

**STATEMENT OF ENVIRONMENTAL EFFECTS**

**FOR THE CONSTRUCTION OF ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING**

**LOCATED AT**

**28 WYADRA AVENUE, FRESHWATER**

**FOR**

**CLARA WOUTERS & ROBERT HALLAM**



**Prepared  
September 2020**

## **Table of Contents**

1.0	Introduction .....	3
2.0	Property Description .....	3
3.0	Site Description.....	3
4.0	The Surrounding Environment .....	8
5.0	Proposed Development .....	9
6.0	Zoning and Development Controls .....	10
6.1	State Environmental Planning Policy No. 55 – Remediation of Land .....	10
6.2	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.....	10
6.3	Warringah Local Environmental Plan 2011 .....	10
6.4	Warringah Development Control Plan .....	13
7.0	Matters for Consideration under Section 4.15 of The Environmental Planning and Assessment Act, 1979 .....	26
7.1	Any environmental planning instrument.....	26
7.2	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 .....	26
7.3	Any development control plan .....	26
7.4	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 .....	27
7.5	The regulations (to the extent that they prescribe matters for the purposes of this paragraph) .....	27
7.6	The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality. ....	27
7.7	The suitability of the site for the development .....	27
7.8	Submissions made in accordance with this Act or the regulations .....	27
7.9	The public interest .....	27
8.0	Conclusion.....	28

## 1.0 Introduction

This Statement of Environmental Effects accompanies architectural plans prepared by Watershed Design for Clara Wouters & Robert Hallam, Drawings No. DA01 – DA13, dated 31 August 2020, detailing the construction of alterations and additions to an existing dwelling at **28 Wyadra Avenue, Freshwater**.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

In preparation of this document, consideration has been given to the following:

- *The Environmental Planning and Assessment Act, 1979 as amended*
- *The Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan*

## 2.0 Property Description

The subject allotment is described as 28 Wyadra Avenue, Freshwater, being Lot 10 within Deposited Plan 5302 and is zoned R2 Low Density Residential within the provisions of the Warringah Local Environmental Plan 2011.

The site is not listed as a heritage item, nor is located within a conservation area. However, the site is in the vicinity of a number of heritage items, including Harbord Public School, which is opposite the site on the northern side of Wyadra Avenue (Item No. 177). This matter will be discussed in further detail within this submission.

The land is noted as being within Area A on Council's Landslip Risk Map, and accordingly this matter will be discussed in further detail within this submission.

No other identified hazards have been identified.

## 3.0 Site Description

The property is located on the southern side of Wyadra Avenue.

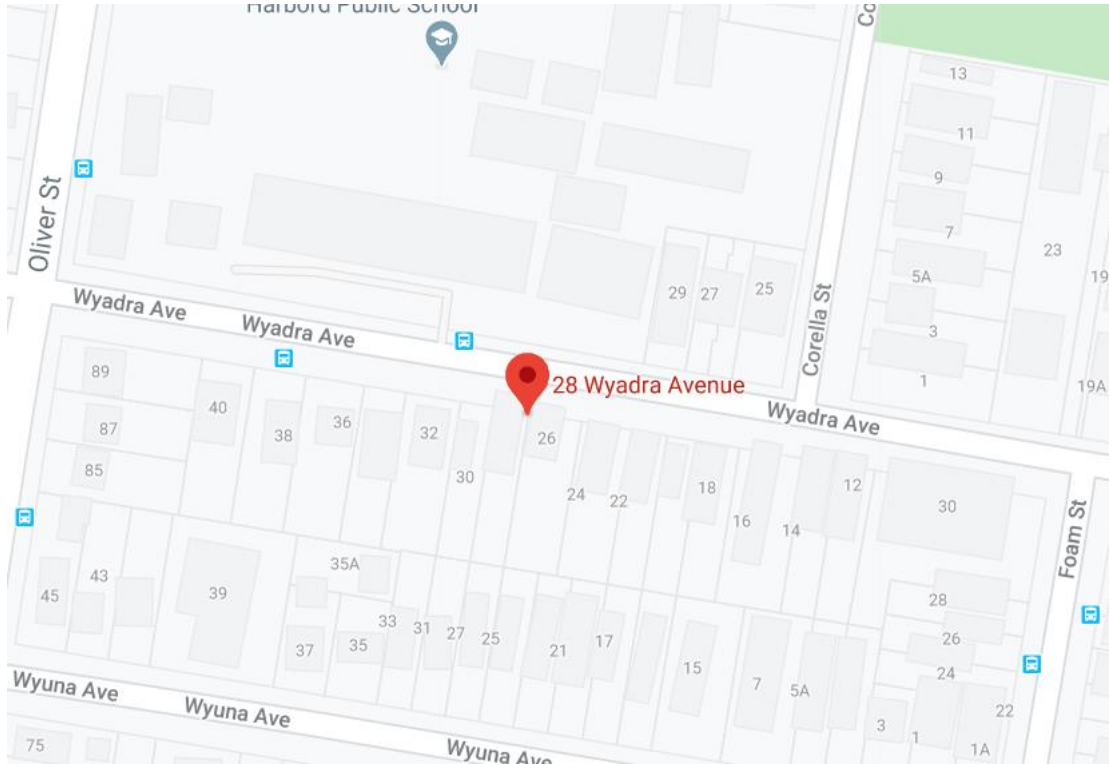
The land has a slope towards the south, with a total fall of approximately 2.6m over its length. The site is rectangular in shape, with a width of 10.06m and a depth of 45.11m. The land has a total area of 453.8m<sup>2</sup>.

The site is currently developed with a brick residence with a tile roof. An existing open concrete plinth in the south-western corner of the yard is to be removed as part of the proposed landscape works.

Vehicular access is available to the site from Wyadra Avenue via a concrete driveway. Car parking is

currently available on site within a hardstand car space forward of the building.

The details of the site are as indicated on the survey plan prepared by C.M.S Surveyors Pty Limited, Drawing No. 19065, dated 20 January 2020, which accompanies the DA submission.



**Fig 1: Location of subject site**  
(Source: Google Maps)





**Fig 2: View of subject site, looking south from Wyadra Avenue**



**Fig 3: View of subject site, looking south-east from Wyadra Avenue**





**Fig 4: View of existing development to the east of the site, looking south-east from Wyadra Avenue**



**Fig 5: View of the neighbouring dwelling to the west of the site, looking south from Wyadra Avenue**



**Fig 6: View of the rear yard of subject site, looking south and indicating existing concrete plinth to be removed and replaced with landscaping in accordance with the landscape design prepared by Paul Scrivener Landscape**



#### 4.0 The Surrounding Environment

The general vicinity of the site is characterised by a mix of single detached dwellings and associated ancillary structures such as garages, storage sheds and swimming pools. The land opposite the site on the northern side of Wyadra Avenue comprises Harbord Public School.

Properties in the area enjoy views to Freshwater Beach to the south-east and north-east towards North Curl Curl headland.

The site and its surrounds are depicted in the following aerial photograph:



**Fig 7: Aerial view of locality**  
(Source: Google Maps)



## 5.0 Proposed Development

As detailed within the accompanying plans the proposal seeks consent for the construction of a single storey additions and alterations to the existing single story dwelling.

The new works will comprise:

### Dwelling

- Alterations and additions to the existing dwelling to provide for a new entry, refurbishment of existing ensuite to bed 1, linen, TV/study, new bed 3, new bathroom, open plan living, dining and kitchen with pantry/laundry, new rear deck with steps to rear yard

### External Works

- New front wall and landscaping

The proposed new works are sited to the rear of the existing dwelling, and maintain a modest single storey scale. The proposed ridge height of the new rear addition (RL 32.763m) is sited below the existing ridge height (RL 33.10m).

The external finishes of the new works comprise a mix of cladding and brickwork, and are complementary to the existing dwelling and surrounding locality.

The proposal will maintain a suitable area of soft landscaping, and will not require the removal of any significant vegetation.

The proposal results in the following development indices:

Site Area:	453.8m <sup>2</sup>
Required Landscaped Area:	40% or 181.52m <sup>2</sup>
Proposed Landscaped Area:	38% or 172.45m <sup>2</sup>

## 6.0 Zoning and Development Controls

### 6.1 State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 – Remediation of Land and in particular Clause 7(1)(a) suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Given the history of residential use of the land, the site is not considered to be subject to contamination and further investigation is not required at this stage.

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

The proposal meets water, thermal and energy standards required by BASIX. A BASIX certificate has been submitted with the development application.

### 6.3 Warringah Local Environmental Plan 2011

The land is zoned R2 Low Density Residential under the provisions of the WLEP 2011.

Development for the purposes of alterations and additions to a dwelling house are permissible in this zone under the WLEP 2011.

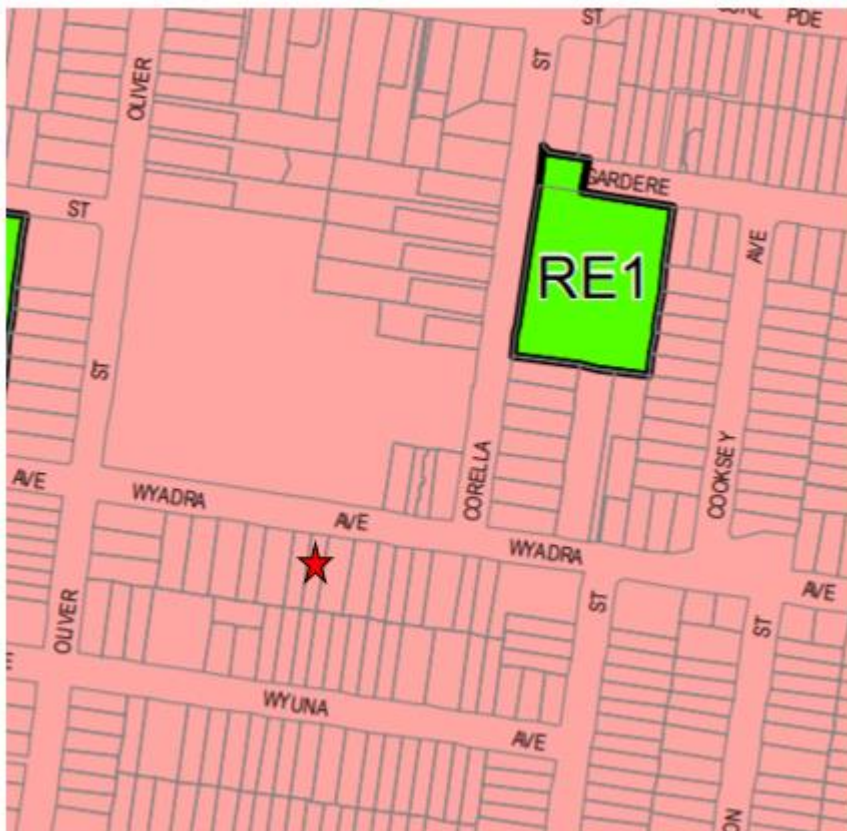


Fig 8: Extract of Warringah Local Environmental Plan 2011 Zoning Map

The development of and use of the land for residential purposes is consistent with the zone objectives, which are noted as:

- *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.*

It is considered that the proposed alterations and additions to the existing dwelling will be consistent with the desired future character of the surrounding locality for the following reasons:

- The proposal will be consistent with and complement the existing detached style housing within the locality.
- The proposed development respects the scale and form of other new development in the vicinity and therefore compliments the locality.
- The setbacks are compatible with the existing surrounding development.
- The proposal does not have any significant impact on the existing landscaped area or long distance views. Suitable view sharing opportunity is maintained past the dwelling towards the foreshore.

**Clause 4.3** provides controls relating to the height of buildings.

The dictionary supplement to the LEP notes building height to be:

***building height (or height of building)*** means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The building height limit for development in this portion of Freshwater is 8.5m. The proposed new works will provide for a maximum building height of 5.95m measured above the interpolated existing ground level of the site, prior to the site being disturbed through the current excavation and which readily complies with this control.

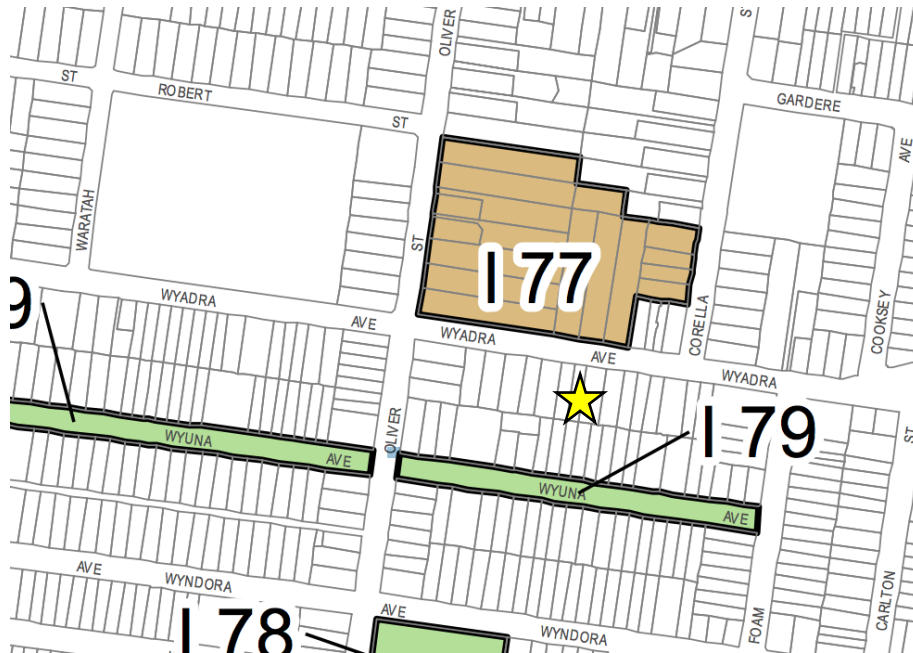
**Clause 5.10** relates to heritage conservation.

The site is not listed as a heritage item, nor is located within a conservation area. However, the site is in the vicinity of a number of heritage items, including Harbord Public School opposite the site on the northern side of Wyadra Avenue (Item No. 177).

The objectives of this clause are as follows:

- (a) *to conserve the environmental heritage of Warringah,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) *to conserve archaeological sites,*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*





**Fig 9: Extract of Warringah Local Environmental Plan 2011 Heritage Map**

The proposal comprises modest single storey additions which are largely sited to the rear of the existing dwelling, and will not be prominently viewed within the Wyadra Street streetscape.

The works within the front of the site comprise a new front fence and gate, minor changes to the existing front elevation and new landscaping.

The existing primary roof form and existing maximum ridge height of the dwelling remains unchanged. The proposed ridge height of the new rear addition (RL 32.763m) is sited below the existing ridge height (RL 33.10m).

The proposed new works maintain a modest single storey scale, and enhance the streetscape appearance of the site. The proposed works are in keeping with the character of development along Wyadra Avenue, and will not detract from the significance of the nearby heritage items.

**Clause 6.2** relates to earthworks. The proposal will not require any substantial excavation to accommodate the proposed new works. All site works will be carried out in accordance with the recommendations of the Consulting Structural Engineer, and therefore satisfy the provisions of this clause.

**Clause 6.4** relates to development on sloping land. The site is noted as Area A on Council's Geotechnical Risk Mapping. The proposal will not require any substantial demolition to accommodate the additions. The works will be carried out in accordance with the recommendations of the consulting Structural Engineer, and therefore satisfy the provisions of this clause.

There are no other clauses of the WLEP 2011 that are considered to be relevant to the proposed development. It is considered that the proposal achieves the requirements of the WLEP.

## 6.4 Warringah Development Control Plan

The relevant numerical and performance based controls under WDCP are discussed below:

Part B - Built Form Controls			
Standard	Required	Proposed	Compliance
B1 – Wall heights	Max 7.2m	Max wall height of new works approx. 5.95m and readily complies with this control.	Yes
B2 – Number of storeys	No requirement identified on map		N/A
B3 – Side Boundary Envelope and Side Setback	Building envelope 45 degrees from 5m. Setback 0.9m	<p>The proposed western elevation presents a minor variation to the building envelope control as a result of the site's gently sloping topography, which falls south, to the rear of the site.</p> <p>The objectives of this control are as follows:</p> <ul style="list-style-type: none"> <li>• <i>To ensure that development does not become visually dominant by virtue of its height and bulk.</i></li> <li>• <i>To ensure adequate light, solar access and privacy by providing spatial separation between buildings.</i></li> <li>• <i>To ensure that development responds to the topography of the site.</i></li> </ul> <p>Notwithstanding the minor variation to the building envelope control which occurs as a result of the site</p>	Yes – on merit

		<p>constraints, the proposal provides a modest single storey building form, which will not result in any adverse impacts for neighbouring properties in terms of privacy, solar access, views or general amenity.</p> <p>The proposal is therefore in keeping with the desired outcomes of this clause, and is worthy of support on merit.</p>	
B4 – Site Coverage	No requirement identified on map		N/A
B5 – Side Boundary setbacks	R2 zoned land 0.9m	<p>The proposed rear addition will stand 1.0m and 0.47m from the eastern and western side boundaries respectively.</p> <p>The objectives of this control are as follows:</p> <ul style="list-style-type: none"> <li>• <i>To provide opportunities for deep soil landscape areas.</i></li> <li>• <i>To ensure that development does not become visually dominant.</i></li> <li>• <i>To ensure that the scale and bulk of buildings is minimised.</i></li> <li>• <i>To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is</i></li> </ul>	Yes – on merit



		<p><i>maintained.</i></p> <ul style="list-style-type: none"> <li>• <i>To provide reasonable sharing of views to and from public and private properties.</i></li> </ul> <p>Compliance with this control is constrained by the relatively narrow lot width and the location of existing development. The proposed new works will follow the siting of the existing dwelling.</p> <p>The proposed new read addition does not comprise any window openings to the side elevations, and privacy screening is provided to the eastern and western edges of the proposed rear deck. Suitable privacy will therefore be retained for the adjoining neighbours.</p> <p>The proposal is modest in bulk and scale and will not see any unreasonable loss of views, solar access or general amenity for neighbouring properties.</p> <p>The proposed side setbacks are therefore considered acceptable on merit.</p>	
B6 – Merit assessment of Side Boundary Setbacks	No requirement identified on map		N/A

B7 – Front Boundary Setbacks	Minimum 6.5m  Secondary frontage 3.5m	The existing front setback of the dwelling remains unchanged.	Yes
B8 – Merit assessment of front boundary setbacks	No requirement identified on map		N/A
B9 – Rear Boundary Setbacks	Min 6m rear setback	Proposed works will stand 13.279m from the rear boundary and therefore comply with this control.	Yes
B10 – Merit Assessment of rear boundary setbacks	No requirement identified on map		N/A
B11 – Foreshore Building Setback	No requirement identified on map		N/A
B12 – National Parks Setback	No requirement identified on map		N/A
B13 – Coastal Cliffs Setback	No requirement identified on map		N/A
B14 – Main Roads Setback	No requirement identified on map		N/A
B15 – Minimum Floor to Ceiling Height	No requirement identified on map		N/A
<b>Part C – Siting Factors</b>			
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Existing driveway crossing and layback location to be maintained.	Yes
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Existing car space to be retained.	N/A
C4 – Stormwater	Hydraulic Design to be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments and Minor Works Specification	A Stormwater Management Plan has been prepared by Sydney Engineers, Sheets CV-00 – CV-05 dated 9 September 2020. Stormwater management plan details the collection of	Yes

		roof orders and direction to a rainwater reuse tank with overflow to a absorption trench system within the rear yard.	
C5 – Erosion and Sedimentation	Soil and Water Management required	Suitable sediment and erosion control measures to be provided during construction.	Yes
C6 – Building over or adjacent to Constructed Council Drainage Easements	N/A		N/A
C7 – Excavation and Landfill	Site stability to be maintained		
C8 – Demolition and Construction	Waste management plan required	Waste management measures to be employed	Yes
C9 – Waste Management	Waste storage area to be provided	Bins storage available within curtilage of the dwelling.	Yes
<b>Part D – Design</b>			
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	<p>The proposal will see the retention of 172.45m<sup>2</sup> or 38% of the site area as soft landscaping.</p> <p>The required landscaped area under the control is 40% or 181.52m<sup>2</sup>.</p> <p>The proposal will therefore present a minor variation to the required landscaped area.</p> <p>The development within the site will continue to achieve the objectives of the</p>	Yes – on merit



		<p>controls, which are noted as:</p> <ul style="list-style-type: none"> <li>• <i>To enable planting to maintain and enhance the streetscape.</i></li> <li>• <i>To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.</i></li> <li>• <i>To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.</i></li> <li>• <i>To enhance privacy between buildings.</i></li> <li>• <i>To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.</i></li> <li>• <i>To provide space for service functions, including clothes drying.</i></li> <li>• <i>To facilitate water management, including on-site detention and infiltration of stormwater.</i></li> </ul> <p>The proposal will provide for sufficient area for the private open space and recreational requirements of the</p>	
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		<p>owners, whilst maintaining areas of soft soil planting within the front and rear yard area.</p> <p>A Landscape Plan has been prepared by Paul Scrivener Landscape dated 4 September 2020 which provides for the managed replanting of the site.</p> <p>The proposal will not see any change to the existing stormwater arrangements.</p> <p>As the proposal retains suitable soft landscaping to soften the modest single story built form and presents only a minor variation to the control, the proposal is considered acceptable on merit.</p>	
D2 – Private Open Space	<p>Dwelling houses with three or more bedrooms</p> <p>Min 60m<sup>2</sup> with min dimension 5m</p>	<p>The proposal will maintain a substantial area of private open space, which is directly accessible from the dwelling and will maintain good access to the northern sun.</p>	Yes
D3 – Noise	<p>Mechanical noise is to be attenuated to maintain adjoining unit amenity.</p> <p>Compliance with NSW Industrial Noise Policy Requirements</p>	N/A	N/A
D4 – Electromagnetic Radiation	N/A to proposed development		N/A
D5 – Orientation and Energy Efficiency	<p>Dwellings to be orientated to receive northern sun</p>	<p>The site enjoys an east-west aspect and good access to</p>	Yes

	Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements	northern sun to the yard area.	
D6 – Access to sunlight	At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	Due to the modest nature of the proposed additions, the subject and neighbouring properties will retain suitable solar access to their internal and external living areas.	Yes
D7 – Views	View sharing to be maintained	<p>The controls require that development should enable the reasonable sharing of views. The works see the construction of alterations and additions to an existing dwelling, which will maintain the existing maximum ridge of the dwelling and comply with Council's statutory height control.</p> <p>The site and the neighbouring properties enjoy local views only.</p> <p>The works will not unreasonably obstruct the outlook for the neighbouring properties.</p>	Yes



		The proposed new works will not unreasonably reduce the view corridors available for the adjacent neighbours.	
D8 – Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties	<p>The proposed new works have been designed to primarily overlook the yard areas of the subject site and will not unreasonably reduce the privacy enjoyed by the neighbours.</p> <p>Privacy screening is provided along the eastern and western edges of the proposed rear deck, which minimises opportunities for overlooking to the neighbouring properties.</p>	Yes
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby and adjoining properties and not to visually dominate the street or surrounding spaces	The existing surrounding development comprises a mix of one and two storey dwellings. The form of the proposed new works will maintain a modest single storey height and scale that complements the prevailing scale of the surrounding development.	Yes
D10 – Building Colours and materials		The new works will utilise recessive colours and finishes to match the surrounding area and existing dwelling.	Yes
D11 – Roofs	The LEP requires that roofs should not	The proposal will see a section of new skillion	Yes

	dominate the local skyline.	roofing and will serve as a secondary roof form to the existing primary pitched roof. Further, the proposed portion of roof minimises bulk and scale and maximises view retention to adjoining properties.	
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimised	The proposed external finishes and colours will be selected to minimise glare and will complement the existing dwelling.  No significant glare impacts will result from proposed new works.	Yes
D13 – Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	The proposal includes a new front fence with a varied height up to 1.8 m. The fencing comprises masonry with timber slap fences and gates to relieve the façade.  Properties in the area have varied fencing to a similar height and the opposed fence will allow for some acoustic and visual protection from the school area, with foot and passing vehicular traffic an issue during the peak school times.	N/A
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the	Garbage storage areas and mail box maintained	N/A

	view of the site facilities		
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D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991	Side fences unchanged.	Yes
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	N/A	N/A
D17 – Tennis Courts	N/A		N/A
D18 – Accessibility	Safe and secure access for persons with a disability to be provided where required	Not applicable to residential development	N/A
D19 – Site Consolidation in the R3 and IN1 Zone	N/A		N/A
D20 – Safety and Security	Buildings to enhance the security of the community.  Buildings are to provide for casual surveillance of the street.	The proposed works will not reduce the security of the street area or the subject property. Casual surveillance of the street is available from the dwelling to the street over and through the front landscaped area.	Yes
D21 – Provision and Location of Utility Services	Utility services to be provided	Normal utility services are available to the site	Yes
D22 – Conservation of Energy and Water	Compliance with SEPP BASIX	A BASIX Certificate has been provided to support the proposed development.	Yes
D23 – Signs	Building identification signage to be appropriate for	No signage proposed	N/A

	proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views vehicles, pedestrians or potentially hazardous road features or traffic control devices.		
<b>Part E – The Natural Environment</b>			
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented	No significant protected trees are affected by the works.	Yes
E2 – Prescribed Vegetation	Not identified on map		N/A
E3 – Threatened species, populations, ecological communities	Not identified on map		N/A
E4 – Wildlife Corridors	Not identified on map		N/A
E5 – Native Vegetation	Not identified on map		N/A
E6 – Retaining unique environmental features	Not identified on map	No significant features within site	Yes
E7 – Development on land adjoining public open space	Not identified on map	The works are wholly within the private land and will not have any direct impact on the adjacent public land. The modest height and scale of the works will not present any significant visual impacts either to or from the public areas surrounding the site.	Yes
E8 – Waterways and Riparian Lands	Not identified on map		N/A
E9 – Coastline Hazard	Not identified on map		N/A
E10 – Landslip Risk	Identified on map as Area A.	The proposal will not require any substantial demolition to accommodate the additions. The works will be carried out in	Yes

		accordance with the recommendations of the consulting Structural Engineer, and therefore satisfy the provisions of this clause.	
E11 – Flood Prone Land	Not identified on map		N/A



## **7.0 Matters for Consideration under Section 4.15 of The Environmental Planning and Assessment Act, 1979**

### **7.1 Any environmental planning instrument**

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. It is considered that the provisions of this environmental planning instrument has been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

### **7.2 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**

It is not considered that there are any draft environmental planning instruments applying to the site.

### **7.3 Any development control plan**

The development has been designed to comply with the requirements of the WLEP 2011 & the controls of the Warringah Development Control Plan.

It is considered that the proposed design respects the aims and objectives of the DCP however we note that the Environmental Planning and Assessment Amendment Act 2012 No 93 (Amendment Act) which received assent on 21 November 2012 commenced on 1 March 2013.

Key amongst the amendments are requirements to interpret DCPs flexibly and to allow reasonable alternative solutions to achieve the objectives of DCP standards.

The new section 3.42 provides that the 'principal purpose' of DCPs is to 'provide guidance' on:-

- giving effect to the aims of any applicable environmental planning instrument
- facilitating permissible development
- achieving the objectives of the relevant land zones.

The key amendment is the insertion of section 4.15(3A) which:

- prevents the consent authority requiring more onerous standards than a DCP provides,
- requires the consent authority to be 'flexible' and allow 'reasonable alternative solutions' in applying DCP provisions with which a development application does not comply,
- limits the consent authority's consideration of the DCP to the development application (preventing consideration of previous or future applications of the DCP).

We request that Council applies considered flexibility where the application seeks variations to the numerical development controls in the DCP as justified in this report. In particular, we consider that the variation to the side setback, building envelope and landscaped area control is reasonable given the constraints posed by the existing development on site.

It is considered that the proposed design respects the desired character objectives of the DCP in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

The development respects the streetscape character objectives of the DCP and will provide a cohesive and sympathetic addition to the site which will make a positive contribution to the area.

**7.4 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**

No matters of relevance are raised in regard to the proposed development.

**7.5 The regulations (to the extent that they prescribe matters for the purposes of this paragraph)**

No matters of relevance are raised in regard to the proposed development.

**7.6 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.**

It is considered that the proposal, which seeks consent for proposed construction of alterations and additions to an existing dwelling, which have been located and designed to appropriately minimise impacts on the amenity of adjoining properties, are compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard for the relevant provisions of the SEPP, Council's LEP and DCP.

**7.7 The suitability of the site for the development**

The site is considered suitable for the proposed development.

The proposal will provide for the construction of alterations and additions to an existing dwelling.

It is suggested that the proposal will not have a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

**7.8 Submissions made in accordance with this Act or the regulations**

This is matter for Council in the consideration of this proposal.

**7.9 The public interest**

The proposal will not impact upon the environment; the character of the locality and will mitigate any unreasonable visual impacts on the amenity of adjoining properties and is therefore considered to be within the public interest.

## **8.0 Conclusion**

The proposal provides for construction of alterations and additions to an existing dwelling, which will not have a detrimental impact on the adjoining properties or the locality.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

### **VAUGHAN MILLIGAN**

Town Planner

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