

NORTHERN BEACHES COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS

**DEVELOPMENT APPLICATION FOR DWELLING HOUSE AND ASSOCIATED
WORKS**

39 JEANETTE AVENUE MONA VALE NSW 2103

Prepared by Platinum Planning Solutions

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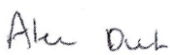

SITE DETAILS

Address	39 Jeanette Avenue Mona Vale NSW 2103
Lot/Section/Plan	24/-/DP242678
Local Authority	Northern Beaches Council
Local Environmental Plan	Pittwater Local Environmental Plan 2014
Development Control Plan	Pittwater 21 Development Control Plan 2014
Zone	R2 - Low Density Residential
Overlays	Regional Plan Boundary (Greater Sydney), Minimum Lot Size (700m ²), Local Aboriginal Land Council (Metropolitan), Height of Building (8.5m), Acid Sulfate Soils (Class 5)

DEVELOPMENT PROPOSAL DETAILS

Proposal Summary	Dwelling house and associated works
Assessment Controls	Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014
Applicant	Metricon Homes Pty Ltd

REVISION DETAILS

Version	1.0
Prepared by	Alec Duck
Signed	
Date	27/01/2022
Reviewed by	James Connolly (BUrbanEnvPlan, GCHM, MPIA)
Signed	
Date	27/01/2022

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Platinum Planning Solutions on behalf of Metricon Homes Pty Ltd (the applicant) to accompany a development application to Northern Beaches Council over land located at 39 Jeanette Avenue Mona Vale (the subject site).

The development application seeks development consent for a dwelling house and associated works as per the attached plans package. This SEE provides the following:

- A description of the subject site and surrounding development;
- Detailed description of the proposed development;
- Assessment of the proposed development in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979;
- Assessment of planning considerations related to the proposed development.

The proposal is seen to be a desirable outcome for the subject site and will not impact on the amenity of the surrounding area. This Statement of Environmental Effects is to be read in conjunction with the attached plans and supporting documents.

2.0 SITE DESCRIPTION AND CONTEXT

2.1 Subject Site

The subject site is located at 39 Jeanette Avenue Mona Vale and is formally described as Lot 24 on DP242678. The subject site has an overall area of approximately 698m² and is currently improved by an existing residential dwelling which is proposed to be demolished as part of a separate application. The site has a primary frontage to Jeanette Avenue of approximately 18.75m, with vehicular access proposed to the site via the existing crossover and driveway on the right hand side of the allotment. The site is part of an existing residential area with an array of properties ranging between single and double storey dwellings. The location of the subject site is indicated below in Figures 1 and 2.

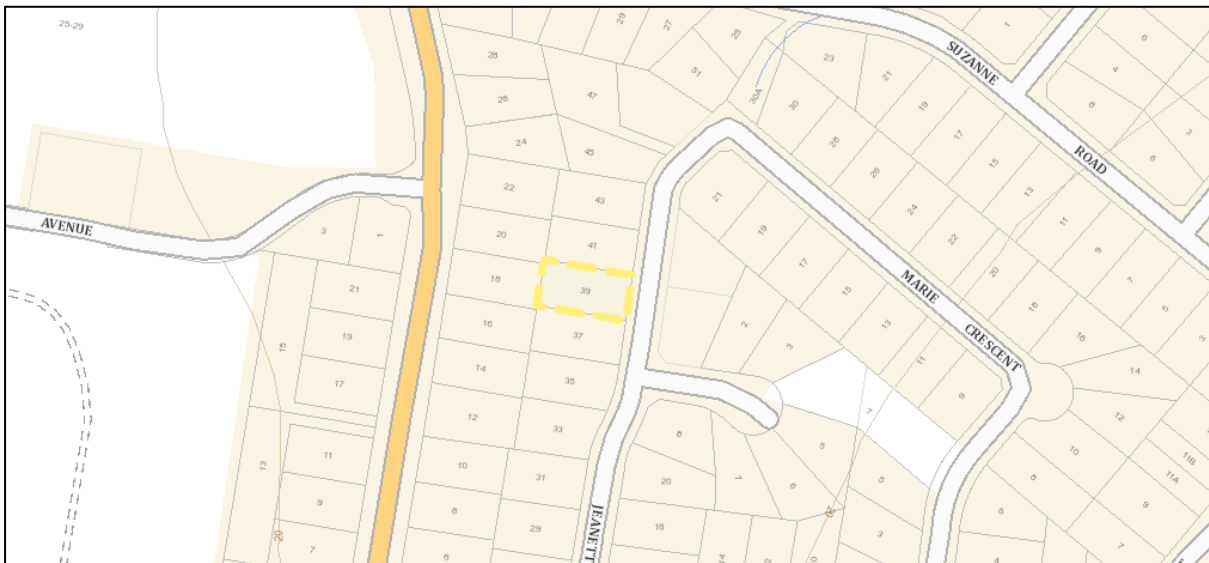


Figure 1: Subject Site Location

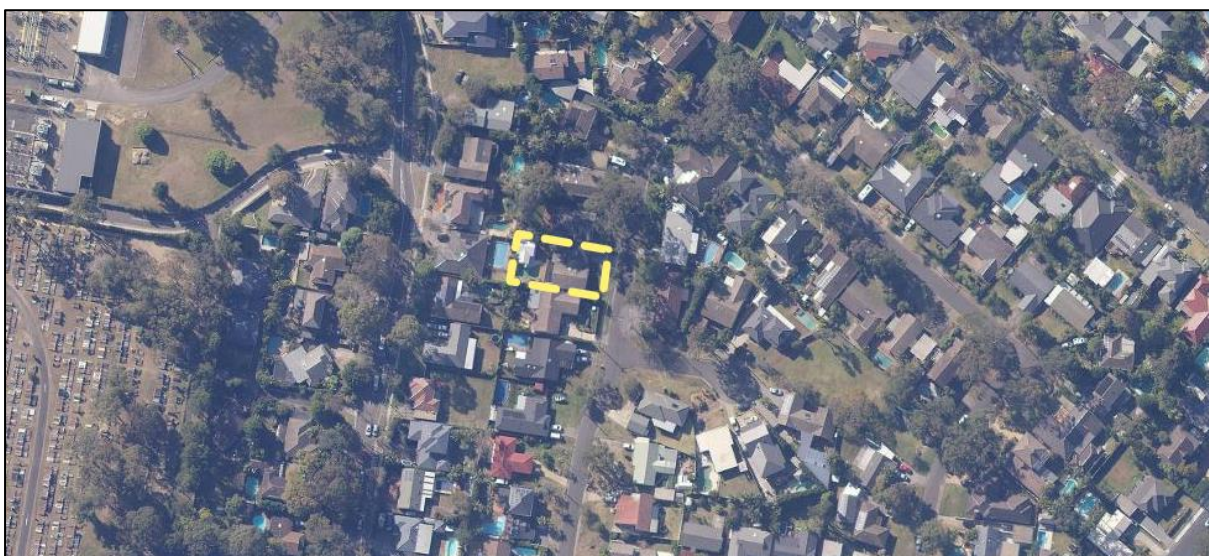


Figure 2: Subject Site Location

3.0 PROPOSED DEVELOPMENT

The proposed development is for a highly articulated double storey dwelling house and associated ancillary works as per the attached plans package. The proposed dwelling is similar in nature to the existing dwellings along Berry Avenue and will not detract from the amenity of the streetscape. The proposed dwelling incorporates various elements conducive to a dwelling house such as bedrooms, bathrooms and living areas, a kitchen and double lockup garage. Please refer to the attached plans for further details on the proposed dwelling house.

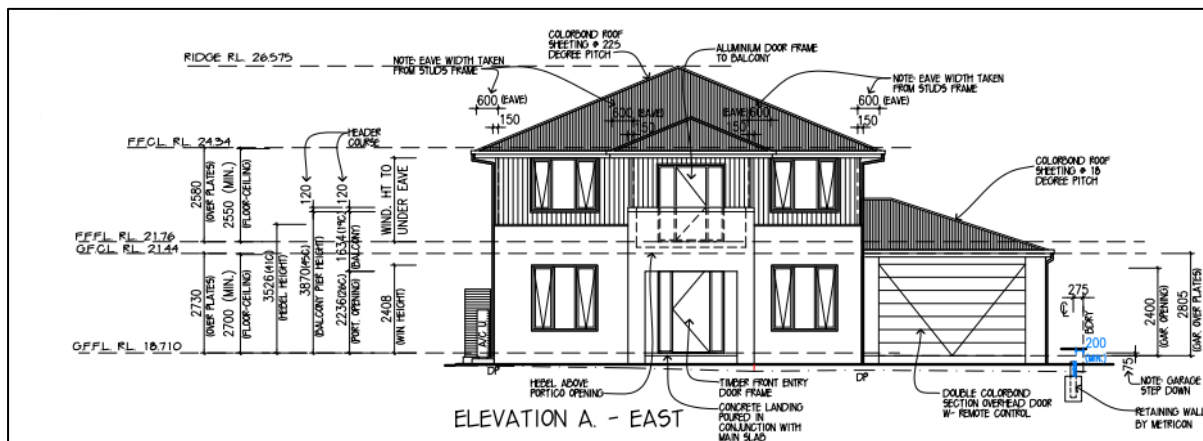


Figure 3: Illustration of front elevation of proposed dwelling house.

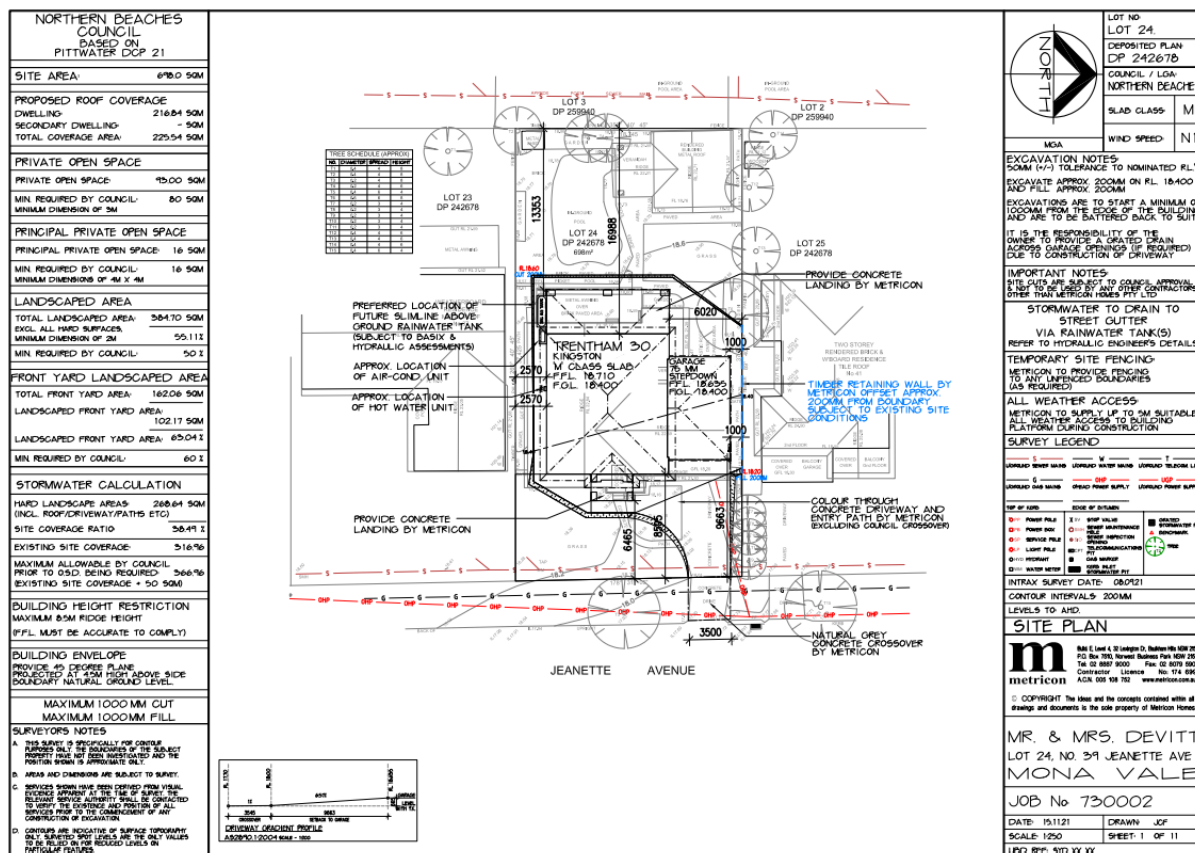


Figure 4: Siting Plan

4.0 TOWN PLANNING ASSESSMENT

4.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (the Act) is the statutory planning instrument in New South Wales in which Council must use to assess development applications. In determining a development application, Council must take into consideration the following matters under Section 4.15 of the Act:

- a. *the provisions of:*
 - i. *any environmental planning instrument, and*
 - ii. *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - iii. *any development control plan, and*
 - iv. *any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
 - v. *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - vi. *any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,*
- b. *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- c. *the suitability of the site for the development,*
- d. *any submissions made in accordance with this Act or the regulations,*
- e. *the public interest.*

This Statement of Environmental Effects addresses the relevant provisions of the following planning instruments:

- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan 2014

A detailed Section 4.15 assessment is provided as part of this overall Statement of Environmental Effects and in Section 4.4 of this report.

4.2 Pittwater Local Environmental Plan 2014

The Pittwater Local Environmental Plan 2014 (LEP) is the principle local planning instrument that applies to the site.

4.2.1 Zoning & permissibility

The subject site is zoned as R2 Low Density Residential under the LEP. The objectives of the zone are as follows:

- *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.*

The proposed dwelling house is permissible with consent in the zone. The site is located within a residential area which is designed for proposals of this nature. The site has access to the appropriate services required and is accessible from the existing road network. The proposed dwelling house is seen to be in line with the existing streetscape and surrounding built form and to meet the prescribed intent of the zone. Therefore, the proposal it is seen as a desirable outcome for the subject site and will not adversely affect the amenity of the surrounding area.

4.2.2 Height of buildings (Clause 4.3)

The proposed dwelling house has a building height of 8.155m which complies with the 8.5m maximum height set out in Clause 4.3 of the LEP.

4.2.3 Floor space ratio (Clause 4.4)

No floor space ratio is prescribed for the subject site, therefore Clause 4.4 is not applicable.

4.2.4 Architectural roof features (Clause 5.6)

Architectural roof features requirements were not adopted under the LEP, therefore Clause 5.6 is not applicable.

4.2.5 Heritage conservation (Clause 5.10)

The site is not identified as a heritage item, and is not located within a heritage conservation area, therefore Clause 5.10 of the LEP is not applicable.

4.2.6 Acid sulfate soils (Clause 7.1)

The subject site is affected by Class 5 acid sulfate soils as identified within the Section 10.7 Certificate, however the proposed development is not considered to lower the water table therefore complying with Clause 7.1 of the LEP.

4.2.7 Earthworks (Clause 7.2)

There is a small amount of cut and fill (200mm for each) proposed for the dwelling to suite the subject site. The proposed earthworks therefore comply with Clause 7.2 of the LEP.

4.2.8 Flood planning (Clause 7.3)

The subject site is identified as being within a flood planning area and has been designed accordingly to the flood related development controls and is seen to comply with Clause 7.3 of the LEP. Please refer to the attached supporting material for further information.

4.2.9 Coastal risk planning (Clause 7.5)

The subject site is not identified as coastal risk planning area, therefore Clause 7.5 of the LEP is not applicable.

4.2.10 Biodiversity (Clause 7.6)

Native fauna and flora will not be adversely affected by the proposed development and the subject site is not identified as being within the biodiversity map, therefore Clause 7.6 of the LEP is not applicable.

4.2.11 Geotechnical hazards (Clause 7.7)

The subject site is not identified as being part of a geotechnical hazard area, therefore Clause 7.7 of the LEP is not applicable.

4.2.12 Essential services (Clause 7.10)

The site has access to public utility infrastructure, therefore complies with Clause 7.10 of the LEP.

4.3 Pittwater 21 Development Control Plan 2014

The Pittwater 21 Development Control Plan 2014 (DCP) is the planning instrument that provides comprehensive development controls for the local area. The relevant matters to be considered under the DCP for the proposed development are outlined below.

4.3.1 General Controls (Part B)

Control / Objective	Compliance	Comments
General Controls		
B1 Heritage Controls	Complies	The site is not identified as a heritage item, and is not located within a heritage conservation area, therefore complies with Section B1 of the DCP.
B2 Density Controls	Complies	Subdivision not proposed. Medium density housing is not proposed. Shop top housing not proposed.
B3 Hazard Controls	Complies	This site is not identified as being impacted by landslip hazard, bushfire hazard, coastline hazard (beach/bluff), potential or actual land contamination, estuarine hazard, or sea level rise. The subject site is flood affected, however the proposed dwelling house has been designed to respond to the flood related development controls. Please refer to attached supporting documentation for further information.
B4 Controls Relating to the Natural Environment	Complies	There are not trees proposed to be removed during the development. Please see Arborist report for further information. Native fauna and flora is not expected to be significantly affected by the proposed development. In addition, no significant impact on the natural environment, wildlife corridors, habitats and other environmental features will be caused by the proposed dwelling house. Therefore, the proposed dwelling is seen to comply with Clause B4 of the DCP. Please refer to the material attached to this DA for further information.
B5 Water Management	Complies	The subject site is provided with the appropriate sized rainwater tank as per section B5. The existing infrastructure for the house includes a stormwater management system that was installed and is maintained in accordance with Council's Water Management for Development Policy. Please refer to the material attached to this development application for further detail.
B6 Access and Parking	Complies	The proposed dwelling house will be able to accommodate 2 cars to be parked off street, which connects to the street with a single driveway that is 3.5m wide at the boundary and the kerb. Due to the 18.75m width of the lot, a 3.5m wide driveway (at the

Control / Objective	Compliance	Comments
		boundary) will not dominate the site frontage. Additionally, the driveway will be made of neutral materials and has a tapered angle which reduces the width from the garage door to the boundary. The proposed dwelling house provides 2 covered car parking spaces on its appropriately sized double lock-up garage, which is recessed from the front alignment of the ground floor by approximately 1.835m. Additionally, the proposed dwelling house integrates its double garage together within its design, and the façade elements are consistent with the design of the dwelling in terms of height, form, materials and external surfaces that help to blend and integrate these structures among each other and with the natural environment. The proposed garage has a 4.035m wide door opening which provides appropriate access to and from the garage. The minimum internal dimensions comply with the DCP requirements of 5.7m x 6m. A selection of paving materials for driveways in natural tones will be used and reinforced by natural landscaping. Please refer to attached landscape plan for further details.
B8 Site Works Management	Complies	The proposed dwelling requires a small amount of cut and fill (200mm of each) to suit the site. Appropriate measures will be put in place to ensure there will be no negative impacts on the environmental values of the site or the neighbouring properties. Appropriate erosion and sedimentation controls will be in place which can be conditioned on the DA as considered appropriate. Additionally, waste will be managed appropriately as per the Waste Management Plan provided with the application, and compliance with the appropriate waste management procedures and requirements can be conditioned on the DA as considered appropriate.

4.3.2 Development Type Controls (Section C)

4.3.2.1 Design Criteria for Residential Development (Section C1)

Control / Objective	Compliance	Comments
C1.1 Landscaping	Complies	The proposed landscaped area of the dwelling house is 55.11% which complies with the minimum 50% of the site. The site will use appropriate soil depth for landscaping. More than 60% of the area in front of the building line is proposed to be landscaped. On-site screening is proposed to be comprised of vegetation. No noxious or undesirable

Control / Objective	Compliance	Comments
		plants will be kept on-site or planted during development. Landscaping will not unreasonably obstruct driver and pedestrian visibility. Appropriate planting will be incorporated on site, please refer to the material attached to this documentation for further details.
C1.2 Safety and Security	Complies	The proposed dwelling house and associated works addresses the required and applicable CPTED principles (surveillance, access control, territorial reinforcement and space management).
C1.3 View Sharing	Complies	The proposed dwelling house is considered appropriate noting the size of the allotment and intended character of the area, with the appropriate views able to be maintained. It is therefore asserted that view sharing will not be impacted by the proposed dwelling house.
C1.4 Solar Access	Complies	The proposed dwelling house is designed in such a way that allows solar access to habitable areas, recreational space and private open spaces on the site and on neighbouring sites. In addition, the proposal will not unnecessarily negatively impact on solar access to the adjoining dwelling due to distance from the adjoining dwelling and site orientation. The proposal will not impact on minimum hours of direct solar access to adjoining properties living areas presented by the DCP. Please refer to the material attached to this DA for further details.
C1.5 Visual Privacy	Complies	The proposal will not have any adverse visual impacts dwelling has been designed to achieve great visual privacy in regards to adjoining dwellings. Direct views from the upper level of the dwelling are minimised to prevent overlooking to the common areas or private open space of any adjoining dwelling houses by adopting a small number of windows with screening measures below 1.7m in height, oppositely alternating proposed window locations in relation to adjoining dwellings windows and open spaces. Additionally, obscure glazing, screening and other architectural solutions will be in place to ensure visual privacy, which can be further conditioned to the DA as considered appropriate.
C1.6 Acoustic Privacy	Complies	The proposed dwelling house will not have any adverse acoustic impacts and the dwelling has been designed to minimise acoustic impacts on adjoining dwellings.
C1.7 Private Open Space	Complies	A minimum of 80m ² of private open space is to be provided at ground level, with no dimension less

Control / Objective	Compliance	Comments
		than 3 metres. In addition, no more than 75% of this private open space is to be provided in the front yard. Furthermore, a minimum principal area of 16m ² of private open space, screened by vegetation, oriented to the north-east (and accessible from the main living area) with a minimum dimension of 4m, is to be provided at the rear of the dwelling and it will not have a grade steeper than 1 in 20. Clothes drying facilities and composting facilities are included within the ground-level private open space area.
C1.8 Dual Occupancy Specific Controls	N/A	Not a dual occupancy.
C1.9 Adaptable Housing and Accessibility	N/A	Not applicable for the proposed private dwelling house.
C1.10 Building Facades	N/A	Not applicable for the proposed dwelling house.
C1.11 Secondary Dwellings and Rural Worker's Dwellings	N/A	The proposal does not involve any secondary dwellings or rural workers' accommodation.
C1.12 Waste and Recycling Facilities	Complies	Waste will be managed appropriately and compliance with the appropriate waste management procedures and requirements can be conditioned on the DA as considered appropriate.
C1.13 Pollution Control	Complies	The proposed dwelling house will not adversely impact on public health, the environment or other lands.
C1.14 Separately Accessible Structures	N/A	No separately accessible structures are proposed as part of this DA.
C1.15 Storage Facilities	N/A	Not applicable for the proposed dwelling house.
C1.16 Development ancillary to residential accommodation - Tennis Courts	N/A	Not applicable for the proposed dwelling house.
C1.17 Swimming Pool Safety	N/A	Not applicable for the proposed dwelling house.
C1.18 Car/Vehicle/Boat Wash Bays	N/A	Not applicable for the proposed dwelling house.
C1.19 Incline Passenger Lifts and Stairways	N/A	Not applicable for the proposed dwelling house.
C1.20 Undergrounding of Utility Services	N/A	Not applicable for the proposed dwelling house.
C1.21 Seniors Housing	N/A	Not applicable for the proposed dwelling house.
C1.23 Eaves	Complies	Proposed dwelling eaves are to be 600mm wide on the side elevations which complies with the minimum of 450mm in width specified by the DCP.
C1.24 Public Road Reserve - Landscaping and Infrastructure	Complies	No trees are proposed to be removed as the driveway and crossover are existing and require no alterations.
C1.25 Plant, Equipment Boxes and Lift Over-Run	Complies	Plant and equipment boxes, air conditioning units and other equipment units are integrated into the

Control / Objective	Compliance	Comments
		design of the dwelling house. The location of air conditioning unit is indicated on the set of architectural plans.

4.3.3 Locality Specific Development Controls (Section D)

4.3.3.1 Mona Vale Locality (Section D9)

Control / Objective	Compliance	Comments
D9.1 Character as viewed from a public place	Complies with intent	The surrounding streetscape is deemed to consist of 9m wide, straight roads, responding to the natural terrain of this established area. Jeanette Avenue is comprised of R2 zoning and incorporates a variety of contemporary, modern, traditional and dated architectural styles interspersed on a range of (mostly) rectangular allotments, with a built form following an average setback of 4-5m from the site frontage. Roofs are generally pitched with a few flat roofs present. The small scale of front fences in many streets contributes to a suburban sense of housing sited in a semi-dense residential setting. The character of the area is of generally one-two storey residential, which use predominantly masonry or natural stone materials, with a balanced composition between vegetation and greenspaces and the built form present in the design of residential dwellings. In order to achieve the desired future character of Jeanette Avenue, the proposal ensures that the new development responds to, reinforces and sensitively relates to the surrounding spatial characteristics of the existing built and natural environment. The proposed development will include landscaping and vegetation that integrates with built form screen the visual impact of the built form and enhance the district. The proposal is highly articulated and will not have any negative visual impacts on the surrounding area or adjoining dwellings as the proposed siting and design of the dwelling house and associated works is seen to be compatible with the built form of the surrounding area in terms of height (2-storeys), bulk (Site coverage: 38%) and scale (single detached residential building). The proposal includes high quality design elements such as roof forms, textures, materials, window arrangement, spatial separation and landscaping. The frontage building façade includes an entry portico and awnings over windows. The 2 car garage is setback approx. 1.835m from the building line and is 5.17m wide with a garage door opening width of 4.035m.

Control / Objective	Compliance	Comments
		Telecommunications equipment is minimised and screened from public view, general services are located underground, all electrical cabling is concealed and no conduit or sanitary plumbing is located on a façade or visible from public space. The proposed dwelling house is considered appropriate noting the size of the allotment and intended character of the area, with the appropriate amenity able to be maintained.
D9.2 Scenic protection - General	Complies	The proposed dwelling house is considered appropriate noting the size of the allotment and intended character of the area, with the appropriate amenity able to be maintained. It is asserted that the proposed dwelling house will not significantly protrude above adjacent buildings and does not visually break the level of the skyline. Additionally, the proposed dwelling addresses the street frontage, incorporates a design that is responsive to the streetscape, does not result in a visually prominent built form, and incorporates external surfaces that help blend structures into the natural environment. The proposed dwelling is to be a two storeys in height and well recessed from the street frontage, similarly to some existing dwelling houses on the same side of the subject street frontage. Additionally, the proposed dwelling has been designed to embrace the site topography and to match the existing bulk and scale of dwelling houses in the proximity. The development minimises visual impact on the natural environment when viewed from the road reserve. The native vegetation is proposed to be kept as much as practicable, only proposing to be cleared the vegetation that is required to suit the proposed dwelling house with complementary landscaping to be provided (please refer to the material attached to this application).
D9.3 Building colours and materials	Complies.	The proposal utilises an appropriate colour pallet which complies with the DCP requirements. Please refer to the material attached to this documentation for further details.
D9.6 Front building line	Complies with intent – minor variation requested	The proposed dwelling has a front setback of 6.465m which is not compliant with the required 6.5m setback. This minor non-compliance of 0.35m is not expected to result in any lost amenity for the surrounding local area. Strict compliance with this control would result in the dwelling being located in close proximity to the existing swimming pool. Additionally, the majority of the dwelling is located at least 8.595m from the front building line with the

Control / Objective	Compliance	Comments
		garage further recessed. Due to this, the dominance of the structure on the street will be limited and should be fully supported by Council.
D9.7 Side and rear building line	Complies	The proposed dwelling has a 2.57m and 1m side setback and has a 13.353m rear setback. The proposal's side setbacks complies with the required minimum of 2.5m for one side and 1m for the other. The rear setback complies with the required minimum of 6.5m.
D9.9 Building envelope	Complies	The proposed dwelling is siting entirely within the applicable building envelope and therefore complies with the DCP requirements.
D9.10 Landscaped Area - General	Complies	The proposed landscaped area of the dwelling house is 55.11% which complies with the minimum 50% of the site. Appropriate planting will be incorporated on site, please refer to the material attached to this documentation for further details.
D9.11 Landscaped Area – Environmentally Sensitive Land	N/A	The subject site is not identified as being within area 1 or 2 of the landscape area map and there section D9.11 is not applicable.
D9.12 Fences - General	Complies	The future fencing of the site is to maintain the streetscape character and is to be consistent with the established pattern of fences in the surrounding area. The fencing will allow for casual surveillance and incorporate the applicable CPTED principles, with the fencing being compatible with the surrounding developments.
D9.13 Fences – Flora and Fauna Conservation Areas	N/A	The subject site is not identified as being within a flora and fauna conservation category 1 or 2 and therefore section D9.13 is not applicable.
D9.14 Construction, Retaining walls, terracing and undercroft area.	Complies	The proposal includes a brick retaining wall integrated into the driveway and will not be visible from the street.
D9.15 Scenic Protection Category One Areas	Complies	The subject site is not identified as being within the scenic protection – category 1 area and therefore section D9.15 is not applicable.

4.4 Section 4.15 Assessment

In determining a development application, the consent authority must take into consideration a number of matters under Section 4.15 of the Environmental Planning and Assessment Act 1979. This assessment is shown in the below table:

Evaluation	Assessment
<p>In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:</p> <p>a) the provisions of:</p> <ul style="list-style-type: none"> (i) any environmental planning instrument, and (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and (iii) any development control plan, and (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), <p>that apply to the land to which the development application relates,</p> <p>b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</p>	<p>a) The proposal aligns with the relative matters of the LEP and DCP as per the compliance assessment in this Statement of Environmental Effects. The proposal is seen to generally satisfy the objectives of the relative planning controls and is seen as a desirable outcome for the subject site.</p> <p>b) The proposal will not have any negative impacts on any surrounding dwellings as the proposed siting and design of the dwelling house and associated works is seen to be a desirable outcome. Appropriate sedimentation, waste management and noise controls will be in place which can be conditioned on the DA as considered appropriate. The proposal will not adversely impact any significant environmental aspects of the surrounding area and is seen as a desirable outcome from an economic and</p>

Evaluation	Assessment
c) the suitability of the site for the development,	social perspective as part of on-going investment and development.
d) any submissions made in accordance with this Act or the regulations,	c) The site is located within a residential area which is designed for proposals of this nature. The site has access to the appropriate services required and is accessible from the existing road network. The proposal has been designed to suite the site constraints and is seen to meet the objectives of the relevant planning controls.
e) the public interest.	d) As per the DCP requirements, the development application may be placed on public exhibition to invite submissions, and if applicable Council will assess these accordingly.
	e) The proposal is in the public interest as it satisfies the objectives of the relevant planning controls.

4.5 Other Considerations

4.5.1 Amenity

The proposal will not have any negative amenity impacts on the surrounding area or adjoining dwellings as the proposed siting and design of the dwelling house and associated works is seen to be compatible with the built form of the surrounding area in terms of height, bulk and scale.

4.5.2 Sedimentation Control

Appropriate sedimentation controls will be in place which can be conditioned on the DA as considered appropriate.

4.5.3 Noise and Vibration

The proposal is not expected to cause any adverse acoustic impacts and compliance with the acoustic requirements of the DCP and any other relevant acoustic requirements and construction hours can be conditioned on the DA as considered appropriate.

4.5.4 Landscaping

The proposal incorporates landscaping to the subject site and is seen as a desirable outcome.

4.5.5 Social and Environmental Impact

The proposal will not adversely impact any significant environmental aspects of the surrounding area and is seen to be a desirable outcome from an economic and social perspective as part of on-going investment and development.

4.5.6 Waste Management

Waste will be managed appropriately as per the Waste Management Plan provided with the application, and compliance with the appropriate waste management procedures and requirements can be conditioned on the DA as considered appropriate.

4.5.7 BCA Compliance

The proposed works will be capable of complying with the BCA which will be part of a detailed assessment prior to the issue of a Construction Certificate and can be conditioned on the DA as considered appropriate.

5.0 CONCLUSION

This Statement of Environmental Effects has reviewed the proposed dwelling house and associated works to the subject site. It is considered that the proposed works, which are permissible with consent, are appropriate for the subject site. The proposal is not expected to have any adverse impacts on the surrounding natural or built environment. Ultimately the proposal complies with the intent and design objectives of the relevant planning controls and represents ongoing investment in the area. For these reasons it is seen that the proposed development should receive full development consent subject to reasonable and relevant conditions.