

Northern Development Assessment

STATEMENT OF ENVIRONMENTAL EFFECTS

TO ACCOMPANY
DEVELOPMENT APPLICATION

FOR
PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENTIAL FLAT
BUILDING – LIMITED TO REPLACEMENT OF EXISTING CLADDING ONLY

AT
14 FEDERAL PARADE, BROOKVALE
SP 71340

Prepared By

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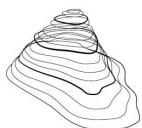
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1. INTRODUCTION

1.1 Summary

I have been commissioned to prepare a Statement of Environmental Effects (SEE) in relation to a Development Application (DA) seeking consent for proposed alterations and additions to an existing residential flat building – limited to replacement of existing cladding only, on land described as SP 71340, 14 Federal Parade, Brookvale (The site).

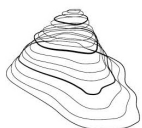
The proposed development is subject to assessment under Part 4 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). The following SEE will consider the potential environmental impacts of the development, having regard to the matters for consideration under Section 4.15(1) of the *EP&A Act 1979*.

This SEE also addresses relevant matters under the *Warringah Local Environmental Plan 2011* and the *Warringah Development Control Plan 2011*. In the preparation of this SEE consideration has been given to the following documents:

- a) Plans of the proposed development prepared by Archispectrum dated October 2024;
- b) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- c) State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development;
- d) State Environmental Planning Policy (Resilience and Hazards) 2021;
- e) Warringah Local Environmental Plan 2011;
- f) Warringah Development Control Plan 2011;
- g) Planning Principles of the NSW Land and Environment Court.

During the preparation of this SEE, I have attended the subject site and the surrounding locality to gain an understanding of the proposal and its future relationship with the developing streetscape and the immediately surrounding sites.

I am satisfied that the proposal as submitted will not only maintain a high standard of accommodation for current residents but will do so in a manner that respects its juxtaposition with adjacent and nearby development and will provide a high standard of design and sustainability when completed.



1.2 Site Description



Figure 1.2.1 – Subject Site

The site consists of a single allotment located on the northern side of Federal Parade, located between Victor Road and Regina Avenue. The subject site currently contains a two/three storey residential flat building containing a total of 16 units. The residential flat building incorporates cladding with a metal roof. The site fronts the vehicle access provided to 14C Federal Parade and obtains vehicle access from this street frontage.

The site is irregular in shape and has a total site area of 1216.9m² based on the Survey Plan with the topography sloping from the north at the rear of the site down to the south at the front boundary. The boundary to the south adjoins the vehicle access provided to 14 Federal parade and has a total length of approximately 36.78m. The eastern boundary adjoins No. 12 and 12A and has a length of approximately 48.55m. The northern boundary adjoins No. 16 Victor Road, incorporating an aged care facility and has a length of approximately

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20.015m. The western boundary adjoins the vehicle access handle for 16 Victor Road and has a length of 40.26m.

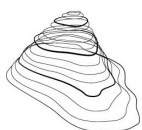
The site is located within the R3 Medium Density Residential zone and is also identified being Landslip Area 'B' as per the Warringah Local Environment Plan 2011 (WLEP 2011).

The immediate area is characterised by 1-2 storey residential dwellings of both a modern and traditional style with a scattering of higher density forms of development including the residential care facility to the north. There are a number of commercial operations located to the south, including Manly Leagues Club and Little Zak's Academy.

1.3 The Proposed Development

The proposed development involves proposed alterations and additions to an existing residential flat building – limited to replacement of existing cladding only.

The proposed cladding replacement is limited to the areas identified on the plans of the proposed development prepared by Archispectrum dated October 2024. The Architectural Plans detail the full scope of works and should be referred to in their entirety.



2. PLANNING INSTRUMENTS

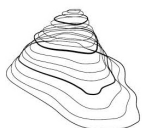
2.1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Aim of Policy

- (1) Regulations under the Act have established a scheme to encourage sustainable residential development (the BASIX scheme) under which:
 - a) an application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and
 - b) the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled.
- (2) The aim of this Policy is to ensure consistency in the implementation of the BASIX scheme throughout the State.
- (3) This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.

Comment:

The DA is accompanied by a BASIX Certificates prepared for each individual unit by Greenworld Architectural Drafting dated 30 October, 2024. This BASIX Certificate confirms that the proposed alterations and additions achieve compliance with the relevant objectives and requirements of the above State Environmental Planning Policy.



2.2 State Environmental Planning Policy (Resilience and Hazards) 2021

4.1 Object of this Chapter

(1) *The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.*

(2) *In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—*

(a) by specifying when consent is required, and when it is not required, for a remediation work, and

(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and

(c) by requiring that a remediation work meet certain standards and notification requirements.

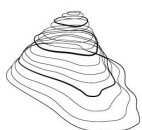
Comment:

Due to the previous lengthy residential history of the subject site, the prevailing evidence does not indicate the existence of contamination on the subject site.

I have not been made aware of any evidence of previous contamination of the subject site.

Furthermore, the proposed development is limited to the replacement of existing cladding only.

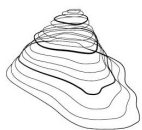
Accordingly, I consider that no further assessment is required under State Environmental Planning Policy (Resilience and Hazards) 2021.



2.3 Warringah Local Environmental Plan 2011 (LEP)

1.2 Aims of Plan

- (1) *This Plan aims to make local environmental planning provisions for land in that part of Northern Beaches local government area to which this Plan applies (in this Plan referred to as Warringah) in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.*
- (2) *The particular aims of this Plan are as follows—*
- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
 - (a) to create a land use framework for controlling development in Warringah that allows detailed provisions to be made in any development control plan made by the Council,*
 - (b) to recognise the role of Dee Why and Brookvale as the major centres and employment areas for the sub-region,*
 - (c) to maintain and enhance the existing amenity and quality of life of the local community by providing for a balance of development that caters for the housing, employment, entertainment, cultural, welfare and recreational needs of residents and visitors,*
 - (d) in relation to residential development, to—*
 - (i) protect and enhance the residential use and amenity of existing residential environments, and*
 - (ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and*
 - (iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,*
 - (e) in relation to non-residential development, to—*
 - (i) ensure that non-residential development does not have an adverse effect on the amenity of residential properties and public places, and*
 - (ii) maintain a diversity of employment, services, cultural and recreational facilities,*
 - (f) in relation to environmental quality, to—*
 - (i) achieve development outcomes of quality urban design, and*
 - (ii) encourage development that demonstrates efficient and sustainable use of energy and resources, and*
 - (iii) achieve land use relationships that promote the efficient use of infrastructure, and*



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- (iv) ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and*
- (v) protect, conserve and manage biodiversity and the natural environment, and*
- (vi) manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity,*
- (g) in relation to environmental heritage, to recognise, protect and conserve items and areas of natural, indigenous and built heritage that contribute to the environmental and cultural heritage of Warringah,*
- (h) in relation to community well-being, to—*
 - (i) ensure good management of public assets and promote opportunities for social, cultural and community activities, and*
 - (ii) ensure that the social and economic effects of development are appropriate.*

RESPONSE

The proposal accords with the above aims, where relevant.



Zoning



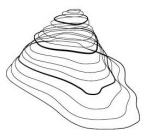
Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium 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 medium density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.
- To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.

2 Permitted without consent

Home-based child care; Home occupations



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3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture; Veterinary hospitals

4 Prohibited

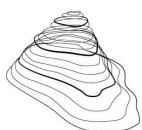
Any other development not specified in item 2 or 3

RESPONSE

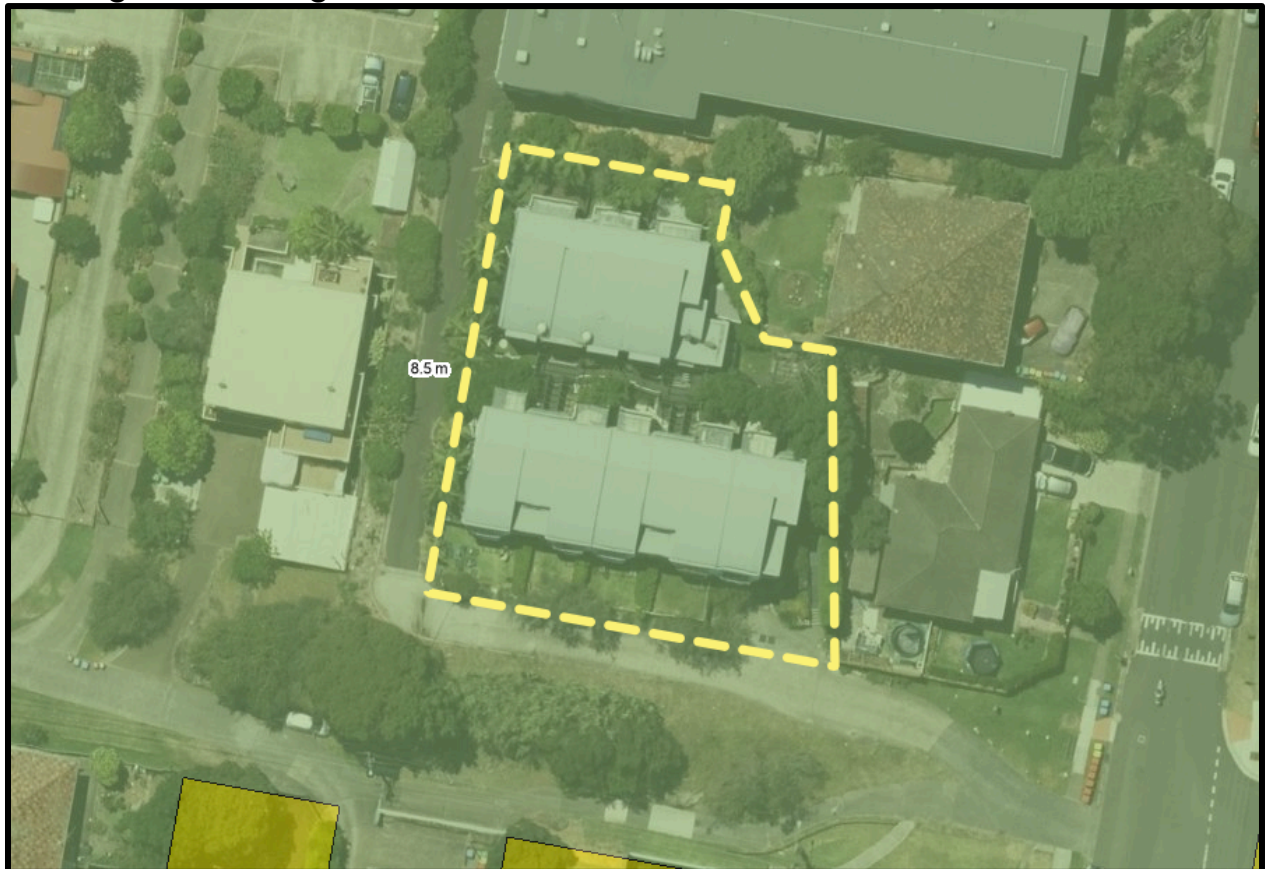
The proposed development involves alterations and additions to an existing approved residential flat building which is permitted with consent in the R3 Medium Density Residential zone under Warringah LEP 2011.

The proposed works, being replacement of existing cladding remains in keeping with the relevant Objectives of the R3 Zone, noting the following;

- The proposed development provides for the housing needs of the community within a medium density residential environment ensuring that the replacement of the cladding complies with BCA/NCC requirements and Australian Standards.
- The proposed development maintains the medium density form of housing within the residential environment.
- The proposed development has no impact on the existing landscape setting evident within the subject site.
- The proposed refurbishment will result in a development that retains the existing height, bulk and scale of development assisting in maintaining a scale of development in keeping with that of the existing streetscape whilst maintaining a high standard of urban design and residential amenity.



4.3 Height of buildings

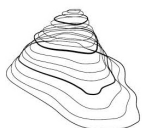


(1) The objectives of this clause are as follows—

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,
- (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,
- (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.

RESPONSE

I note that the development does not result in any changes to the existing building height, retaining all existing RLs and setbacks. However, the maximum height of the existing residential flat building already sits higher than the Height of Buildings Standard of 8.5m, with a minor portion of the roof form of Structure A



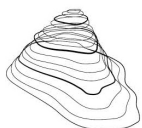
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located 140mm above the Development Standard and a minor portion of the roof form of Structure B being located 275mm above the Development Standard. The existing height of the residential flat building results in the proposed replacement cladding works required to minor portions of the roof form of Structure A & B will be in breach of the 8.5m Height of Buildings Standard. The maximum building height of the proposed work is 8.775m in height. The proposed development results in a breach of the Development Standard by 3.2% consistent with the breaching elements of the roof form.

Therefore, despite the proposed development not resulting in any changes to the existing height, bulk and scale of the residential flat building, the proposal requires the submission of a Clause 4.6 Variation Request for Council to assess the reasonableness of the breach. This is described in the Clause 4.6 Variation Request accompanying the DA.

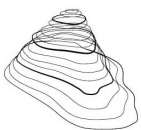
Despite the breach of the Height of Buildings Development Standard, I consider that the proposed development complies with the following relevant objectives of this clause;

- The proposed development will maintain a building height and form that is consistent with the existing structure ensuring the topographic landscape, prevailing building height and desired future streetscape character in the locality remains unchanged.
- The proposed development ensures the existing residential flat building remains compatible with adjoining development and the visual impact of buildings remains unchanged when viewed from adjoining properties, the street, waterways and public reserves.
- The proposed development will not impact the existing landscape setting.
- The proposed development will not result in any additional overshadowing or solar access impacts to adjoining properties or the public domain.
- The proposed development will not result in unreasonable privacy impacts for current or future residents, nor adjoining properties or the public domain.
- The proposed alterations and additions do not result in the disruption of any of the following;



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- i. Views to nearby residential development from public spaces (including the foreshore),
- ii. Views from nearby residential development to public spaces (including the foreshore),
- iii. Views between public spaces (including the foreshore).



5.10 Heritage conservation

(1) Objectives 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.*

RESPONSE

I note that I am not a Heritage Consultant, however, the subject site does not contain a Heritage Item and is not located within a Heritage Conservation Area. Furthermore, the subject site is not located in proximity to any Heritage Items or Heritage Conservation Areas.

It is not considered that the proposed alterations and additions will adversely impact upon Heritage Items identified under the LEP.

6.2 Earthworks

(1) The objectives of this clause are as follows—

- (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,*
- (b) to allow earthworks of a minor nature without requiring separate development consent.*

RESPONSE

The proposed alterations and additions do not require any excavation works ensuring compliance with the Objectives of this Clause.



6.8 Landslide risk



- (1) The objectives of this clause are to ensure that development on land susceptible to landslide—
- (a) matches the underlying geotechnical conditions of the land, and
 - (b) is restricted on unsuitable land, and
 - (c) does not endanger life or property.

RESPONSE

I note that the subject site is identified as Area B – Flanking Slopes 5' to 25' however, the proposed work is limited to the replacement of existing cladding ensuring compliance with the Objectives of this Clause.

CONCLUSION

Table 2.1 provides a summary of the relevant provisions of the LEP and outlines their relationship with the proposed development;

Table 2.1 – LEP Compliance Summary

Clause	Control	Comment
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Clause 4.1: Minimum Subdivision Lot Size	N/A	N/A
4.3 Height of Buildings	8.5 metres maximum	Existing non-compliance – Please refer to Clause 4.6 Request
5.10 Heritage	Consider Objectives	Complies
5.21 Flood planning	Consider Objectives	Complies
6.1 Acid Sulfate Soils	Consider Objectives	N/A
6.2 Earthworks	Consider Objectives	Complies
6.4 Development on Sloping Land	Consider Objectives	Complies
6.5 Coastline Hazards	Consider Objectives	N/A

2.4 Warringah Development Control Plan 2011

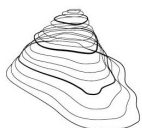
Part B Built Form Controls

B1 Wall Heights

Objectives

- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.
- To ensure development is generally beneath the existing tree canopy level.
- To provide a reasonable sharing of views to and from public and private properties.
- To minimise the impact of development on adjoining or nearby properties.
- To ensure that development responds to site topography and to discourage excavation of the natural landform.
- To provide sufficient scope for innovative roof pitch and variation in roof design.

RESPONSE



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The proposed alterations and additions will not result in any changes to the existing wall heights of the residential flat building. The proposed development is limited to façade treatment/cladding replacement only. The proposed alterations will not impact the existing wall heights and ensure that the objectives of this clause are maintained.

B2 Number of Storeys

Objectives

- *To ensure development does not visually dominate its surrounds.*
- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*
- *To provide equitable sharing of views to and from public and private properties.*
- *To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.*
- *To provide sufficient scope for innovative roof pitch and variation in roof design.*
- *To complement the height of buildings control in the LEP with a number of storeys control.*

RESPONSE

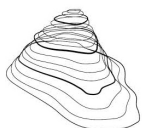
The proposed alterations and additions will not result in any changes to the existing number of storeys of the residential flat building. The proposed development remains compliant with the Objectives of this clause.

B3 Side Boundary Envelope

Objectives

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*
- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*
- *To ensure that development responds to the topography of the site.*

RESPONSE



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I note that the proposed alterations and additions will not result in any additional built form within the side boundary envelope. Works proposed within the side boundary envelope are limited to façade treatment only and remains compliant with the Objectives of this clause.

B5 Side Boundary Setbacks

Objectives

- *To provide opportunities for deep soil landscape areas.*
- *To ensure that development does not become visually dominant.*
- *To ensure that the scale and bulk of buildings is minimised.*
- *To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.*
- *To provide reasonable sharing of views to and from public and private properties.*

RESPONSE

The proposed alterations and additions do not result in any changes to the existing side boundary setbacks of the residential flat building.

B7 Front Boundary Setbacks

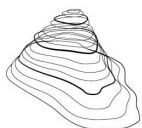
Objectives

- *To create a sense of openness.*
- *To maintain the visual continuity and pattern of buildings and landscape elements.*
- *To protect and enhance the visual quality of streetscapes and public spaces.*
- *To achieve reasonable view sharing.*

RESPONSE

The proposed alterations and additions do not result in any changes to the existing front boundary setbacks of the residential flat building.

The proposed alterations and additions comply with the numerical requirements and objectives of this clause.



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B9 Rear Boundary Setbacks

Objectives

- To ensure opportunities for deep soil landscape areas are maintained.
- To create a sense of openness in rear yards.
- To preserve the amenity of adjacent land, particularly relating to privacy between buildings.
- To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.
- To provide opportunities to maintain privacy between dwellings.

RESPONSE

The proposed alterations and additions will not reduce the existing rear setback of the subject site.

Part C – Siting Factors

C2 Traffic, Access and Safety

Objectives

To minimise:

- a) traffic hazards;
- b) vehicles queuing on public roads
- c) the number of vehicle crossings in a street;
- d) traffic, pedestrian and cyclist conflict;
- e) interference with public transport facilities; and
- f) the loss of “on street” kerbside parking.

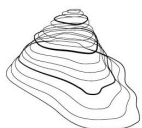
RESPONSE

The proposed development will not result in any changes to the existing off street parking arrangement, site access and will not generate safety concerns or the need for any additional parking.

C3 Parking Facilities

Objectives

- To provide adequate off street carparking.
- To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.



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- *To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.*

RESPONSE

The proposed development will not result in any changes to the existing off street parking arrangement and will not generate the need for any additional parking.

C4 Stormwater

Objectives

Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland;

To minimise the risk to public health and safety;

To reduce the risk to life and property from any flooding and groundwater damage;

Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change.

Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle

Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources

To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.

RESPONSE

The proposed development will not result in any changes to the existing system ensuring compliance with AS3500. I note that the proposed development does not incorporate any additional site coverage or hard surface area.

C7 Excavation and Landfill

Objectives



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- To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties.
- To require that excavation and landfill does not create airborne pollution.
- To preserve the integrity of the physical environment.
- To maintain and enhance visual and scenic quality.

RESPONSE

I note that the subject site is identified as Area B – Flanking Slopes 5' to 25' however, the proposed work is limited to the replacement of existing cladding ensuring compliance with the Objectives of this Clause.

C8 Demolition and Construction

Objectives

- To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment.
- To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.
- To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan
- To discourage illegal dumping.

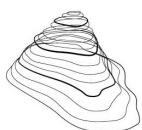
RESPONSE

The demolition and construction relating to the proposed alterations and additions will be carried out in accordance with the requirements and objectives of this clause.

C9 Waste Management

Objectives

- To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).
- To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.



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- *To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.*
- *To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.*
- *To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.*
- *To minimise any adverse environmental impacts associated with the storage and collection of waste.*
- *To discourage illegal dumping.*

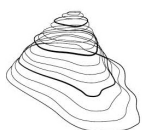
RESPONSE

A Waste Management Plan has been prepared and accompanies this DA ensuring compliance with the requirements and objectives of this clause are maintained.

D1 Landscaped Open Space and Bushland Setting

Objectives

- *To enable planting to maintain and enhance the streetscape.*
- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*
- *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.*
- *To enhance privacy between buildings.*
- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*
- *To provide space for service functions, including clothes drying.*
- *To facilitate water management, including on-site detention and infiltration of stormwater.*



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RESPONSE

The proposed development will not result in the loss of any landscaped area within the subject site, noting that the proposed works are located above existing ground level.

D2 Private Open Space

Objectives

- *To ensure that all residential development is provided with functional, well located areas of private open space.*
- *To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.*
- *To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.*
- *To ensure that private open space receives sufficient solar access and privacy.*

RESPONSE

No changes to existing levels of private open space are proposed.

D3 Noise

Objectives

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.*

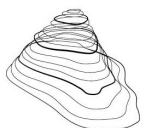
RESPONSE

The proposed development will not result in unreasonable privacy impacts for current or future residents, nor adjoining properties or the public domain.

D6 Access to Sunlight

Objectives

- *To ensure that reasonable access to sunlight is maintained.*
- *To encourage innovative design solutions to improve the urban environment and public open space.*



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- *To promote passive solar design and the use of solar energy.*

RESPONSE

Due to the proposed development maintaining all existing setbacks, RLs and general built form, there will be no changes to existing levels of solar access.

D7 Views

Objectives

- *To allow for the reasonable sharing of views.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure existing canopy trees have priority over views.*

RESPONSE

I note that the proposed alterations and additions will not result in the unreasonable loss of any views from adjoining properties.

The proposed development complies with the objectives of this clause.

D8 Privacy

Objectives

- *To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To provide personal and property security for occupants and visitors.*

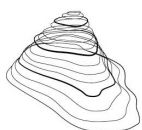
RESPONSE

The proposed alterations and additions will not result in any unreasonable privacy impacts to adjoining properties due to the proposed development being limited to the replacement of existing cladding only.

D9 Building Bulk

Objectives

- *To encourage good design and innovative architecture to improve the urban environment.*



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- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*

RESPONSE

The proposed development will not result in any change to the height, bulk and scale of the existing development and are eminently reasonable for the reasons outlined in this SEE.

D10 Building Colours and Materials

Objectives

- *To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.*

RESPONSE

The proposed alterations and additions are of a colour and material to remain in keeping with the existing development which remains sympathetic to the surrounding natural and built environment.

D11 Roofs

Objectives

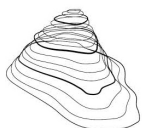
- *To encourage innovative design solutions to improve the urban environment.*
- *Roofs are to be designed to complement the local skyline.*
- *Roofs are to be designed to conceal plant and equipment.*

RESPONSE

The proposed development maintains the existing roof form and complements the local skyline ensuring compliance with both the objectives and controls of this clause. Minor cladding elements over roof form are proposed to be replaced, however, these works remain consistent with the Objectives of this clause.

D12 Glare and Reflection

Objectives



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- *To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.*
- *To maintain and improve the amenity of public and private land.*
- *To encourage innovative design solutions to improve the urban environment.*

RESPONSE

The proposed alterations and additions will not result in any unreasonable glare or reflection ensuring compliance with this clause.

D13 Front Fences and Front Walls

Objectives

- *To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To avoid a 'walled in' streetscape.*

RESPONSE

No front fences or walls are proposed.

D14 Site Facilities

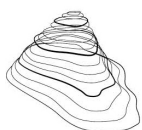
Objectives

- *To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To make servicing the site as efficient and easy as possible.*
- *To allow for discreet and easily serviceable placement of site facilities in new development.*

RESPONSE

The subject site is serviced by existing site facilities and complies with the objectives of this clause.

D15 Side and Rear Fences



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Objectives

- To encourage innovative design solutions to improve the urban environment.

RESPONSE

No side or rear fencing is proposed.

D18 Accessibility and Adaptability

Objectives

- To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety.
- To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability.
- To provide a reasonable proportion of residential units that should be designed to be adaptable and easily modified to promote 'ageing in place' and for people with disabilities.

RESPONSE

The proposed alterations and additions remain consistent with the objectives of this clause.

D20 Safety and Security

Objectives

- To ensure that development maintains and enhances the security and safety of the community.

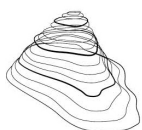
RESPONSE

The proposed alterations and additions retain the safety and security for occupants of the subject site, whilst ensuring no unreasonable impact on adjoining properties. The CPTED Principles will be maintained as a result of the proposed development.

D21 Provision and Location of Utility Services

Objectives

- To encourage innovative design solutions to improve the urban environment.



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- *To ensure that adequate utility services are provided to land being developed.*

RESPONSE

The subject site is provided with existing utility services and complies with the objectives of this clause.

D22 Conservation of Energy and Water

Objectives

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure energy and water use is minimised.*

RESPONSE

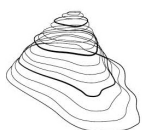
The DA is accompanied by a BASIX Certificate confirming that the proposed alterations and additions achieve compliance with required energy and water conservation.

E1 Preservation of Trees or Bushland Vegetation

Objectives

- *To protect and enhance the urban forest of the Northern Beaches.*
- *To effectively manage the risks that come with an established urban forest through professional management of trees.*
- *To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.*
- *To protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities.*
- *To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term.*
- *To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.*

RESPONSE



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The proposed alterations and additions are limited to the replacement of existing cladding ensuring that no trees or significant vegetation are required to be removed, maintaining compliance with the objectives of this clause.

E2 Prescribed Vegetation

Objectives

- *To preserve and enhance the area's amenity, whilst protecting human life and property.*
- *To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.*
- *To provide habitat for local wildlife, generate shade for residents and provide psychological & social benefits.*
- *To protect and promote the recovery of threatened species, populations and endangered ecological communities.*
- *To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.*
- *To retain and enhance native vegetation communities and the ecological functions of wildlife corridors.*
- *To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological functions of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community.*
- *Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal communities to survive in the long-term.*

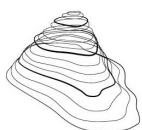
RESPONSE

The proposed alterations and additions do not require the removal of or impact any prescribed vegetation.

E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat

Objectives

- *To protect and promote the recovery of threatened species, populations and endangered ecological communities.*



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- *To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.*
- *To preserve and enhance the area's amenity, whilst protecting human life and property.*
- *To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.*
- *To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits.*

RESPONSE

The proposed alterations and additions do not require the removal of or impact any threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat.

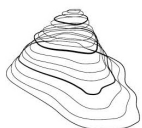
E4 Wildlife Corridors

Objectives

- *To preserve and enhance the area's amenity, whilst protecting human life and property.*
- *To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.*
- *To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits.*
- *To retain and enhance native vegetation and the ecological functions of wildlife corridors.*
- *To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological function of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community. See Warringah Natural Area Survey, August 2005.*

RESPONSE

The proposed alterations and additions do not impact any identified wildlife corridors.



E5 Native Vegetation

Objectives

- *To preserve and enhance the area's amenity, whilst protecting human life and property.*
- *To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.*
- *To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits.*
- *Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable local plant and animal communities to survive in the long term.*
- *To maintain the amount, local occurrence and diversity of native vegetation in the area*

RESPONSE

The proposed alterations and additions do not require the removal of any native vegetation.

E6 Retaining unique environmental features

Objectives

- *To conserve those parts of land which distinguish it from its surroundings.*

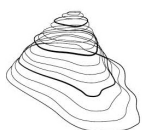
RESPONSE

The proposed alterations and additions do not impact any unique environmental features.

E10 Landslip Risk

Objectives

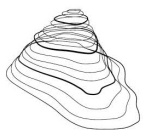
- *To ensure development is geotechnically stable.*
- *To ensure good engineering practice.*
- *To ensure there is no adverse impact on existing subsurface flow conditions.*
- *To ensure there is no adverse impact resulting from stormwater discharge.*



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RESPONSE

I note that the subject site is identified as Area B – Flanking Slopes 5' to 25' however, the proposed work is limited to the replacement of existing cladding ensuring compliance with the Objectives of this Clause.



3. SECTION 4.15 ASSESSMENT

Assessment of the current DA requires consideration under the provisions of Section 4.15 of the Environmental Planning and Assessment Act in terms of the merits of the proposal.

Previous sections of this SEE have addressed relevant matters to be considered under Section 4.15, in particular the relevant environmental Planning Instruments and Development Control Plan.

The following additional comments are provided for assessment: -

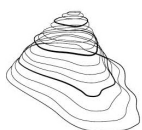
Table 3.1: Section 4.15 Summary

Impact on the Natural Environment	
Matter	Potential Impact?
Acid Sulfate Soils	The proposed development will not impact acid sulfate soils.
Flooding	The site, whilst located in proximity to a low risk precinct, is not identified as flood prone land.
Bushfire	The site is not mapped as bushfire prone land.
Drainage	This matter has been addressed within the SEE and will result in an improvement to the current situation.
Flora & Fauna	The development does not require the removal of any trees or significant vegetation.
Impact on the Built Environment	
Matter	Potential Impact?
Aboriginal Cultural Heritage	A search of the AHIMS concludes that there are no known records of Aboriginal sites or places within the immediate vicinity of the subject site. Based on the disturbed nature of the site, and having regard to the considerations in the Code, it is considered that the presence of artefacts and or sites of Aboriginal heritage value would be highly unlikely.
Environmental Heritage	The site does not contain any known items of environmental heritage.
Traffic	Traffic generation will not be increased and will be easily accommodated within the existing road network.



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Scenic qualities	The proposed development is consistent with the current and future character of the locality as expressed within the provisions of LEP 2011 and DCP 2011. For the reasons outlined in this SEE, I consider that the proposed development will not have an adverse impact on the scenic qualities of the area.
Compatibility with adjacent land uses	The proposed alterations and additions are compatible with adjoining residential dwellings.
Height, Bulk and Scale	The proposed height, bulk and scale remain unchanged and are eminently reasonable for the reasons outlined in this SEE.
Overshadowing	Please refer to previous comments in relation to Overshadowing Impact.
Overlooking	Please refer to previous comments in relation to Overlooking Impact.
Acoustic	Please refer to previous comments in relation to Acoustic Impact.
Views and vistas	For the reasons outlined in this SEE, the proposed development will not have an adverse impact on views and vistas from private properties or the public domain.
Site design	The site design has been configured to ensure that no unreasonable impacts will result.
Public domain	As previously noted, there will be no adverse impact on the public domain.



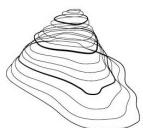
4. SUITABILITY OF THE SITE & THE PUBLIC INTEREST

The proposed development will enhance the use of the existing residential flat building without unreasonable amenity impacts on adjoining lands or without representing an overdevelopment of the site.

The proposal will not result in any negative social or economic impacts.

The site is suitable to accommodate the proposed development.

Approval of the development does not raise any issues contrary to the public interest.



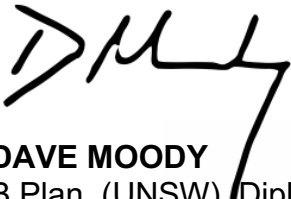
5. CONCLUSION

The proposed development involves alterations and additions to an existing residential flat building, however, is limited to the replacement of exiting cladding only.

The proposal is consistent with the relevant objectives of the R3 Zone and is compliant with the relevant provisions of the *Local Environmental Plan*. Furthermore, the proposal complies with the relevant Objectives and is consistent with appropriate controls contained within the *Development Control Plan*.

The proposed development will not result in unacceptable ecological impacts or amenity impacts to adjoining properties.

As stipulated previously in this report, the matters for consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* have been satisfactorily addressed demonstrating the proposed development is compatible with the surrounding environment.



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