended 2.065m towards the southeast, with the construction of a home office/studio with a bathroom above the garage and the new deck. Stairs are proposed adjoining the existing garage, between the dwelling house and garage to provide access from ground level to the dwelling and the home office/studio above the garage. The existing bathroom windows to the dwelling are proposed to be removed and the walls to be made good. The home office/studio comprises of two rooms and a bathroom.

The proposed extension to the bathroom is 4sqm. The proposed ground floor extension to the garage is 12sqm. The proposed home office/studio above the garage is 50sqm. The proposed new deck area is approximately 20.5sqm and is to be partially covered by a roof.



Figure 8 Existing dwelling and garage

3 Proposed Development

3.4 Landscaping

Appendix 1 to this report is a landscape plan for the proposed development prepared by Site Design Studios.

3.5 Flood

Appendix 2 to this report is a flood planning letter for the proposed development prepared by Henry and Hymas Consulting Engineers.

3.6 Stormwater

Appendix 3 to this report are stormwater management plans for the proposed development prepared by Engineering Studio Civil & Structural. The proposed development is proposed to drain to an absorption trench.

3.7 Geotechnical Investigation

Appendix 4 to this report is a geotechnical report for the proposed development prepared by White Geotechnical Group Pty Ltd.

3.8 BASIX Certificate

A BASIX Certificate has been prepared for the proposed development prepared by Ecoplus Consultants Pty Ltd.

3.9 Waste Management

A Waste Management Plan has been prepared by Two Form Architecture + Interior Design to accompany this DA.

3.10 Cost Summary

A cost summary has been prepared Two Form Architecture + Interior Design to accompany this DA.

4 Environmental Planning Assessment

This section provides an environmental assessment of the proposed development in respect of the relevant matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).

4.1 Planning Controls

The following subsections assess the proposal against the relevant provisions of applicable Environmental Planning Instruments (EPIs), Draft EPIs, Development Control Plans (DCPs), Planning Agreements and matters prescribed by the Regulation in accordance with Section 4.15(1)(a) of the EP&A Act.

4.1.1 Environmental Planning and Assessment Regulation 2021

Section 25 - Concurrences and/or Approvals

In accordance with Section 25 of the Regulation the proposed development does not require any concurrences and does not require any approvals under Section 4.46(1) of the EP&A Act.

Section 27 - BASIX

In accordance with Section 27 of the Regulation the proposed development is BASIX Development and accordingly, a BASIX Certificate has been prepared and accompanies the application.

Section 32 - Extract of development application for erection of building

The Development Application is accompanied by notification plans which identify the applicant and the land to which the application relates and contain a plan of the proposed development that indicates the proposed height and external configuration of the site.

Section 61 - Australian Standard AS2601 – Demolition of Structures

In accordance with Section 4.15(i)(a)(iv) and Section 61 of the Regulation, the proposal must be assessed against the provisions of AS2601 as it involves demolition of buildings.

In this regard, the proposed works involve minor demolition which will be carried out in accordance with AS2601.

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

Clauses 8 and 9 of SEPP BASIX specify that the competing provisions of an EPI (cl8) or DCP (cl9) are of no effect to the extent to which they aim:

- (a) *to reduce consumption of mains-supplied potable water, or reduce emissions of greenhouse gases, in the use of a building to which this Policy applies or in the use of the land on which such a building is situated, or*
- (b) *to improve the thermal performance of a building to which this Policy applies.*

Accordingly, no more onerous provisions of an EPI or the DCP can be imposed on the proposed development than those required to achieve compliance with the BASIX Certificate issued and which accompanies the Development Application.

4.1.3 State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP RH)

Chapter 2 Coastal Management

Whilst part of the site is mapped as coastal environment area (Division 3) and coastal use area (Division 4), due to the minor nature of the proposed development, it is not likely that the proposed development will cause adverse impacts on the biophysical, hydrological and ecological environment, nor to natural coastal processes or marine vegetation.

Chapter 4 - SEPP RH relates to remediation of contaminated land and requires, amongst other things, investigations to be undertaken as part of the development assessment process, to determine whether the site is likely to be contaminated and if so, what remediation work is required.

4 Environmental Planning Assessment

The site is currently used for residential purposes and will continue being used for residential purposes. The proposed works are alterations and additions to the existing dwelling and garage, landscaping and stormwater drainage and the site is unlikely to be contaminated land given its long term use as a residential property.

4.1.4 State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP TI)

Section 2.119 - Development with frontage to classified road

Section 2.119 of SEPP TI requires a consent authority to be satisfied of certain matters before it grants consent to development on land that has a frontage to a classified road. Barrenjoey Road is a classified road. Accordingly, the matters for consideration under s2.119 are addressed below.

Vehicular access is from Waratah Road only and it is not proposed to change the vehicular access of the site to Barrenjoey Road. The proposed development is for residential purposes which is not changing as part of the proposal. The proposed dwelling and garage alterations and additions with a home office/studio are minor, therefore it is unlikely to cause an adverse impact relating to the emission of smoke or dust from the development or impact the nature, volume or frequencies of vehicles using Barrenjoey Road.

4.1.5 Pittwater Local Environmental Plan 2014

Table 3 provides a summary assessment of the proposed development against the relevant provisions of the LEP.

Table 1 Assessment against Relevant Provisions of the LEP		
Provision	Assessment	Consistent
2.2 – Zoning - R2 Low Density Residential	Dwelling houses are permissible	Yes
4.3 – Height of buildings - Maximum 8.5m	The proposed home office/studio addition is 6.82m in height. It is also, lower than the existing dwelling and easily complies with the 8.5m maximum building height standard.	Yes
5.21 – Flood Planning	The proposed development is within the flood planning area. This development application is accompanied by a flood planning letter from Henry & Hymas Consulting Engineers.	Yes
7.1 – Acid sulfate soils	Part of the site is mapped Class 3 acid sulfate soils and part of the site is mapped Class 5 acid sulfate soils. The proposed works are within the land mapped as Class 5. The watertable is not likely to be lowered below 1 metre AHD on adjacent Class 3 land.	Yes
7.2 - Earthworks	Minor earthworks will be required to accommodate the proposed development, and there are no foreseeable adverse impacts on the locality, future use, adjoining properties, drinking water catchment or heritage items.	Yes
7.6 – Biodiversity	The site is mapped as Biodiversity. There is no tree removal proposed as part of this application, there are no foreseeable adverse impacts on biodiversity land.	Yes

4.1.6 Draft Local Environmental Plan

There are no draft LEPs which are relevant to this DA for the proposed development.

4.1.7 Pittwater 21 Development Control Plan

Table 2 provides a summary assessment of the proposed development against the relevant provisions of the DCP.

4 Environmental Planning Assessment

Table 2 Assessment against Relevant Provisions of the DCP – Built Forms

Control	Requirement	Proposed	Assessment	Consistent
Front Building Line	6.5m or established building line to Waratah Road site frontage.	About 12.0m	The proposed development does not change the front setback of the existing dwelling. The proposed dwelling and garage alterations and additions are located at the rear eastern portion of the site. The proposed development is setback well behind the established front building line.	Yes
Rear Building Line	5.0m or established building line for a secondary road frontage to Barrenjoey Road Site frontage (i.e. half of the 10m building line requirement)	4.38m	<p>The proposed development generally complies with the 5.0m rear setback requirements. Due to the rear of the lot having an irregular shape, there is a minor encroachment of the rear setback with the uncovered part of the new deck on the First Floor Level. The rear of the site is heavily screened by established trees and a solid, high boundary fence. Several residential properties along Barrenjoey Road have less than 5.0m setbacks to existing dwellings and other ancillary buildings including at No. 1A Waratah Road which adjoins the site to the north.</p> <p>Therefore, it is requested that Council considers a minor variation to the rear setback control on a merit basis.</p>	No – Variation requested
Side Building Line	1.0m	South-West – 0.8m (Ground Floor Level) and 1.7m (First Floor Level)	The proposed development has a minor encroachment for the garage at the Ground Floor Level extension to match the 0.8m side building line of the existing garage wall. The proposed home office/studio complies by stepping back to have a 1.7m side building line.	No – Variation requested
	2.5m	North-East – 2.14m (Existing Ground Floor Level and	The existing dwelling encroaches the North-East boundary side setback. The proposed	Yes

4 Environmental Planning Assessment

Table 2 Assessment against Relevant Provisions of the DCP – Built Forms

Control	Requirement	Proposed	Assessment	Consistent
		Existing First Floor Level)	development does not further encroach the North-East side boundary line as the proposed works are setback well over 2.5m from the North-East boundary.	
Building Envelope	3.5m / 45° (southwest)	4.55m wall height – setback 1.7m.	The proposed garage alterations and additions include the home office/studio above the garage meet the building envelope controls as demonstrated on the architectural plans. The eaves which extend outside the building envelope are permitted.	Yes
	3.5m / 45° (northeast)	4.5m wall height and with First Floor Level of the proposed home office/studio above the garage stepping back with a 1.7m side building line.	The proposed dwelling and garage alterations and additions including the home office/studio above the garage meet the building envelope controls as demonstrated on the architectural plans. The eaves extend outside the building envelope as permitted.	Yes
Landscaped Area	60%	37.42% total landscaped area.	The existing landscaped area is 430sqm which is 36.07% of the site area. The proposed landscaped area is 446sqm which is 37.42% of the site area. The total landscaped area is proposed to increase by 16m ² as shown on the landscape plans. It is noted that the DCP requires a minimum 60% of the site area to be landscaped, the existing landscaped area is significantly under this requirement, however the proposal seeks to increase the total site landscaped area and accordingly, will be an improvement to the site landscaping.	No - Variation requested

4 Environmental Planning Assessment

Table 3 Assessment against Relevant Provisions of the DCP

Provision	Assessment	Consistent
A1.7 – Considerations before consent is granted	Noted	Yes
A4.12 – Palm Beach Locality	The proposed alterations and additions to the dwelling and garage with a home office/studio above is in keeping with the desired low density residential character of the Palm Beach locality. The local vegetation and tree canopies will be retained to assist the proposed development blending into the natural environment.	Yes
A5.1 – Exhibition, Advertisement and Notification of Applications	Noted	
B1.3 – Heritage Conservation	The site is not a heritage item or located within a heritage conservation area.	Yes
B1.4 – Aboriginal Heritage Significance	The site is not of Aboriginal Heritage Significance.	Yes
B3.1 – Landslip Hazard	See geotechnical investigation report at Appendix 4 .	Yes
B3.2 – Bushfire Hazard	The site is not mapped as bushfire prone land.	Yes
B3.6 – Contaminated Land and Potentially Contaminated Land	See SEPP (Resilience and Hazards) assessment in this report.	Yes
B3.11 – Flood Prone Land	The land is mapped as flood prone land, see flood planning letter at Appendix 2 .	Yes
B4.17 – Littoral Rainforest – Endangered Ecological Community	The site does not contain any Littoral Rainforest E.E.C.	Yes
B4.22 – Preservation of Trees and Bushland Vegetation	The proposed development does not include any tree removal. The majority of the proposed development is over existing hard stand areas, resulting in a minimal loss of vegetation.	Yes
B5.15 – Stormwater	Stormwater disposal via absorption trench, refer to Appendix 3 .	Yes
B6.1 – Access driveways and Works on the Public Road Reserve	There are no changes proposed to the current driveway.	Yes
B6.2 – Internal Driveways	There are no changes proposed to the current driveway.	Yes
B6.3 – Off-Street Vehicle Parking Requirements	The dwelling currently has an enclosed garage providing 2 off street parking spaces plus additional open car parking area along the hard paved area next to the garage and dwelling. The garage is proposed to be extended, retaining the 2 off street parking spaces with the hard paved driveway area.	Yes
B6.5 – Access Driveways and Works on Road on or Adjacent to a Main Road	There are no changes proposed to the current driveway.	Yes
B8.1 – Construction and Demolition – Excavation and Landfill	See proposed demolition plans which form part of the architectural plans.	Yes
B8.3 – Construction and Demolition – Waste Minimisation	Waste disposal to be in accordance with the Waste Management Plan, refer to accompanying Waste Management Plan.	Yes

4 Environmental Planning Assessment

Table 3 Assessment against Relevant Provisions of the DCP

Provision	Assessment	Consistent
B8.4 – Construction and Demolition – Site Fencing and Security	The site will be protected by site fencing, boarding and security measures for the duration of the demolition and construction works for the proposed development.	Yes
B8.5 – Construction and Demolition – Works in the Public Domain	There are no proposed works in the public domain. All proposed works undertaken on the site will make provision for pedestrian and traffic flow to avoid causing adverse amenity nuisance and traffic impacts.	Yes
B8.6 – Construction and Demolition – Traffic Management Plan	All excavated material will be loaded onto trucks which can be parked within either the site or the public road reserve of Waratah Road without impeding pedestrian and traffic flows. It is unlikely that the construction works will cause disruption or nuisance to the adjoining residences.	Yes
C1.1 – Landscaping	The site already contains a variety of vegetation containing low-lying shrubs, medium-high shrubs and canopy trees. The site is heavily screened by vegetation from Waratah Road and Barrenjoey Road.	Yes
C1.2 – Safety and Security	The proposed development will provide satisfactory safety and security consistent with CPTED principles.	Yes
C1.3 – View Sharing	The proposed development is designed to achieve a reasonable sharing of views and will not result in any view loss to neighbouring residential properties. The proposed dwelling and garage with home office/studio above have a building height below the existing dwelling's roof ridge line.	Yes
C1.4 – Solar Access	Shadow diagram have been included with architectural plans and demonstrate minimal additional solar access/overshadowing impacts of neighbouring properties during mid-winter.	Yes
C1.5 – Visual Privacy	The proposed alterations and additions to the garage with a home office/studio above do not include any windows facing northwest, west or southwest. Privacy impacts to neighbouring properties will be minimal due to the window placement and setback of the dwelling.	Yes
C1.6 – Acoustic Privacy	The proposed development will not result in noise disturbance to the neighbouring residential properties. There is adequate separation between the proposed development and the neighbouring residential properties, there are also no windows facing the properties west and southwest.	Yes
C1.7 – Private Open Space	There is adequate private open space throughout the site within the front yard and the backyard. The site is screened from the two (2) street frontages with vegetation and fencing. Both the front yard and the backyard achieve a reasonable amount of sunlight throughout the day – refer to the shadow diagrams.	Yes
C1.9 – Adaptable Housing and Accessibility	Adaptable Housing and Accessibility does not apply to the proposed development. The proposed development is not a specified development.	Yes

4 Environmental Planning Assessment

Table 3 Assessment against Relevant Provisions of the DCP

Provision	Assessment	Consistent
C1.12 – Waste and Recycling Facilities	The proposed development is to be in accordance with the Waste Management Plan.	Yes
C1.13 – Pollution Control	The proposed development will not result in adverse impacts to air, water, noise and/or land pollution.	Yes
C1.23 – Eaves	The proposed alterations and additions to the dwelling and garage have 900mm eaves.	Yes
C1.24 – Public Road Reserve – Landscaping and Infrastructure	The proposed development is not seeking change to the landscaping and infrastructure within the public road reserve.	Yes
C1.25 – Plant, Equipment Boxes and Lift Over-Run	Plant equipment is not proposed as part of this DA.	Yes
D12.1 – Character as viewed from a public place	The proposed dwelling and garage alterations and additions are consistent with the character of the neighbouring low density residential developments. The majority of dwellings on the southeast side of Waratah Road are two storey.	Yes
D12.3 – Building colours and materials	The proposed dwelling and garage alterations and additions will be finished to match the existing dwelling. The existing dwelling utilises dark earthy colours.	Yes
D12.5 – Front building line	The proposed dwelling and garage alterations and additions are setback behind the existing front building line to Waratah Road. Whilst the site adjoins Barrenjoey Road, there is no access from Barrenjoey Road which is a secondary road frontage and the rear site boundary of the proposed development. The site is accessed from Waratah Road only. Front setback is the greater of 6.5m or established building line and complies.	Yes
D12.6 – Side and rear building line	<p>The existing garage is setback 0.8m from the South-West side boundary. The proposed alterations and additions for the home office/studio above the garage are setback 1.7m from the South-West side boundary. The North-East side setback is 2.14m.</p> <p>The rear setback is 4.38m. As the rear setback fronts Barrenjoey Road, a setback that is half of the front building line (5m) should be considered for a variation. Given the minor encroachment is an unenclosed small corner of the new deck which has minimal bulk and scale, the street frontage is heavily vegetated and fenced and the deck doesn't negatively affect the privacy, solar access or amenity of adjoining properties, Council is requested to approve a variation for this minor encroachment.</p>	No - Variation requested
D12.8 – Building envelope	The proposed dwelling and garage alterations and additions with a home office/studio above meet the building envelope controls as demonstrated on the architectural plans. The eaves extend outside the building envelope as permitted under the DCP.	Yes
D12.10 – Landscaped Area - Environmentally Sensitive Land	The site is located within Area 1 of the Landscaped Area Map. The existing site landscaped area for the Council approved existing dwelling garage and other works at the site is only 430m ² or 36.07%. The proposed alterations and additions to the existing dwelling	No – Variation requested

4 Environmental Planning Assessment

Table 3 Assessment against Relevant Provisions of the DCP

Provision	Assessment	Consistent
	<p>and garage will, in fact, increase the side landscaped area by 16m² to 446m² or 37.42%. Whilst the application does not meet the numerical control of 60%, the proposed development still addresses the outcomes of D12.10. The proposal is in line with the desired future character of the Palm Beach locality as well as the current low density residential character of the locality. The bulk and scale of the built form is minimised and the proposed alterations and additions are below the existing dwelling's ridge line. Amenity and solar access is maintained. There is no proposed vegetation removal and the existing vegetation screens the development from the street. Stormwater runoff is to be managed in accordance with the stormwater plan in Appendix 3.</p> <p>Therefore, it is requested that Council considers a variation for the minimum site landscaped area.</p>	

4.2 Likely Impacts of the Development

The following subsections assess the likely impacts of the development in accordance with section 4.15(1)(b) of the EP&A Act.

4.2.1 Flora and Fauna

The site is mapped as biodiversity on the Pittwater LEP 2014 Biodiversity Map. The proposed development seeks to retain most of the existing vegetation on the site as the proposed works are over existing hard stand. The total existing landscaped area is 430sqm and the total proposed landscaped area is 446sqm which will be an improvement to the site landscaping.

4.2.2 Water Quantity and Quality

The proposed development is for alterations and additions to an existing dwelling and garage with a home office/studio above, it is highly unlikely that there will be adverse impacts on water quantity and quality. The stormwater disposal is via an absorption trench. Refer to **Appendix 4** for stormwater drainage details.

4.2.3 Existing and/or Future Character

The existing low density residential character of the Palm Beach locality will be retained. The proposed alterations and additions will not be highly visible from the street frontages to Waratah Road and Barrenjoey Road due to the existing landscape screening and fencing of the site boundaries. The colours of the proposed works will match the existing dwelling and garage which harmonise with the natural environment by using dark and earthy colours.

4.2.4 Visual and Acoustic Privacy

Visual and acoustic privacy is maintained. The proposed alterations and additions to the garage with a home office/studio above do not have any windows facing the southwest or south which will protect the privacy and amenity of the neighbouring properties. There is existing vegetation screening to the adjoining properties.

4.3 Suitability of the Site for Development

The following subsections assess the suitability of the site in accordance with section 4.15(1)(c) of the EP&A Act.

4 Environmental Planning Assessment

4.3.1 Location

The proposed development is within the C4 Zone of the Pittwater LEP. The proposed alterations and additions to a dwelling house and garage with a home office/studio above are permissible within the C4 Zone.

4.3.2 Land Stability

Appendix 4 to this report is a geotechnical investigation report prepared by White Geotechnical Group. The report concludes that the proposed development is suitable for the site in relation to land stability.

4.3.3 Acid Sulfate Soils

The site is mapped part Class 3 acid sulfate soils and part Class 5 acid sulfate soils. The proposed works are on Class 5 acid sulfate soils mapped land. As the proposed development is mostly over existing hardstand areas and will involve minimal earthworks, the proposed works are not likely to lower the watertable below 1 metre Australian Height Datum on any adjacent Class 3 land.

4.3.4 Contamination

The site has been used for residential purposes for many years and accordingly, the proposed works are unlikely to be impacted by site contaminants.

4.3.5 Essential Services and Infrastructure

The site has access to all essential services and infrastructure.

4.4 Public Interest

In accordance with section 4.15(1)(e) of the EP&A Act, the proposed development is considered to be in the public interest because the alterations and additions to the dwelling and garage with a home office/studio above are minor and will have minimal (if any) environmental impacts on the neighbouring properties and the locality. The proposal is generally consistent with the objectives and planning controls of the Pittwater LEP and Pittwater 21 DCP and other relevant legislation.

5 Conclusion

The proposed development for alterations and additions to an existing dwelling and garage with a home office/studio above at 3 Waratah Road, Palm Beach has been assessed in accordance with the requirements of the EP&A Act and other relevant legislation.

The site is currently developed with a two (2) storey residential dwelling, single storey detached garage and swimming pool. There are mature trees and fencing along all the property boundaries including adjoining Barrenjoey Road and Waratah Road. The site is affected by environmental constraints including acid sulfate soils and flood prone land as such, this development application is accompanied by reports from specialist consultants addressing these site constraints.

Accordingly, the proposal is considered to satisfactorily respond to the opportunities and constraints of the site and the relevant legislation, is unlikely to result in adverse impacts in the locality and is worthy of Council approval.