

**NORTHERN BEACHES COUNCIL**

**STATEMENT OF ENVIRONMENTAL EFFECTS**

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

**7 SIR THOMAS MITCHELL DRIVE DAVIDSON NSW 2085**

**Prepared by Platinum Planning Solutions**

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#### SITE DETAILS

<b>Address</b>	7 Sir Thomas Mitchell Drive Davidson NSW 2085
<b>Lot/Section/Plan</b>	1/167/DP242262
<b>Local Authority</b>	Northern Beaches Council
<b>Local Environmental Plan</b>	Warringah Local Environmental Plan 2011
<b>Development Control Plan</b>	Warringah Development Control Plan 2011
<b>Zone</b>	R2 Low Density Residential
<b>Overlays</b>	Local Aboriginal Land Council (Metropolitan), Regional Plan Boundary (Greater Sydney), Lot Size Map (600m <sup>2</sup> ), Landslide Risk Land (Area B – Flanking Slopes 5 to 25), Height of Buildings Map (8.5m), Bushfire Prone Land (Non-EPI) (Vegetation Buffer) and Greater Sydney Tree Canopy Cover 2019 / 2022 (Canopy %)

#### DEVELOPMENT PROPOSAL DETAILS

<b>Proposal Summary</b>	Dwelling house and associated works
<b>Assessment Controls</b>	Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011
<b>Applicant</b>	Metricon Homes Pty Ltd C/- Platinum Planning Solutions

#### REVISION DETAILS

<b>Version</b>	1.1
<b>Prepared by</b>	Logan White (B RTP)
<b>Signed</b>	
<b>Date</b>	15/02/2024
<b>Reviewed by</b>	Felipe Cunha (MSustEnviron&Planning)
<b>Signed</b>	
<b>Date</b>	15/02/2024

## **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 7 Sir Thomas Mitchell Drive Davidson (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:

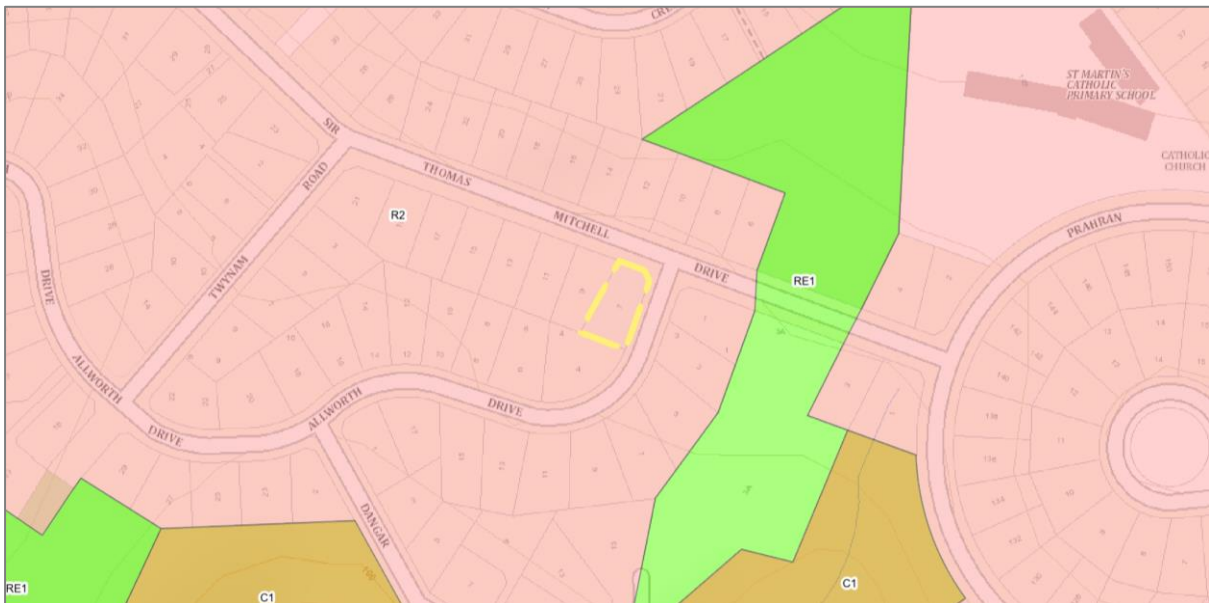
- A description of the subject site and surrounding development;
- Detailed description of the proposed development;
- Assessment of the proposed development in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979;
- Assessment of planning considerations related to the proposed 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 7 Sir Thomas Mitchell Drive Davidson and is formally described as Lot 1 Section 167 on DP242262. The subject site has an overall area of 748.1m<sup>2</sup> and currently contains a dwelling house which is proposed to be demolished under separate application. The site is a corner lot and has primary frontage to Sir Thomas Mitchell Drive and secondary frontage to Alworth Drive, with vehicular access provided to the subject site via a new driveway and crossover. The site is part of a primarily residential area with an array of residential premises in the surrounding vicinity. The location of the subject site is indicated below in Figures 1 & 2.



**Figure 1: Subject Site Location with Zoning**

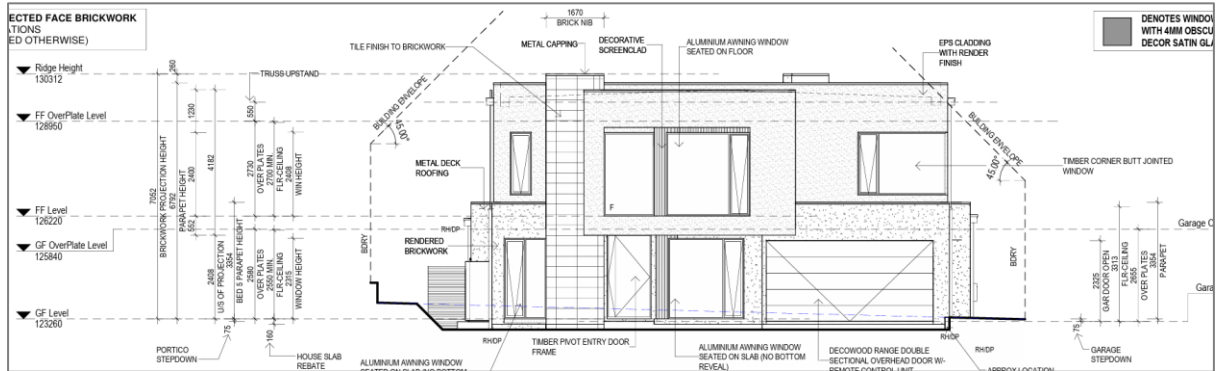


**Figure 2: Subject Site Aerial Context**

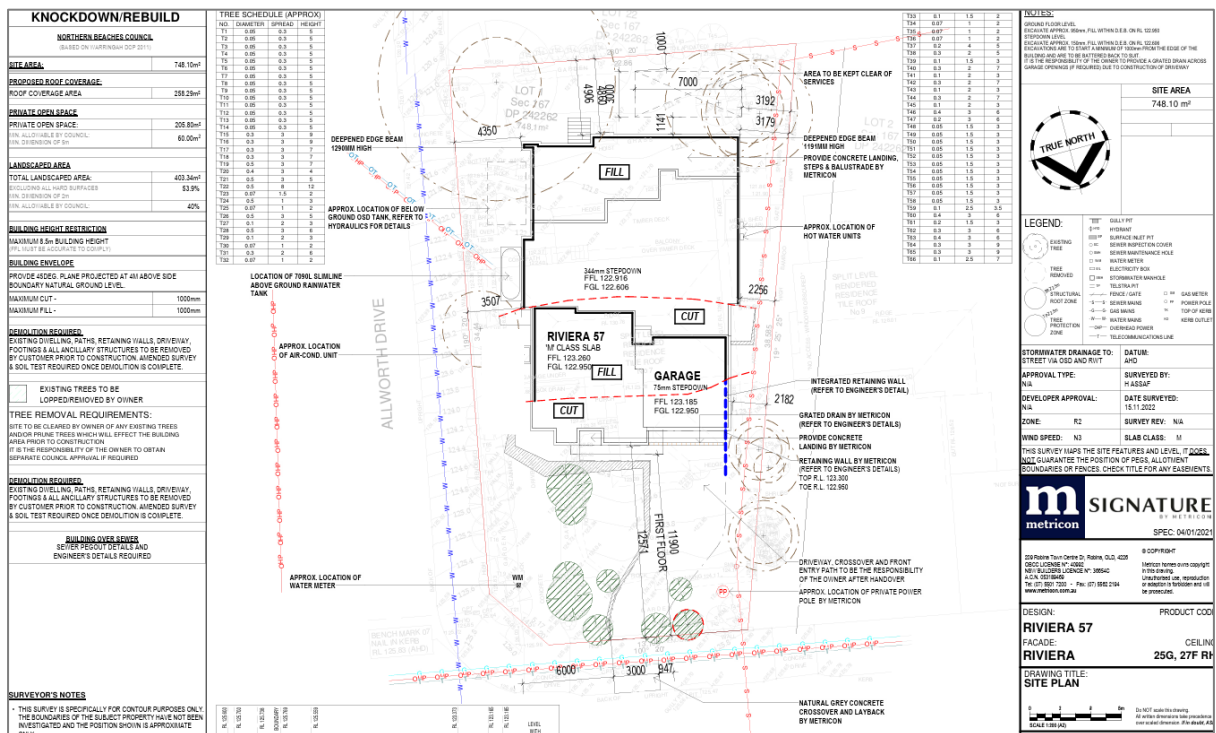


### **3.0 PROPOSED DEVELOPMENT**

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 to replace the existing dwelling, which is to be demolished within a separate application. The proposal is to adopt broadly the same area of the existing dwelling in order to avoid unnecessary impacts to the environment.



**Figure 3: Front Elevation of Proposed Dwelling House**



**Figure 4: Site Plan of Proposed Dwelling House**

## **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:

- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

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 Warringah Local Environmental Plan 2011**

The Warringah Local Environmental Plan 2011 (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 ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

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 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 8.462m and therefore complies with the allowable maximum building height of 8.5m for the subject site under 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 of the LEP 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 of the LEP 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 6.1)**

The subject site is not affected by acid sulfate soils therefore Clause 6.1 of the LEP is not applicable.

#### **4.2.7 Earthworks (Clause 6.2)**

Cut and fill is required to suit the proposed dwelling house, with the proposed earthworks not having a detrimental impact on the surrounding land. Appropriate measures will be put in place to ensure there will be no negative impacts. The proposed earthworks therefore comply with Clause 6.2 of the LEP.

#### **4.2.8 Flood planning (Clause 6.3)**

The subject site is not flood affected as identified within the LEP Maps, therefore Clause 6.3 of the LEP is not applicable. Please refer to the material attached to this documentation for further details on stormwater management.

#### **4.2.9 Development on sloping land (Clause 6.4)**

The subject site is identified as Area B (5 to 25) under the Landslip Risk Maps of the LEP. It is to be noted that the proposal has been designed to suit the existing site constraints with a multi-level building platform which results in a smaller amount of cut and fill required to suit the proposed dwelling house. The proposal will have minimal risk in relation to landslides, and will not cause significant detrimental impacts due to stormwater runoff or surface flow conditions as the subject allotment is relatively flat and the new proposed development adopts similar footprint as the previous existing development on the site. Therefore, the proposal is seen to comply with Clause 6.4 of the LEP.

#### **4.3 Warringah Development Control Plan 2011**

The Warringah Development Control Plan 2011 (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 as identified below.

##### **4.3.1 Built Form Controls (Part B)**

<b>Control / Objective</b>	<b>Compliance</b>	<b>Comments</b>
B1 Wall Heights	Complies with intent – variation requested	The proposed development technically does not comply with maximum wall height of 7.2m in respect to the fact that the building has a wall that exceeds this requirement due to the proposed earthworks and the flat roofed design of the dwelling house. This results on the rear wall exceeding 7.2m from existing ground level, as shown on the elevation plans. The non-compliance results in an approx. 500mm variation request to the maximum allowable wall height. The proposed variation is of a minor nature and will not cause any adverse impacts on the surrounding locality or streetscape. It is seen that a reduced compliant wall height of 7.2m (reduced height of approx. 500mm) would not result in a noticeable change in relation to the overall site plan in terms of building bulk, height and scale and would not result in streetscape impacts as it will sit at the rear, with abundant vegetation screening. It is to be noted that the orientation of the allotment allows for this breach on the wall control in the applicant perspective, as no major overshadowing or detriment to the residential amenity of the locality would be cause as a result of the proposed development. In addition, the proposal complies with the maximum allowable building height and the applicable setbacks, and this technical non-compliance has been raised only due to the technicality of the side walls being considered part of the wall although, they also form part of the roof structure. It is asserted that the proposed dwelling house will not protrude above the existing tree canopy line, will not protrude above adjacent 2 storey buildings and does not visually break the level of the skyline by protruding above the ridgelines around the site. Therefore, the surrounding views, overshadowing, privacy and public amenity would not noticeably be improved with a compliant reduced wall building height of 500mm. Based on the minor non-compliance with the maximum allowable wall height controls, the proposal should be supported as it is a technical non-compliance where the proposal will sit well within the locality and provide a built form,



Control / Objective	Compliance	Comments
		scale and bulk that is compatible with existing dwellings in the surrounding area. Accordingly, Council's agreement is sought to the proposed variation in regards to the maximum allowable wall height that applies for the subject site, noting the above mentioned grounds.
B2 Number of Storeys	N/A	The subject land is not identified on the DCP Map Number of Storeys, therefore Clause B2 of the DCP is not applicable. Additionally, the proposed dwelling complies with the allowable maximum building height under Clause 4.3 of the LEP.
B3 Side Boundary Envelope	Complies with intent	The proposed dwelling house is mostly located within the building envelope plane presented within the DCP. It is to be noted that some roof elements (above upper floor ceiling level) extend beyond the building envelope plane (Elevation C). However, under the DCP, eaves are permitted to encroach beyond the building envelope plane. It is asserted that roof elements for a flat roofed dwellings are such they should be exempt, similarly to eaves. Therefore the proposal is considered to comply with B3. It is asserted that the encroachment of the corner of the parapet would not affect the amenity of the adjoining dwellings, is basically smaller than a common eave encroachment and therefore should be fully supported.
B4 Site Coverage	N/A	The subject land is not identified on the DCP Map Site Coverage, therefore Clause B4 of the DCP is not applicable.
B5 Side Boundary Setbacks	Complies	The proposed dwelling house complies with the applicable side setbacks of 0.9m and therefore complies with Clause B5 of the DCP.
B6 Merit Assessment of Side Boundary Setbacks	N/A	The subject land is not identified on the DCP Map Side Boundary Setbacks as 'Merit Assessment', therefore Clause B6 of the DCP is not applicable.
B7 Front Boundary Setbacks	Complies	<p>The proposed dwelling house is setback from the front boundary at 11.9m to the portico and therefore complies with the minimum front setback requirement of the DCP.</p> <p>Additionally, the proposal complies with the minimum 3.5m setback requirement for the secondary frontage.</p>
B8 Merit Assessment of Front Boundary Setbacks	N/A	The subject land is not identified on the DCP Map Front Boundary Setbacks as 'Merit Assessment', therefore Clause B8 of the DCP is not applicable.

Control / Objective	Compliance	Comments
B9 Rear Boundary Setbacks	Complies	The subject site is a corner allotment in R2 zone and therefore the rear boundary setback requirement is not applicable.
B10 Merit Assessment of Rear Boundary Setbacks	N/A	The subject land is not identified on the DCP Map Rear Boundary Setbacks as 'Merit Assessment', therefore Clause B10 of the DCP is not applicable.
B11 Foreshore Building Setback	N/A	The subject land is not identified on the DCP Map Special Setbacks, therefore Clause B11 of the DCP is not applicable.
B12 National Parks Setback	N/A	The subject land is not identified on the DCP Map Special Setbacks, therefore Clause B12 of the DCP is not applicable.
B13 Coastal Cliffs Setback	N/A	The subject land is not in proximity with coastal cliffs, therefore Clause B13 of the DCP is not applicable.
B14 Main Roads Setback	N/A	The subject land is not identified on the DCP Map Main Road Setbacks, therefore Clause B14 of the DCP is not applicable.

#### **4.3.2 Siting Factors (Part C)**

Control / Objective	Compliance	Comments
C1 Subdivision	N/A	No subdivision is proposed as part of this development application.
C2 Traffic, Access and Safety	Complies	A new driveway and pedestrian access are to be located near where the existing crossover is positioned. The proposed access is deemed to comply with the DCP requirements.
C3 Parking Facilities	Complies	The proposed dwelling house provides 2 covered car parking spaces in its appropriately sized double lock-up garage, which is recessed behind the primary building line. 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 4.81m wide door opening and complies with the maximum allowable 50% of the width of the dwelling as per DCP. The visual dominance of the proposed driveway and garage are to be minimised by limiting the width of the driveway to taper down from the double garage toward the crossover, with selection of materials in natural tones and by the use of landscaping and vegetation screening. Additionally, the visual presence of the garage and driveway will be further mitigated through future fencing and given the fact that the site falls from the road.

Control / Objective	Compliance	Comments
C3(A) Bicycle Parking and End of Trip Facilities	N/A	Not applicable for a dwelling house.
C4 Stormwater	Complies	All stormwater collected will be appropriately managed and directed to a lawful point of discharge. Additionally, on-site retention and re-use of stormwater runoff will be provided throughout a rain water tank, which will be dimensioned as per DCP and BASIX requirements. Moreover, stormwater management measures will be in place to ensure that no negative impacts on adjoining properties or environmental features will be resultant from the proposed development. Further to this, an appropriate erosion and sedimentation control plan (ESCP) will be in place which can be conditioned on the DA as considered appropriate. The subject site is not identified as being part of a flooding area or flood prone land. Please refer to attached material for further details on stormwater management.
C6 Building over or adjacent to Constructed Council Drainage Easements	Complies	The proposed development is not adjacent to a public drainage easement, and it is to comply with Council's Water Management Policy and Building Over or Adjacent to Constructed Council Drainage Systems and Easements technical specifications which can be conditioned on the DA as considered appropriate.
C7 Excavation and Landfill	Complies	The proposed dwelling house is to be established broadly within the building platform of the existing dwelling house to reduce the volume of cut and fill required to complement the building platform of the existing dwelling. The proposed building siting and design considers the topography of the site, the pre-existent building platform and a multi-level design in order to decrease the required amount of earthworks where possible, with resultant fill to be retained within a DEB and batters to stabilise earthworks. The proposed earthworks include a maximum cut of 950mm and maximum fill of 980mm to be contained within 1290mm DEB. Additionally, the earthworks have been reduced by utilising a stepdown of 344mm. The proposed earthworks will not create any airborne pollution and aims to preserve the integrity of the natural environment and topography of the site. Appropriate measures will be put in place to ensure there will be no negative impacts to waterway or drainage lines, adjoining land or the environment. Please refer attached documentation for further details.
C8 Demolition and Construction	Complies	Demolition and construction waste will be managed appropriately as per the Waste Management Plan

Control / Objective	Compliance	Comments
		provided with the application, and compliance with the appropriate waste management procedures and requirements can be conditioned on the DA as considered appropriate.
C9 Waste Management	Complies	On-going waste will also be managed appropriately as per the Waste Management Plan provided with the application. Adequate storage for waste is provided on site, incorporated with landscape design and site planning, easily transportable to the collection areas and designed to minimise amenity issues related with smells. Please refer to attached Waste Management Plan and site plan provided for further details on construction waste.

#### **4.3.3 Design (Part D)**

Control / Objective	Compliance	Comments
D1 Landscaped Open Space and Bushland Settings	Complies	Deep soil permeable surfaces retained as areas of natural ground, free of artificial structures and with a relatively unmodified soil profile represents approximately 53.9 of the site area which complies with the required 40% of the total site area, as per DCP requirements.
D2 Private Open Space	Complies	The private open space proposed at the rear of the dwelling complies with minimum area and dimension requirements. The proposed private open space and principal living areas of the proposed dwelling and adjacent dwellings are protected from direct or unreasonable overlooking. Additionally, solar access to the principal living areas and main private open space of the proposed dwelling will be provided and the proposal will not negatively impact on solar access to the adjoining dwellings.
D3 Noise	Complies	The proposed dwelling house will not have any adverse acoustic impacts unusual for a dwelling house. Additionally, the dwelling has been designed to minimise acoustic impacts on adjoining dwellings.
D4 Electromagnetic Radiation	N/A	Not applicable for the proposed dwelling house.
D6 Access to Sunlight	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

Control / Objective	Compliance	Comments
		properties living areas presented by the DCP. Please refer to the shadow diagrams attached to this DA for further details.
D7 Views	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 asserted that the proposed dwelling house will not protrude above the existing tree canopy line, will not protrude above nearby 2 storey buildings and does not visually break the level of the skyline by protruding above the ridgelines surrounding the site and therefore will not adversely effect on either public or private views. Additionally, the proposed dwelling incorporates a design that is responsive to the existing vegetation and natural topography of the site, does not result in a visually prominent built form and incorporates external surfaces that help blend structures into the natural and built environment. Therefore, it is deemed that view sharing will not be impacted by the proposed development.
D8 Privacy	Complies	The proposal will not have any adverse visual impacts as the 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 increased still height and oppositely alternating proposed window locations in relation to adjoining dwellings living areas and open spaces. Additionally, obscure glazing, screening and other architectural features will be in place to ensure visual privacy amenity, which can be conditioned to the DA as considered appropriate.
D9 Building Bulk	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. The building is stepped back on both elevations with material and colours changing between the ground floor and first floor of the dwelling. The proposal incorporates a portico on the front façade of the dwelling in addition to windows. All fill used to site the proposal will be containing within the building footprint through the use of deepened edge beams. The proposed

Control / Objective	Compliance	Comments
		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.
D10 Building Colors and Materials	Complies	External colours and materials are to be in neutral tones which harmonise with the natural environment and minimises the visual prominence of the development while enhancing the visual quality and identity of the streetscape.
D11 Roofs	Complies	The roof on the proposed dwelling house is of a size and nature expected for a dwelling house. The roof incorporates a number of architectural features and breaks to make it visually interesting. Eaves are provided for shading.
D12 Glare and Reflection	Complies	The proposed materials and colours chosen for the dwelling house will reduce any glare and reflection impacts on the surrounding locality.
D13 Front Fences and Front Walls	Complies	The subject site currently has a masonry front fence which will be retained. Front fences in the vicinity of the development are limited, however where present they are often masonry, timber or rock walls across the road that amplify the topography of the street.
D14 Site Facilities	Complies	The subject site will be provided with suitable areas for the relevant site facilities, with the appropriate screening and landscaping measures implemented.
D15 Side and Rear Fences	Complies	Existing side and rear boundary fences do not exceed 1.8 metres in height and are located on the ground level (existing) of the property boundary, and will not be raised by retaining walls or the like. The existing fencing allows for casual surveillance, and incorporate the applicable CPTED principles, with the fencing being compatible with the surrounding area.
D16 Swimming Pools and Spa Pools	N/A	No swimming pools or spas proposed. The site plans indicate a future pool location as a general reference, however the pool is not proposed under this application.
D17 Tennis Courts	N/A	No tennis court proposed.
D18 Accessibility and Adaptability	Complies	Appropriate access will be provided to the dwelling house.
D19 Site Consolidation in R3 and IN1 Zone	N/A	Not within an R3 or IN1 Zone.
D20 Safety and Security	Complies	The proposed dwelling house and associated works addresses the required and applicable CPTED principles including surveillance, access control, territorial reinforcement and space management.



Control / Objective	Compliance	Comments
D21 Provision and Location of Utility Services	Complies	Access to utility services is readily available for the subject site, and they will be located appropriately.
D22 Conservation of Energy and Water	Complies	Appropriate measures will be in place to ensure the conservation of energy and water. Refer to attached BASIX Certificate for further details.
D23 Signs	N/A	N/A no signs proposed.

#### **4.3.4 The Natural Environment (Part E)**

Control / Objective	Compliance	Comments
E1 Preservation of Trees or Bushland Vegetation	Complies with intent	The proposed dwelling house is responsive to the environmental values of the site and the proposed dwelling siting location aims to minimise site disturbance by adopting broadly the same building platform as the existing dwelling on site. Additionally, the subject site is not classified as having protected terrestrial biodiversity, threatened species or fauna corridors and no buffer zones are applicable to the subject site. Therefore, it is asserted that no significant negative effects will be delivered on significant flora and fauna species, or habitats as a result of this proposal. Several trees are proposed to be removed to site in order to establish the dwelling house and ancillary structures with complementary landscape to be provided on the site, which is seen to contribute to biodiversity re-growth and potential future fauna corridor reestablishment. Please refer to attached supporting documentation for further details on vegetation impacts and management.
E2 Prescribed Vegetation	N/A	The subject site is not within the prescribed vegetation area map
E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat	N/A	The subject site is not identified as land known for potential habitat for threatened species. Therefore, it is asserted that no negative effects will be delivered on significant flora and fauna species, or habitats as a result of this proposal.
E4 Wildlife Corridors	N/A	The subject site is not identified as being within a Wildlife Corridor.
E5 Native Vegetation	N/A	The subject site is not identified as being subject to the native vegetation DCP map. Please refer to arborist report for further details on existing tree species to be removed.
E6 Retaining unique environmental features	Complies	The proposed dwelling house has been designed to complement the environmental character of the surrounding area. Sympathetic materials and colours will be used to respond to the natural features of the landscape.

Control / Objective	Compliance	Comments
E7 Development on land adjoining public open spaces	N/A	The subject site is not identified as being land adjoining public open space.
E8 Waterways and Riparian Lands	N/A	The subject site is not identified as being within Waterways and Riparian Land areas.
E9 Coastline Hazard	N/A	The subject site is not identified as a Coastline Hazard area.
E10 Landslip Risk	Complies	The subject site is identified as Landslide Risk Land Area B (5-25), under the LEP. The proposed development is supported by excellent engineering practice, which is in place in order to ensure that geotechnical stability of the land won't be affected, stormwater discharge patterns won't be unreasonably affected and existing surface and subsurface flow conditions won't be unreasonably affected. Please refer to attached supporting documentation for further details.
E11 Flood Prone Land	N/A	The subject site is not identified as being flood affected as per the Flood Risk Precinct Maps of the DCP.

#### **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"> <li>(i) any environmental planning instrument, and</li> <li>(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</li> <li>(iii) any development control plan, and</li> <li>(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a</li> </ul>	<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>

Evaluation	Assessment
<p>developer has offered to enter into under section 93F, and</p> <p>(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and</p> <p>(v) 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,</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>c) the suitability of the site for the development,</p> <p>d) any submissions made in accordance with this Act or the regulations,</p> <p>e) the public interest.</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 social perspective as part of on-going investment and development.</p> <p>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.</p> <p>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.</p> <p>e) The proposal is in the public interest as it satisfies the objectives of the relevant planning controls.</p>

## **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.