

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR
ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE
AT
762 BARRENJOEY ROAD, AVALON BEACH**



**Prepared for Mr. and Mrs
Williamson
February 2023**

Karen Buckingham BA (Hons) MSc Spatial Planning MPIA
0423 951 234

karen@planningprogress.com.au

www.planningprogress.com.au

PO Box 213, Avalon Beach, NSW 2107

Table of Contents

1. Introduction.....3

2. Site Description and analysis.....4

3. Proposed Development.....8

4. Planning History9

5. Environmental Planning Instruments (EPIs)9

6. Development Control Plan (DCP).....11

7. Section 4.15 of the Environmental Planning & Assessment Act 1979.....20

8. Conclusion21

1. Introduction

1.1 Overview

This Statement of Environmental Effects (SEE) is prepared on behalf of Mr. and Mrs. Williamson (the owners) for alterations and additions to their dwelling house at 762 Barrenjoey Road, Avalon Beach (site) and accompanies plans prepared by AH Design and supporting documentation as listed at Section 1.3 of this SEE.

This SEE provides details of the subject site, surrounding environment, proposed development and compliance with the relevant Environmental Planning Instruments (EPIs) and planning controls.

The proposed development, by virtue of the sympathetic design that is in keeping with the surrounding area and does not create any harm to neighbouring occupiers or the surrounding environment, is considered acceptable and warrants the support of Council.

1.2 Statement of Environmental Effect

This report is a Statement of Environmental Effects, pursuant to Section 4.15 of the Environmental Planning & Assessment Act 1979 (EP&A Act). In preparing this document, consideration has been given to the following:

- Environmental Planning & Assessment Act 1979 (the Act) (as amended)
- Environmental Planning & Assessment Regulation 2000
- Relevant Statement Environmental Planning Policies (SEPPs)
- Pittwater Local Environmental Plan, 2014 (LEP)
- Pittwater 21 Development Control Plan, 2014 (DCP)

1.3 Supporting information

The subject DA is supported by the following:

- Statement of Environmental Effects prepared by Karen Buckingham of Planning Progress
- Master Set Plans prepared by AH Design dated February 2023 including the following:
 - Notification drawing
 - Site & roof plan, proposed elevations
 - Floor plans, sections & existing elevations
 - Sedimentation drawing

- Waste Management Plan
- Boundary Identification Survey prepared by CMS dated 15/02/2022 reference number 4454Adetail
- Basix Certificate No A447615 dated 24 February 2023
- Cost Summary Report dated 18/02/23
- Waste Management Plan – Council template completed

2. Site Description and analysis

2.1 Property and Site Description

The subject site is located at 762 Barrenjoey Road, Avalon Beach. The legal description of the site is Lot 2 DP1286481.

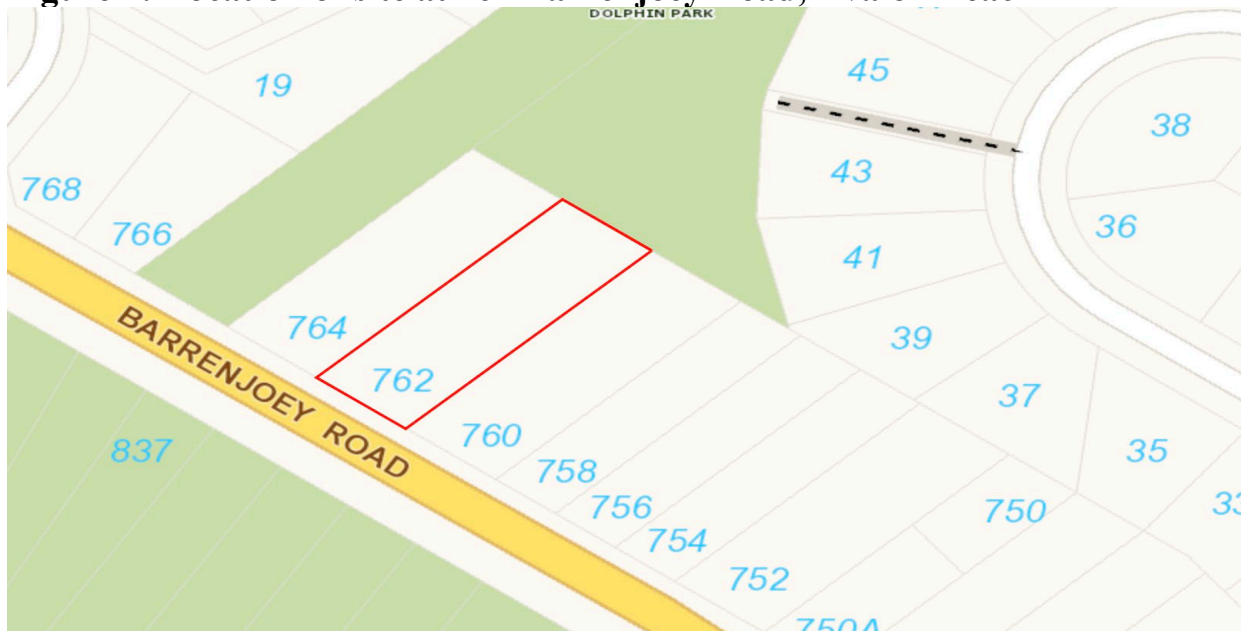
The existing dwelling house to which this DA relates is a single storey, 3 bedroom dwelling house with double garage undercroft, constructed of weatherboard and stone cladding with a metal roof. The existing dwelling house is an attached dual occupancy with No. 762A Barrenjoey Road, which is set to the west of the site, connected by a common wall and common area and has been the subject of a recent strata subdivision under DA2021/1707.

The existing living accommodation includes lounge, dining, kitchen, study and 3 bedrooms, one ensuite and one family bathroom. The proposed modest single storey extension seeks consent for internal reconfiguration of the existing layout and an extension to the north eastern section of the dwelling house to form a study and master bedroom with ensuite with a new swimming pool in the rear garden.

The site is located in an existing, residential environment to the east side of Barrenjoey Road, Avalon Beach. The dwelling is set back off the street and behind No. 762A Barrenjoey Road. Vehicular access and off-street car parking is via the existing driveway (common property), off Barrenjoey Road. Dolphin Park is located to the rear of the site.

The site is regular in shape. The common property boundary to Barrenjoey Road measures 5.195 metres; the rear, north east facing boundary abutting Dolphin Park measures 13.48 metres; the north west side boundary measures 24.47 metres and the south east side boundary measures 28.63 metres. The total site area is 557 sqm.

Figure 1: Location of site at 762 Barrenjoey Road, Avalon Beach



Source: Northern Beaches Council Planning Maps

The subject site, 762 Barrenjoey Road is located towards the rear (north east) of the recently subdivided lot. No. 762A sits towards the front (south west) of the site and shares common property with the subject site, including the driveway access off Barrenjoey Road.

Figure 2: Aerial view of subject site



Source: Northern Beaches Council Planning Maps – Aerial view

The site is:

- Specified in the zoned R2 – Low Density Residential in the Pittwater Local Environmental Plan, 2014 (LEP).
- 8.5m limit as per Cl. 4.3 of the LEP - Height of Buildings map
- 700 sqm Minimum Lot Size
- Identified within the Class 5 Pittwater Acid Sulphate Soils area.
- Identified within the Pittwater Biodiversity Map.
- Identified within Area 2 of the Pittwater Landscaped Area Map

The site does not appear to be subject to any other hazards or environmental constraints.

The attached dual occupancy, approved Strata Subdivided, at No. 762A Barrenjoey Road and common property (driveway) is partially within the medium and low risk flood precinct as identified in the Northern Beaches Flood Prone Land Map 2020. The site is outside of any land identified as flood risk and as a result, a flood study is not required.

Discussion regarding the above and compliance with the relevant EPIs and planning controls is set out in Sections 5 and 6 of this SEE.

2.3 Surrounding Environment

The surrounding environment is predominantly made up of low density dwellings of one or two storeys.

No. 762A Barrenjoey Road is a one storey dwelling with double garage under, constructed of horizontal weatherboard with stone cladding and a metal roof. No. 762A is the attached dual occupancy dwelling to the west / front of the site and has recently been the subject of the approved strata subdivision of the lots. A common wall between the site and the attached dual occupancy is shown on the submitted plans. Common property includes the shared driveway and common area adjacent to the existing balcony serving the subject site.

No windows are located on the north eastern elevation of No. 762A Barrenjoey Road facing the site and no change is proposed to the front elevation of No. 762.

See cover photo for No.762A Barrenjoey Road.

No. 764 Barrenjoey Road is located to the north west of the site.

Figure 3 – Rear of No.764 as viewed from location of proposed new addition



No. 764 Barrenjoey Road - Single storey dwelling constructed of brick and timber cladding with a metal roof. No windows are located adjacent to the rear section of the site on the south east elevation. Trees shown on the boundary identification survey at the north west boundary between No. 764 and 762 have been removed as exempt species and *Casuarina cunninghamiana* as approved under TA2022/0689 on 05/01/23. Existing boundary treatment is a 1 metre open wire fence.

Source: Site photo

No 760 Barrenjoey Road is located to the south east of the subject site.

Figure 4 – Rear side view of No.760 as viewed from the rear of proposed new addition



No. 760 Barrenjoey Road - Single storey dwelling with room in the roof served by roof light and constructed of timber cladding with a metal roof. No windows are located above ground level (with exception of high level and rooflight) adjacent to the rear section of the site on the north west elevation. All windows are screened by the existing 1.8 metre timber fence (existing boundary treatment).

The *Eucalyptus robusta* located to the south east corner of the site is approved to be removed under TA2022/0689 (shown to the left of photo).

Source: Site photo

Dolphin Park is located to the north east of the subject site. The park provides access and a pathway from Dolphin Crescent to Barrenjoey Road. The park is well established, with mature gum trees and foliage adjacent to the eastern / rear boundary of the site.

3. Proposed Development

3.1 Details of Proposal

As shown in the accompanying plans, the proposed development seeks alterations and additions to the existing dwelling house, including new swimming pool:

- Reconfigure internal layout
- Construct extension off the rear / north east elevation, 1 metre off the north west boundary to form a master, en-suite bedroom and study in line with the existing side setback
- Construct new swimming pool in the rear garden, 1 metre off the north east elevation and adjacent to the south east boundary, in line with the existing side setback
- Construct minor addition into existing deck area to form a laundry
- Extend deck and erect swimming pool fence
- Associated retaining walls
- Associated demolition

Master set plans show the existing and proposed elevations and the existing and proposed floor plans.

3.2 Rationale for Development Application / Design Rationale

The proposed development seeks Development Application consent for modest, single storey additions and alterations to the existing dwelling house, including a new swimming pool to improve the living environment for the occupiers. The surrounding environment, as already outlined in this statement, is made up of single and two storey dwellings in an existing and established residential environment.

The proposed development is in keeping with the height, bulk and scale of the surrounding built form, respectful to the natural environment and the amenity of neighbouring occupiers.

The materials and finishes proposed comprise of a colorbond metal roof, doors and windows to match existing and weatherboard cladding with timber studs to match the existing. The materials are in keeping with surrounding development and the existing dwelling house.

The proposed development does not alter the existing landscaping on the site or have any impact on adjacent trees, or topography. There is minimal impact on the existing site coverage. Given that the proposed works are sited more than 3 -5 metres from canopy trees, an Arborist Report is not required.

4. Planning History

N1007/01 – Dual Occupancy (Attached) - Approved 29 April 2002. The dual occupancy attached dwelling is located to the north west of the subject site.

DA2021/1707 – Subdivision of an existing dual occupancy (attached) – approved 25/10/21

TA2022/0689 – Removal of 2 trees – approved 05/01/23

5. Environmental Planning Instruments (EPIs)

5.1 State Environmental Planning Policies

5.1.1 State Environmental Planning Policy (BASIX) 2004

Comment: The proposed development meets BASIX standards required for water, thermal and energy as per the BASIX certificate submitted with the development application issued on 24 February 2023 BASIX certificate A447615.

5.1.3 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

SEPP 55 sets out that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

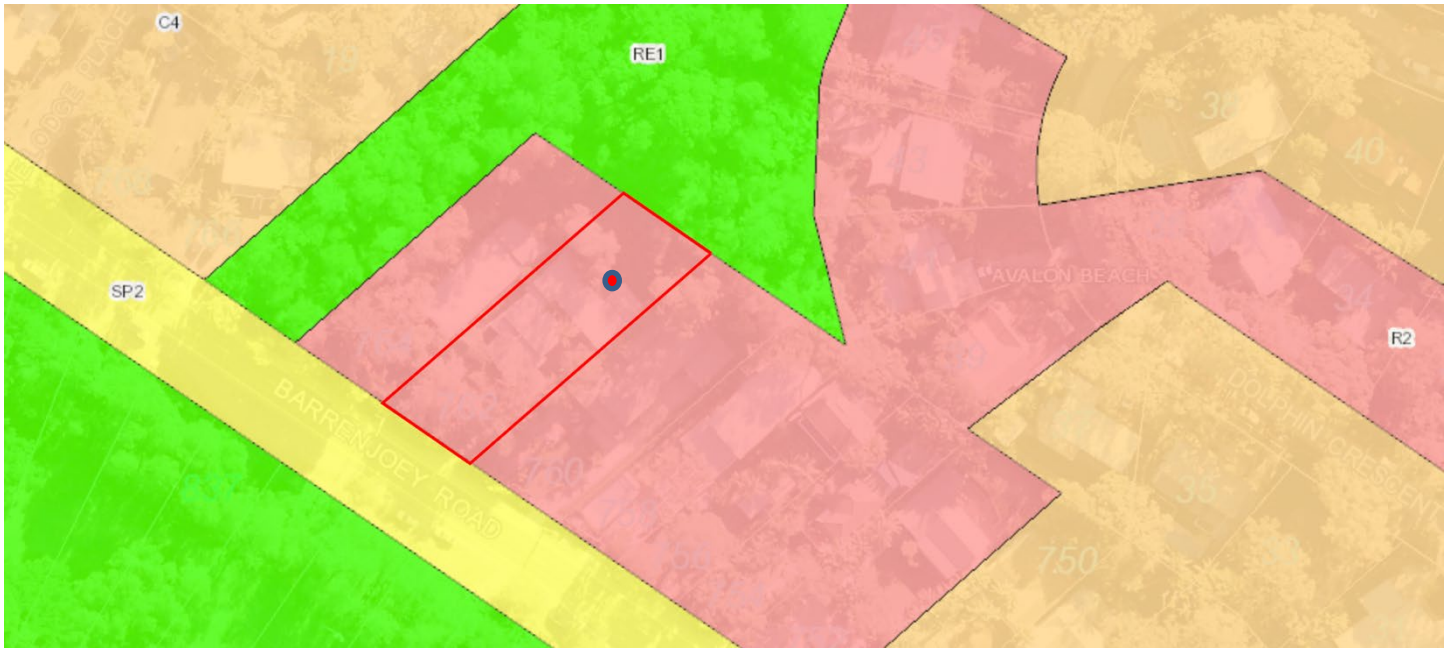
Comment: Given the historical and ongoing residential use of the site and surrounding location, the site is not considered to be subject to contamination. Not further studies are required.

5.2 Pittwater Local Environmental Plan 2014 (LEP)

1 Objectives of zone

- *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 provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

Figure 5: Extract from Pittwater LEP 2014 – Zone R2 – Low Density Residential



Source: Pittwater LEP 2014 Land Zoning Map

Comment: The subject site is located within the R2 Zone – Low Density Residential. Dwelling Houses are permitted with consent in the zone. The proposed development is for alterations and additions to a dwelling house, including new swimming pool and therefore is permitted with consent in the zone. The proposed development meets all the objectives of the zone.

Clause 4.3 Height of buildings

The height of a building at the subject site is not to exceed 8.5 metres.

Comment: The maximum height of the proposed development does not exceed 8.5 metres or the height of the existing dwelling house and complies with Clause 4.3 of the LEP.

Clause 7.1– Acid sulfate soils

The subject site is shown as Class 5 Pittwater Acid Sulfate Soils Map.

Comment: The proposed development does not require significant levels of excavation. The subject site would not be disturbed or expose acid sulfate soils. The proposed development complies with Cl. 7.1 of the LEP.

Clause 7.2 – Earthwork

The proposed development does not require significant levels of excavation. The proposed development complies with Cl.7.2 of the LEP.

Clause 7.10 – Essential services

No amendments or additional load is required on existing essential services at the site by virtue of the proposed development.

In the preparation of this SEE, no other clauses of the Pittwater LEP 2014 were considered applicable to the proposed development on the site.

6. Development Control Plan (DCP)

6.1 6.1 Pittwater 21 Development Control Plan (DCP) sets out a range of outcomes and controls which provide best practice standards for development in the Pittwater area. The subject site is located within the Avalon Beach Locality as identified on the Avalon Locality Map.

6.2 DCP Control A4.1 Avalon Beach Locality sets out the context and desired future character of the area. Best practice requires any future development to be in accordance with the desired character of the area.

Desired Character

The most important desired future character is that Avalon Beach will continue to provide an informal relaxed casual seaside environment. The locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor and lower slopes that have less tree canopy coverage, species and habitat diversity, fewer hazards and other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, commercial, community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport. Vehicular and pedestrian access into and through the locality is good. Pedestrian links, joining the major areas of open space

(Angophora Reserve, Stapleton Park and Hitchcock Park) and along the foreshores, should be enhanced and upgraded. Similarly, cycle routes need to be provided through the locality. Carparking should be provided on site and where possible integrally designed into the building.

Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with development. The objective is that there will be houses amongst the trees and not trees amongst the houses.

Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

Most houses are set back from the street with low or no fencing and vegetation is used extensively to delineate boundary lines. Special front building line setbacks have been implemented along Avalon Parade to maintain the unique character of this street. This, coupled with the extensive street planting of canopy trees, gives the locality a leafy character that should be maintained and enhanced.

The design, scale and treatment of future development within the Avalon Beach Village will reflect the 'seaside-village' character of older buildings within the centre, and reflect principles of good urban design. External materials and finishes shall be natural with smooth shiny surfaces avoided. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, to provide feed trees and undergrowth for koalas and other animals, and to enhance wildlife corridors. The natural landscape of Careel Bay, including seagrasses and mangroves, will be conserved. Heritage items and conservation areas indicative of early settlement in the locality will be conserved, including the early subdivision pattern of Ruskin Rowe.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

Comment: The proposed development is for modest alterations and additions to the existing dwelling house. The design is sympathetic to the character of the area and enhances the appearance of the existing dwelling. Although the dwelling can't easily be seen from the

streetscape, given the dual occupancy attached dwelling sited further forward on the site and the mature landscaping to the front boundary, the design of the proposed single storey, rear addition would have a positive impact in its setting.

The rear addition is in closer proximity to the public realm within Dolphin Park than the streetscape. Existing mature landscaping and the modest scale and appropriate design of the addition ensures that the proposed development accords with the desired character of the area.

The materials proposed are in keeping with existing and surrounding development and add to improve the quality of built form on the subject site. The landscaping on the site will remain as existing and the development is considered compliant with the outcomes of the Pittwater DCP, including the range of locality specific development controls specific to Avalon Beach, as shown in Figure 6 below.

The DCP compliance table at Figure 6 addresses the relevant DCP controls applicable to the site and the development proposed.

6.3 Pittwater 21 Development Control Plan

Figure 6: Pittwater 21 DCP compliance table against relevant DCP for proposed development on site

DCP CONTROL	COMPLIANCE WITH OBJECTIVE	COMPLIANCE WITH REQUIREMENTS	COMMENTS
A4.1 Avalon Beach Locality	YES	YES	See Section 6.2
B3.11 Flood Prone Land	YES	YES	The site outside of land identified on the NBC Flood Hazard Map. A low to medium flood risk is limited to the lot to the front (south west) of the site. A flood risk report is not required.
B4 Controls relating to the Natural Environment	YES	YES	The site is identified on the Biodiversity map. All trees and existing landscaping are to be retained on the site (with the exception of the approved removal under TA2022/0689). Significant additional landscaping is not proposed. An ecology report or arborist report is not required.
B5.15 Stormwater	YES	YES	A stormwater plan prepared by AH Design is included in the masterset plans and is compliant with DCP Control B5.15.

B6 Access and Parking	YES	YES	Two car parking spaces (as existing) are provisioned for in the existing double garage. The driveway is as existing and via common property. No additional bedroom accommodation is proposed.
C1.1 Landscaping	YES	YES	No further trees or planting are proposed to be removed on the site or significant alterations proposed to the existing landscaping (with exception to approval TA2022/0689). The proposed rear addition is proposed on pier and beam footings. An Arborist Report is not required given that the proposed works are located further than 3 metres from existing canopy trees.
C1.3 View Sharing	YES	YES	The site and surrounding topography is a relatively flat and by virtue of the design of the proposal and topography no view loss will arise from the proposed development.
C1.4 Solar Access	YES	YES	Shadow diagrams are not required to demonstrate compliance with DCP Control C1.4. This is because the proposed development is single storey and has been designed to incorporate a low, skillion roof. The proposed development would not have any overshadowing impacts on the neighbouring occupiers of either 762A or 760 Barrenjoey Road given the scale of development and distance from boundaries. 764 Barrenjoey Road is located to the north west and unaffected given scale and orientation.
C1.5 Visual Privacy	YES	YES	All new windows and doors (fenestration) serve a single storey addition and can be effectively screened by boundary fences or landscaping. The rear addition and associated fenestration would not create any visual privacy impacts to neighbouring occupiers.

C1.6 Acoustic Privacy	YES	YES	Noise generating plant is proposed to be located within an acoustic box under the existing deck to protect neighbouring amenity.
C1.7 Private Open Space	YES	YES	Private open space exceeds 80sqm, is located to the rear of the property and directly accessible from the living space as required by the control.
C1.8 Dual Occupancy Specific Controls	YES	No – minor breach to existing dual occupancy - acceptable on merit	Existing dual occupancy. 0.35:1 Floor Space Ratio (195 sqm = dwelling house with proposed additions. 557 sqm site area) – Minor breach to numerical requirements – acceptable on merit – see section 6.4
C1.17 Swimming Pool Safety	YES	YES	Swimming pool construction in accordance with the Swimming Pools Act 1992, associated regulations and requirements on the DCP Control.
D1.1 Character as viewed from a public place	YES	YES	The site is screened from the streetscape by the attached dual occupancy dwelling at 762A Barrenjoey Road and the existing dwelling house which is to remain unaltered. The rear addition is well screened from Dolphin Park by existing and mature landscaping and boundary treatment.
D1.5 Building colours and materials	YES	YES	The materials proposed are as existing and in keeping with surrounding development.
D1.8 Front building line	YES	YES (as existing)	As existing – no change proposed
D1.9 Side and rear building line	YES	YES (side as existing) NO (rear building line includes minor breaches which is acceptable on merit)	Side building line - As existing – no change proposed Rear building line – Minor breach – Acceptable on merit assessment. See Section 6.4 for justification and merit assessment
D1.11 Building envelope	YES	YES	Single storey addition only
D1.13 Landscaped Area General	YES	YES	50% general landscaped area required. 55% landscaped area provided.

6.4 Commentary and Justification

DCP Control C1.8 – Dual Occupancy Specific Controls

Figure 7 – Site calculations including FSR

<u>SITE CALCULATIONS</u>	
<u>SITE AREA</u>	<u>557 SQ. M</u>
<u>SITE COVERAGE:</u>	
EX. RESIDENCE	140.9 SQ. M
EX. DECK AREA	43.4 SQ. M
<u>PROPOSED WORKS:</u>	
NEW EXTENSION	54.3 SQ. M
NEW POOL & SURROUND	33.1 SQ. M
NEW DECK	37.1 SQ. M
<u>NEW SITE COVERAGE</u>	<u>308.8 SQ. M.</u>
	<u>55.0% < 50%</u>
<u>FLOOR SPACE RATIO:</u>	
RESIDENCE	195.2 SQ. M
FSR 0.3/1	0.35 > 0.30

Source: Extract from Masterset plans

Outcomes

Limitation of the visual bulk and scale of development. (En, S)

Provision of design flexibility for second storey development.

Restriction of the footprint of development on site. (En)

Retention of the natural vegetation and facilitation of planting of additional landscaping. (En)

Provision of rental accommodation (S)

Comments: The dual occupancy is as existing and the subject of a recent subdivision. The numerical requirements under DCP Control C1.8 reads for a new dual occupancy rather than additions and alterations to existing.

Notwithstanding this, the minor breach in FSR is limited to 0.05, is due to not including common property within the FSR calculations and the development achieves the outcomes of the control.

The minor addition is a single storey rear room extension, with a low profile skillion roof, limiting the visual bulk, and scale of the proposed. The additional footprint is minimal and results in an exceedance of the landscaped area requirements. Additional landscaping and planting is proposed, as shown on the masterset plan.

The breach is minor given that the master bedroom is only 4600mm deep to external walls and would constitute a limited non-compliance of only approx. 20% of the rear boundary, some 3.5 metres off the rear building line. Further to this, the addition is limited to a single storey structure, which would not be readily visible from outside of the site and would not result in any detrimental harm to neighbouring amenity given that the subject site backs onto the reserve (Dolphin Park) and not neighbouring property.

Surrounding development along Barrenjoey Road similar includes minor breaches to the rear setback. This is largely as a result of the increased front setback from the Barrenjoey Road and as in the case of the subject site, the rear boundary backing onto the reserve rather than neighbouring property.

Figure 9 –Breach to rear setback in the vicinity of the subject site 9



Source: Northern Beaches Planning Map – aerial view

The minor breach is acceptable on merit and meets the outcomes of the control for the following reasons:

Outcomes [Extract from DCP Control D1.9]

To achieve the desired future character of the Locality. (S)

Comments: See Section 6.2 of the SEE. Scale, design, location of development and retention of landscaping.

The bulk and scale of the built form is minimised. (En, S)

Comments: Single storey addition with a low profile skillion roof. Breach limited to only 4600mm in depth and set back of 3 -3.5 metres.

Equitable preservation of views and vistas to and/or from public/private places. (S)

Comments: No views impacted by the proposed development from either public or private places due to scale and design of addition, topography and retention of existing landscaping.

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

Comments: As above

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)

Comments: The proposed development does not result in any impact on neighbouring amenity for the reasons set out in the DCP Compliance Table at Figure 6.

Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)

Comments: Existing and substantial landscaping to be retained, including the mature tree canopy. Addition would not be visible from the streetscape and well screened from the public domain at Dolphin Park.

Flexibility in the siting of buildings and access. (En, S)

Comments: Proposed addition is sited in the most appropriate section of the site to ensure neighbouring amenity is protected and to work with the existing internal layout of the dwelling house.

Vegetation is retained and enhanced to visually reduce the built form. (En)

Comments: Yes.

A landscaped buffer between commercial and residential zones is achieved. (En,S)

Comments: Not applicable.

7. Section 4.15 of the Environmental Planning & Assessment Act 1979

The subject DA has been assessed having regard to the matters for consideration pursuant to Section 4.15 of the EP&A Act. Council can be satisfied of the following:

- The use (proposal) is permissible with consent in the zone and consistent with the objectives of the zone, pursuant to the Pittwater LEP, 2014 and does not give rise to any unacceptable non-compliance with EPIs or DCP controls, as discussed in Sections 5 and 6 of this SEE and in accordance with Section 4.15 (1) (a) of the EP&A Act.
- The use will result in positive environmental, social and economic impacts in accordance with Section 4.15 (1) (b) of the EP&A Act as follows:
 - **Environmental Impact**
The proposed development will have a positive environmental impact, as demonstrated in Section 6, given the improved visual appearance of the existing dwelling house from within the site and the addition of improved landscaping on the site. Given the modest scale of the development proposed and proximity from neighbouring dwellings, the amenity of neighbouring occupiers is not impacted.
 - **Social Impact**
The proposed development will have a social benefit for the occupiers of the subject site and future occupiers and no harmful impact on neighbouring occupiers is anticipated as set out in Section 6.
 - **Economic Impact**
The proposed development will have a limited economic benefit during the construction phase.
- The site is suitable for the proposed development in accordance with Section 4.15 (1) (c) of the EP&A Act given that the proposed additions and alterations are to an existing dwelling set within an existing low density residential environment, the design of the proposed is in keeping with and compatible with the current and likely future character of the area.
- Public interest is best met through the approval of this subject DA in accordance with Section 4.15 (1) (e) of the EP&A Act.

8. Conclusion

For the reasons set out in this Statement of Environmental Effects, the modest alterations and additions to the existing dwelling house, including the new swimming pool are appropriate when assessed against the relevant EPIs and Planning Controls applicable to the subject site.

The proposed development is in keeping with the surrounding built form and character of the area and would not give rise to any harmful impacts on neighbouring amenity, environmental qualities or amenity of the immediate locality. The development, as proposed, has been designed to be compliant and mitigate against any impacts on neighbouring amenity or the surrounding environment and will be a positive addition to the existing dwelling house.

It is respectfully requested that the proposed development be supported by Council and consent granted under delegated approval.