



*statement of environmental effects*



## CONSTRUCTION OF A SWIMMING POOL

1015 BARRENJOEY ROAD  
PALM BEACH NSW 2108

November 2024

Prepared by Rebecca Englund  
B Arch Studies | M Plan | MPIA

Director | Northern Beaches Planning

Phone: 0472 65 74 74

Web: [www.northernbeachesplanning.com.au](http://www.northernbeachesplanning.com.au)

Email: [rebecca@northernbeachesplanning.com.au](mailto:rebecca@northernbeachesplanning.com.au)



### Disclaimer

This report has been prepared on the basis of information available at the date of publication. Whilst attempts have been made to ensure the accuracy of the information in this document, Northern Beaches Planning accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance on information in this publication or referenced in this publication. Reproduction of this report (or part thereof) is not permitted without prior permission from Northern Beaches Planning.

## *introduction*

---

This statement of environmental effects has been prepared by Northern Beaches Planning on behalf of John Boyd to accompany the lodgement of a development application for the construction of a swimming pool at 1015 Barrenjoey Road, Palm Beach.

This statement is informed and accompanied by the following documentation:

- Architectural Plans by Walter Barda Design
- Detail and Boundary Survey by C.M.S. Surveyors
- Stormwater Management Plans by NB Consulting Engineers
- Flood Risk Management Report by NB Consulting Engineers
- Bushfire Report by Bush Fire Planning Services
- Geotechnical Report & Acid Sulfate Soils Management Plan by Douglas Partners
- BASIX Certificate by Walter Barda Design
- Waste Management Plan

## *site details*

---

The site is legally identified as Lot 54 in Deposited Plan 14682, and is commonly referred to as 1015 Barrenjoey Road, Palm Beach. The site is generally rectangular in shape, with a 15.24m wide frontage to Barrenjoey Road to the north-east, a maximum depth of 73.76m and a total area of 1119m<sup>2</sup>. Whilst the south-western boundary is nominated as the 'Approximate High Water Mark' on the accompanying survey, the site is separated from the Pittwater Water by a public reserve, with a depth of approximately 42m.

A one and two storey dwelling with an attached garage is situated towards the front of the site. Vehicular and pedestrian access is gained via a shared driveway in the road reserve, that runs parallel at a lower level to the main roadway of Barrenjoey Road. The shared driveway is separated from the main roadway by dense vegetation. Pedestrian access is also available from the foreshore.

The site is generally level, with a slight fall towards the waterway. The site contains a number of existing palm trees but is generally free of any significant vegetation.

The site is predominantly surrounded by low density residential development of varying age, architectural style and character, with the exception of the adjoining property at 1017 Barrenjoey Road, which comprises a residential flat building and a detached dwelling.

An aerial image of the site and its surrounds is provided in Figure 1 on the following page. Images of the site, the existing dwelling and the streetscape are also provided (Figure 2-6).

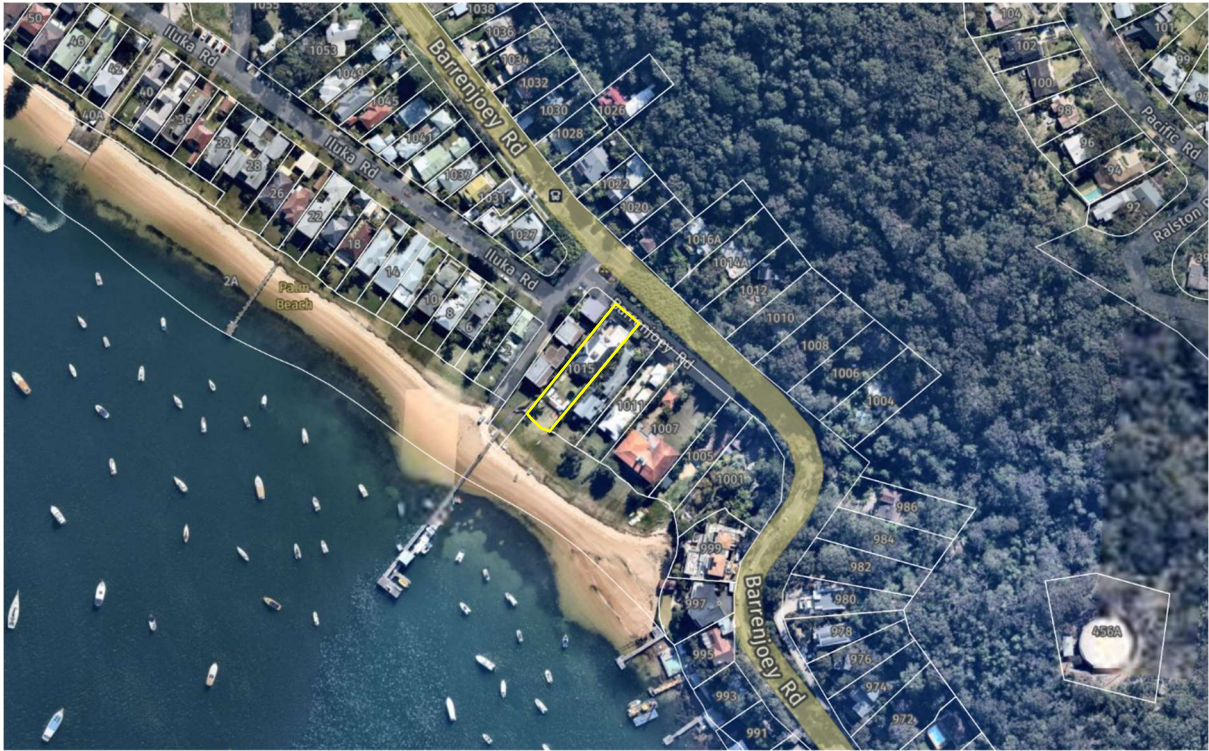


Figure 1 – Aerial image with site bordered in yellow  
Source: Nearmap



Figure 2 – Aerial image (zoom) with site bordered in yellow  
Source: Nearmap



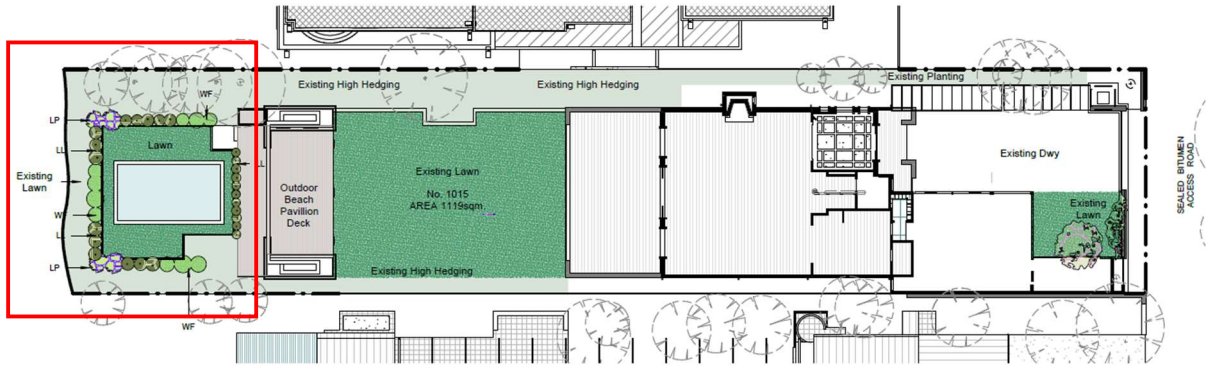
Figure 3 – Subject property (centre) as viewed from the foreshore (SW)  
Source: NBP



Figure 4 – Location of proposed swimming pool  
Source: NBP

*proposed development*

The application seeks consent for the construction of a swimming pool at the subject site, as depicted in the Architectural Plans prepared by Walter Barda Design that accompany this application.



**Figure 5 – Extract of Landscape Plan, with area of proposed works bordered in red**  
Source: Walter Barda Design



**Figure 6 – The proposed swimming pool as seen from the adjacent public reserve/waterway**  
Source: Walter Barda Design

## *legislation, plans and policies*

---

The following relevant state and local policies are applicable to the proposed development:

- Environmental Planning and Assessment Act (**EP&A Act**)
- Environmental Planning and Assessment Regulation 2021 (**EP&A Regulation**)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
  - Coastal Environment Area
  - Coastal Use Area
- State Environmental Planning Policy (Sustainable Buildings) 2022
- Pittwater Local Environmental Plan 2014 (**PLEP 2014**):
  - Acid Sulfate Soils Map: Class 3
  - Lot Size Map: 700m<sup>2</sup>
  - Land Zoning Map: C4 Environmental Living
  - Height of Buildings Map: 8.5m
  - Geotechnical Hazard Map: H1
  - Foreshore Building Line Map
- Pittwater 21 Development Control Plan (**P21 DCP**)
  - Palm Beach Locality
  - Landscaped Area 1
  - Bushfire Prone Land
  - Flood Hazard Map

*environmental planning and assessment act*

---

The matters prescribed by section 4.15(1) of the EP&A Act are considered, as follows:

<b>Clause</b>	<b>Provision</b>	<b>Comment</b>
(a)	<p><i>the provisions of—</i></p> <ul style="list-style-type: none"> <li><i>i. any environmental planning instrument, and</i></li> <li><i>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 Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i></li> <li><i>iii. any development control plan, and</i></li> <li><i>iv. any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</i></li> <li><i>v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i></li> </ul> <p><i>that apply to the land to which the development application relates,</i></p>	<p>The relevant provisions of PLEP 2014, all relevant SEPPs, and P21 DCP have been considered and addressed in this statement.</p>
(b)	<p><i>the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i></p>	<p>The likely impacts of the proposed development have been addressed with respect to relevant plans and policies in this statement. The proposed development will not result in any unacceptable impacts upon the natural or built environment, or any social or economic impacts in the locality.</p>
(c)	<p><i>the suitability of the site for the development,</i></p>	<p>The subject site is suitable for the proposed development.</p>
(d)	<p><i>any submissions made in accordance with this Act or the regulations,</i></p>	<p>The application will be notified to all neighbouring properties, with any submissions received to be considered by Council.</p>
(e)	<p><i>the public interest.</i></p>	<p>The proposed development is in the public interest, in so far as it is consistent with the objectives and outcomes of PLEP 2014 and P21 DCP.</p>



*state environmental planning policy  
(resilience and hazards)*

---

**Coastal Hazard**

The site is identified as land in the coastal use area on the Coastal Use Area Map and the coastal environment area on the Coastal Environment Area Map.

The provisions of chapter 2 of SEPP (Resilience and Hazards) are applicable in relation to the site and this proposal. The application is supported by a Geotechnical Report by Douglas Partners, which confirms that the proposed development can be undertaken safely with respect to the geotechnical hazard that affects the site. Further, the development is set well back from the water's edge, with the adjacent public reserve providing a suitable buffer between the development and the waterway.

Development on land within the coastal environment area

The application is accompanied by a Geotechnical Report & Acid Sulfate Soils Management Plan by Douglas Partners which considers the geology & hydrology of the site and confirms that the proposal will not result in any adverse impacts in this regard. Further, the proposal will not compromise the coastal environment values of the locality or impact upon natural coastal processes, water quality or marine vegetation, with the proposed swimming pool set well back from the waters edge.

The proposed swimming pool is wholly maintained within private property, and will not impact upon existing public open space, safe access to and along the foreshore or the use of the surf zone. The site is not known to hold any significance due to Aboriginal cultural heritage, practices and places, nor are there any known sites of significance in the immediate vicinity.

The consent authority can be satisfied that the proposed development has been designed, sited and will be managed to avoid adverse impacts upon the relevant matters identified in section 2.10(1) of this policy.

Development on land within the coastal use area

The proposed swimming pool does not impinge upon the public domain or affect public access to or along the foreshore. Nor does the inground structure result in any overshadowing, wind funnelling or loss of views from public places to foreshores.

Adverse impacts upon the visual amenity of the locality are also avoided due to the use of glass balustrading and screen vegetation, ensuring that the openness of the foreshore area is retained.

As above, the site is not known to hold any significance due to Aboriginal cultural heritage, practices and places, nor are there any known sites of significance in the immediate vicinity. Further, there are no known items of cultural or built environment heritage on the site or in its immediate vicinity.

The consent authority can be satisfied that the proposed development has been designed, sited and will be managed to avoid adverse impacts upon the relevant matters identified in section

2.11(1)(a) of this policy, and that the surrounding coastal and built environment has been taken into account with regard to the bulk, scale and size of the proposed development.

#### Coastal Zone

The proposed development is not likely to cause increased risk of coastal hazards on the land or other land, and the consent authority can be satisfied with respect to section 2.12 of this policy.

#### **Remediation of Land**

Chapter 4 of SEPP (Resilience and Hazards) applies to all land and aims to provide for a state-wide planning approach to the remediation of contaminated land.

Clause 4.6(1)(a) of this policy requires the consent authority to consider whether land is contaminated. The existing site has been used for residential purposes for an extended period of time, with no known prior land uses. The site is not identified on the public register of contaminated sites and is not located in the vicinity of any. Council can be reasonably satisfied that there is no contamination risk.

Overall, the proposed development is consistent with the relevant provisions of SEPP (Resilience and Hazards).

*state environmental planning policy  
(biodiversity and conservation)*

---

#### **Vegetation in Non-Rural Areas**

The provisions of Chapter 2 of this policy are applicable to all non-rural land across the state and aim to protect the biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of non-rural areas through the preservation of trees and other vegetation.

The proposed development does not seek consent for the removal of any existing trees or vegetation and is consistent with the requirements and objectives of SEPP (Biodiversity and Conservation).

*state environmental planning policy  
(sustainable buildings)*

---

The proposed works constitute 'BASIX affected development', as defined by the EP&A Regulation. The application is accompanied by a BASIX Certificate demonstrating that the proposed development can meet relevant performance criteria.

The site is identified on the Land Application Map of PLEP 2014 and the provisions of this policy are applicable in relation to the site and the proposed development.

The relevant provisions of PLEP 2014 are considered, as follows:

Clause	Standard	Proposal	Compliance
Zone C4 Environmental Living			Yes See discussion
4.3 Height of buildings	8.5m <u>or</u> 8m above the FPL	1.5m	Yes
5.21 Flood Planning			Yes See discussion
7.1 Acid sulfate soils	Class 3		Yes See discussion
7.2 Earthworks			Yes
7.7 Geotechnical hazards			Yes See discussion
7.8 Limited development on foreshore area			Yes See discussion
7.10 Essential services			Yes

### **Zone C4 Environmental Living**

The site is zoned C4 Environmental Living under the provisions of PLEP 2014. Pursuant to the land use table in Part 2 of this instrument, dwelling houses (and associated ancillary development) are permissible with consent.

### **Clause 5.21 Flood planning**

The site is identified as being prone to low and medium risk flooding, as shown on Council Flood Hazard Map (Figure 7). The application is supported by a Flood Risk Management Report by NB Consulting Engineers which confirms that no anticipated increase in flooding is envisaged to occur at the subject site due to the proposed development. The consent authority can be satisfied that the development is consistent with the provisions of clause 5.21 of PLEP 2014.



Figure 7 –Extract of Northern Beaches Council's Flood Hazard Map  
Source: Northern Beaches Council

### Clause 7.1 Acid sulfate soils

The site is identified within Class 3 on the Acid Sulfate Soils Map of PLEP 2014. As the works involves excavation greater than 1m below the natural ground surface, an Acid Sulphate Soils Assessment has been undertaken by Douglas Partners and accompanies this application. The report provides management methods and procedures to minimise the environmental impacts resulting from the disturbance of acid sulfate soils during construction. It also provides recommendations for neutralisation and treatment methods for the acid sulfate soils, verification testing requirements, groundwater management strategies and emergency response procedures.

Council can be satisfied the proposed development is consistent with the requirements of this control and that the proposed development will not cause environmental damage.

### Clause 7.7 Geotechnical hazards

The site is identified within Area H1 on the Geotechnical Hazard Map of PLEP 2014. The application is supported by a Geotechnical Report by Douglas Partners that addresses the matters prescribed by clause 7.7(3) of PLEP 2014. Further, the application is supported by Stormwater Management Plans by NB Consulting Engineers to confirm that a suitable stormwater management solution has been achieved.

Council can be satisfied that the development will appropriately manage wastewater, stormwater and drainage across the land so as not to affect the rate, volume and quality of water leaving the land, and

that the development is designed, sited and will be managed to avoid any geotechnical risk or significant adverse impact on the development and the land surrounding the development, consistent with the provisions of clause 7.7(4) of PLEP 2014.

### Clause 7.8 Limited development on foreshore area

The foreshore building line dissects the subject site at a distance of approximately 12.5m from the MHWM, as shown on the Foreshore Building Line Map of PLEP 2014 (Figure 8).



Figure 8 –Extract of the Foreshore Building Line Map of PLEP 2014  
Source: NSW Planning Portal Spatial Viewer

The application seeks consent for a swimming pool and associated fencing within the foreshore area. In accordance with the provisions of 7.8(2) of PLEP 2014, swimming pools are permitted within the foreshore area.

Further, Council can be satisfied of the matters listed in clause 7.8(3) of PLEP 2014, as follows:

- a) *the development will contribute to achieving the objectives for the zone in which the land is located, and*

Comment: The works the subject of the application are appropriately described as low-impact and have been designed to integrate with the landform and landscape. Further, the development appropriately retains and enhances foreshore vegetation. The proposed development is consistent with the objectives of the C4 Environmental Living zone.

- b) *the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and*

Comment: The proposed swimming pool will be integrated with the landform, will sit at ground level, and will be complemented by a high-quality landscape solution, as shown in Figure 9. Whilst it is acknowledged that there are no other swimming pools within the foreshore area in the immediate vicinity of the site, the requirement for compatibility should not be mistaken for “consistency” or “sameness”.



**Figure 9 – The proposed swimming pool as seen from the adjacent public reserve/waterway**  
Source: Walter Barda Design

As discussed in the Compatibility Planning Principle developed by the NSW LEC in the matter of *Project Venture Developments v Pittwater Council* [2005] NSWLEC 191, there are two questions that should be asked:

- *Are the proposal's physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites.*
- *Is the proposal's appearance in harmony with the buildings around it and the character of the street?*

In response to these questions, Council can be satisfied that the proposed swimming pool does not result in any adverse physical impacts, with no overshadowing of neighbouring sites or the adjacent foreshore reserve. All matters relating to hazards, including flooding, landslip and acid sulfate soils are all also appropriately addressed.

As demonstrated in the accompanying perspective images by Walter Barda Design (Figure 9), the proposal will be screened by landscaping, with the swimming pool itself unable to be seen from the waterway. The presence and use of landscaping to define the division of public and private space is not uncharacteristic along this stretch of the foreshore, with multiple

properties utilising hedging and defined planter beds to achieve a balance between privacy and the obtainment of views to the waterway, as shown in Figures 10 -13.



Figure 10 – Recent landscaping at 2-4 Iluka Road that runs perpendicular and parallel to the MHWL  
Source: NBP



Figure 11 – Landscaping and fencing that runs perpendicular and parallel to the MHWL on the adjoining site  
Source: NBP



**Figure 12 – Landscaping and fencing that runs perpendicular and parallel to the MHW on the adjoining site**  
Source: NBP



**Figure 13 – Landscaping that runs perpendicular and parallel to the MHW at 1101 Barrenjoey Road**  
Source: NBP



It is also relevant to note that due to the projecting hedges and fences on adjoining and nearby properties, the visibility of the proposed development is also significantly reduced, such that any perceived impact is limited to the part of the reserve directly to the west of the subject site. At this point, you would also perceive the neighbouring enclosing hedges and fences, such that most observers would not find the proposed swimming pool offensive, jarring or unsympathetic.

c) *the development will not cause environmental harm such as—*

- i. *pollution or siltation of the waterway, or*
- ii. *an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or*
- iii. *an adverse effect on drainage patterns, or*
- iv. *the removal or disturbance of remnant riparian vegetation, and*

Comment: The proposed swimming pool does not necessitate the removal of any existing vegetation and will not result in any impacts upon the waterway or drainage patterns at the site.

d) *the development will not cause congestion or generate conflict between people using open space areas or the waterway, and*

Comment: The proposed development is maintained within private property, within an area currently used for private open space. The proposed swimming pool will not cause congestion or conflict with people using the adjacent foreshore area.

e) *opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and*

Comment: The proposed swimming pool is wholly maintained within the private property and will not impede access along the foreshore or to the waterway.

f) *any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and*

Comment: There is no known historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land in question.

g) *in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and*

Comment: N/A

h) *sea level rise, coastal erosion and recession, or change of flooding patterns as a result of climate change, have been considered.*

Comment: The application is supported by a Flood Risk Management Report that has considered the proposed development in light of flooding.

The proposed development is consistent with the provisions of clause 7.8 of PLEP 2014.

## development control plan

---

P21 DCP is applicable to the site and the proposed development. The site is identified within the Palm Beach Locality. The relevant provisions of P21 DCP are considered, as follows:

Clause	Control	Proposal	Compliance
A1.7 Considerations before consent is granted	Have regard for the matters for consideration under section 4.15 of the EP&A Act.	The matters for consideration prescribed by section 4.15 of the EP&A Act have been considered (above).	Yes
A4.12 Palm Beach Locality			Yes
B1.3 Heritage Conservation – General			Yes
B1.4 Aboriginal Heritage			Yes
B3.1 Landslip Hazard	Development is to comply with Council's <i>Geotechnical Risk Management Policy for Development in Pittwater 2009</i> .	The application is supported by a Geotechnical Report prepared by Douglas Partners, inclusive of Forms 1 and 1a.	Yes
B3.2 Bushfire Hazard	All development is to be designed and constructed so as to manage risk due to the effects of bushfire throughout the life of the development.	The application is supported by a Bushfire Report prepared by Bush Fire Planning Services.	Yes
B3.6 Contaminated Land and Potentially Contaminated Land			Yes
B3.7 Estuarine Hazard – Low Density Residential	Development is to comply with Council's <i>Estuarine Risk Management Policy for Development in Pittwater 2009</i> .		Yes
B3.11 Flood Prone Land	Development identified as low, medium or high flood risk precinct on the Flood Risk Precinct Maps is to be developed in accordance with the Development Control Matrix.	The application is supported by a Flood Report prepared by NB Consulting Engineers, confirming consistency with the requirements of this control.	Yes

Clause	Control	Proposal	Compliance
B4.15 Saltmarsh Endangered Ecological Community			Yes
B4.16 Seagrass Conservation			Yes
B4.19 Estuarine Habitat			Yes
B5.13 Development on Waterfront Land			Yes
B5.15 Water Management	The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	The application is supported by Stormwater Management Plans prepared by NB Consulting Engineers, which demonstrate consistency with Council's Water Management Policy.	Yes
B6.1 Access Driveways and Works on the Public Road Reserve			N/A
B6.2 Internal Driveways			N/A
B6.3 Off-Street Vehicle Parking Requirements	2 spaces (minimum)		N/A
B8.1 Construction and Demolition – Excavation and Fill			Yes
B8.3 Construction and Demolition – Waste Minimisation			Yes
B8.4 Construction and Demolition – Site Fencing and Security			Yes
C1.1 Landscaping	All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species.  At least 2 canopy trees are to be provided in the front yard and 1 in the rear yard.	The proposed swimming pool is to be complemented by landscaping.	Yes

Clause	Control	Proposal	Compliance
C1.2 Safety and Security			Yes
C1.3 View Sharing	All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.	The proposed development will not result in any unreasonable impacts upon views.	Yes
C1.4 Solar Access	3 hours of direct sunlight to the main private open space and windows of principal living areas between 9am and 3pm in mid-winter.	The proposed swimming pool will not result in any overshadowing of adjoining properties.	Yes
C1.5 Visual Privacy	Private open space and living rooms of adjoining dwellings are to be protected from direct overlooking.	The proposed swimming pool will not result in any adverse overlooking of neighbouring properties. Further, the proposed landscaping will ensure appropriate privacy for people within the swimming pool area.	Yes
C1.6 Acoustic Privacy			Yes
C1.7 Private Open Space		The central portion of lawn is to be retained to function as private open space for occupants of the dwelling.	Yes
C1.12 Waste and Recycling Facilities	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan	The application is accompanied by a Waste Management Plan demonstrating consistency with Council's Waste Management Guidelines.	Yes
C1.13 Pollution Control			Yes
C1.17 Swimming Pool Safety	Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance	The proposed swimming pool is designed in accordance with the Swimming Pools Act and Regulation.	Yes

Clause	Control	Proposal	Compliance
	with the Swimming Pools Act 1992 and regulation.		
C1.23 Eaves			N/A
D12.1 Character as Viewed from a Public Place		No change.	Yes
D12.3 Building Colours and Materials			Yes
D12.5 Front Building Line	10m	No change.	N/A
D12.6 Side and Rear Building Line	Northern side: 2.5m Southern side: 1.0m Rear: FSBL applies	Northern side: 6.2m Southern side: 4.7m Rear: Within foreshore area	Yes
D12.8 Building Envelope	Buildings maintained within a plane projected at 45 degrees from FPL along the side boundary.		Yes
D12.10 Landscaped Area – Environmentally Sensitive Land	671m <sup>2</sup> or 60%	432m <sup>2</sup> or 39%	<b>No</b> See discussion
D12.24 Scenic Protection Category One Area			Yes

### Clause D12.10 Landscaped Area – Environmentally Sensitive Land

Clause D12.10 of P21 DCP prescribes a minimum landscaped area calculation of 60% of the total site area. The proposed development achieves a landscaped area of 432m<sup>2</sup> or 39% of the total site area, inconsistent with the minimum landscaped area prescribed.

Despite non-compliance, the swimming pool does not detract from consistency with the outcomes of the landscaped area control, as follows:

- *Achieve the desired future character of the Locality.*

Comment: The proposed development is consistent with the desired future character of the Palm Beach Locality.

It is also relevant to note that non-compliance with the 60% landscaped area minimum requirement is not uncommon in this particular part of Palm Beach, and that a reduced landscaped area is more reflective of the existing character of the locality.

- *The bulk and scale of the built form is minimised.*

Comment: The non-compliance is associated with an in-ground swimming pool, which does not attribute to excessive bulk or scale.

- *A reasonable level of amenity and solar access is provided and maintained.*

Comment: The proposed development maintains existing high levels of amenity for occupants of the subject site and adjoining properties.

- *Vegetation is retained and enhanced to visually reduce the built form.*

Comment: The application proposes the enhancement of landscaping across the site, to assist in reducing the visual impact of the resultant development as seen from the waterway. Extensive vegetation within the road reserve is to remain and will continue to screen the dwelling from view as seen from Barrenjoey Road.

- *Conservation of natural vegetation and biodiversity.*

Comment: The proposed development does not result in the removal of existing canopy trees or significant vegetation.

- *Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.*

Comment: The application is supported by Stormwater Management Plans by NB Consulting Engineers demonstrating a suitable stormwater management solution for the site, consistent with Council's Water Management Policy.

- *To preserve and enhance the rural and bushland character of the area.*

Comment: The proposed development maintains the existing landscaped character of the Palm Beach Locality.

- *Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.*

Comment: The application is supported by Stormwater Management Plans by NB Consulting Engineers demonstrating a suitable stormwater management solution for the site, consistent with Council's Water Management Policy.

## *conclusion*

---

The proposal is a well resolved and considered design solution for the site, which has appropriate regard for the amenity of adjoining properties and the natural features of the site. The proposal will not result in any unreasonable impacts upon adjoining properties or the surrounding natural environment and appropriately reflects the desired future character of the Palm Beach Locality.

The proposal involves non-compliance with the landscaped area control of P21 DCP. We ask that Council apply flexibility in this regard, consistent with the provisions of 4.15(3A)(b) of the EP&A Act, noting that the outcomes of this control are nonetheless achieved.

Overall, the proposed development will positively contribute to the Palm Beach locality, and the application warrants Council's support in this regard.



**Rebecca Englund**

B Arch Studies | M Plan | MPIA

**Director | Northern Beaches Planning**