

Statement of Environmental Effects

49-51 Annam Road, Bayview, NSW, 2104



Construction of a new dwelling house and ancillary development

Prepared for: Luff Pier
Date: 17/06/2021
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Prepared By: Strategic Approvals



Contents

Intellectual Property and Copyright	3
1.0 Report Purpose	3
2.0 Applicable Legislation and Controls	3
3.0 Document Schedule	3
3.0 Site location	5
4.0 Description of Development Proposal and Context	5
5.0 LEP Analysis	6
6.0 Warringah Development Control Plan 2011 Analysis	7
7.0 Clause 4.15 Analysis	19
8.0 Conclusion	20



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1.0 Report Purpose

This Statement of Environmental Effects accompanies the Development Application for the Construction of a new dwelling house and ancillary development located at 49-51 Annam Road, Bayview, NSW, 2104. The purpose of this report is to analyse the planning compliance in relation to the relevant LEP and DCP.

2.0 Applicable Legislation and Controls

- Environmental Planning and Assessment Act 1979 referred to as EP&A (1979).
- Environmental Planning and Assessment Regulation 2000 referred to as EP&R (2000).
- Standard Instrument—Principal Local Environmental Plan referred to as the Standard Instrument.
- Pittwater Local Environmental Plan 2014 referred to as PLEP (2014).
- Warringah Development Control Plan 2011 referred to as WDCP (2011)

3.0 Document Schedule

3.1 Survey

Prepared By	Reference Number	Revision	Date
H Ramsay & Co Surveyors	8872	-	30 July 2020

3.2 Architectural Plans

Drawings Prepared by:	AusJu Design & Build	
Drawing Title / Number	Revision	Date
DA100	1	15 March 2021
DA101	1	15 March 2021
DA102	1	15 March 2021
DA103	1	15 March 2021
DA104	1	15 March 2021
DA105	1	15 March 2021
DA106	1	15 March 2021
DA107	1	15 March 2021
DA108	1	15 March 2021
DA109	1	15 March 2021
DA110	1	15 March 2021
DA111	1	15 March 2021
DA112	1	15 March 2021
DA113	1	15 March 2021
DA114	1	15 March 2021



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DA115	1	15 March 2021
DA116	1	15 March 2021
DA117	1	15 March 2021
DA118	1	15 March 2021
DA119	1	15 March 2021
DA120	1	15 March 2021
DA121	1	15 March 2021

3.3 Ecologist Report

Prepared By	Reference Number	Revision	Date
Dr Trevor J. Hawkeswood	-	-	8 November 2020

3.4 Arborist Report

Prepared By	Reference Number	Revision	Date
Dr Trevor J. Hawkeswood	-	-	20 November 2020

3.5 Arborist Report

Prepared By	Reference Number	Revision	Date
Building Code & Bushfire Hazard Solutions	-	-	12 January 2021

3.6 BASIX

Prepared By	Reference Number	Revision	Date
Certified Energy	1197961S	-	-



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3.0 Site location

The subject site is located at 49-51 Annam Road, Bayview, NSW, 2104. The property is legally identified as Lot 16 DP 244776 and consists of a regular shaped land parcel that has a lot size of 4047m².

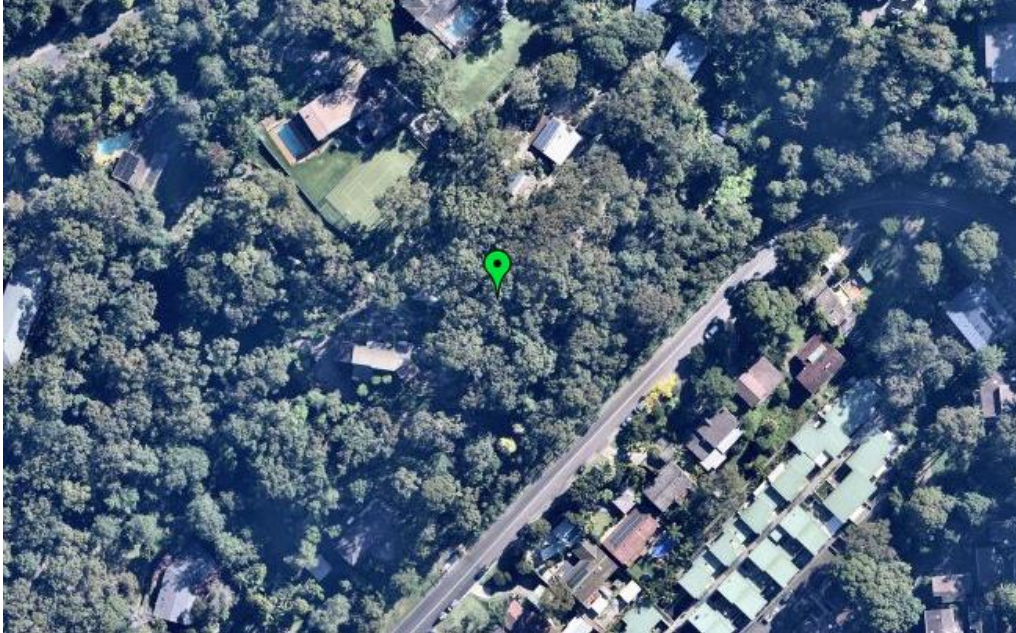


Image 1: Locality map showing the subject site and its general surroundings (Near Maps, 2021).

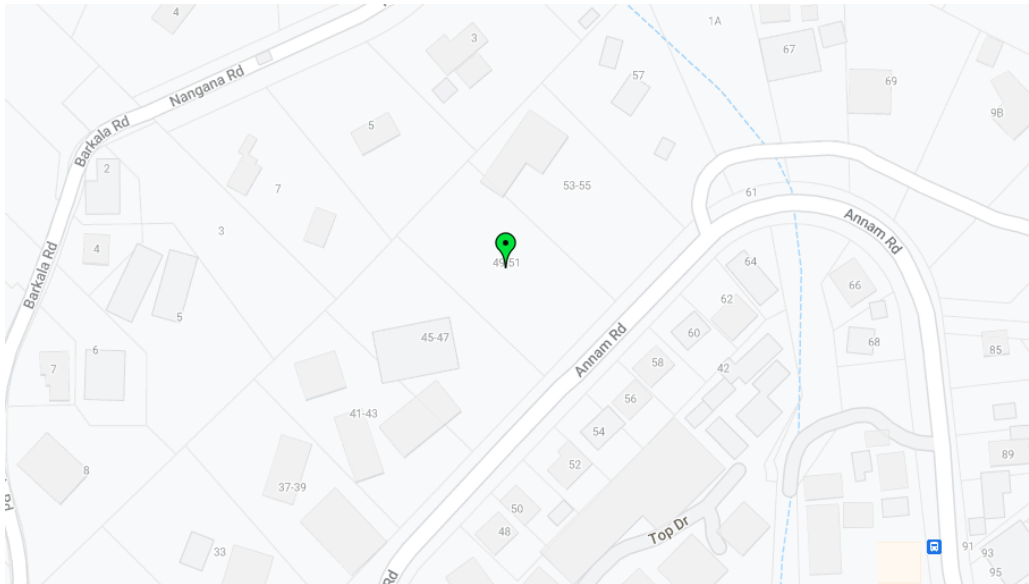


Image 2: Road map showing the subject site and adjoining lots (Near Maps, 2021).

4.0 Description of Development Proposal and Context

The development proposal consists of the following elements:

- Construction of a dwelling house
- Construction of a detached swimming pool and spa
- Construction of ancillary development
- Removal of vegetation



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5.0 LEP Analysis

5.1 - Zoning

Under the Pittwater Local Environmental Plan 2014 the property is identified to be in an R5 – Large Lot Residential

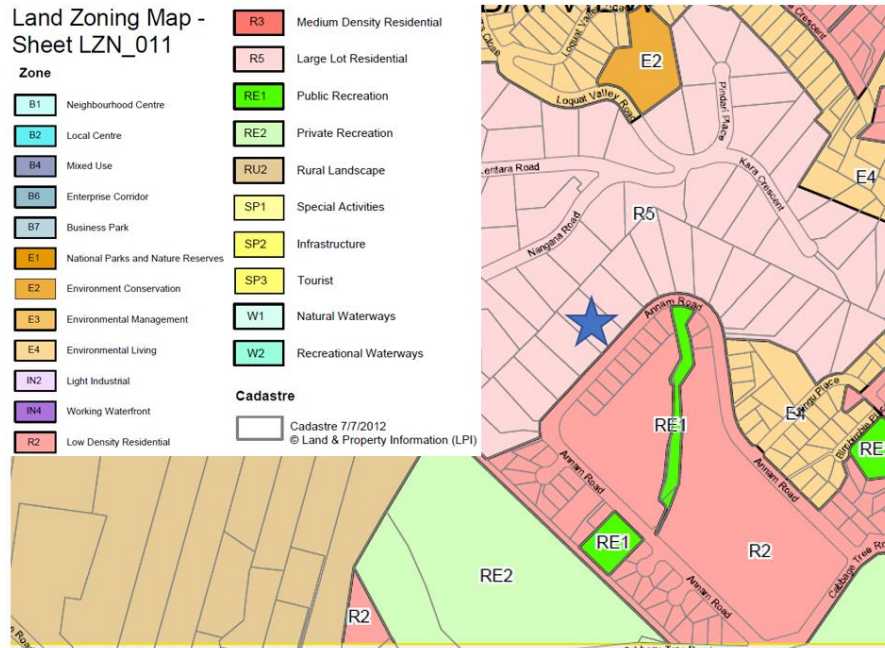


Image 3: PLEP (2014) Land Zoning Map. (Source: Pittwater Local Environmental Plan 2014)

5.2 – Heritage Status

The subject site is not located in a heritage conservation area nor is a heritage item.



Image 4: PLEP (2014) Heritage Map. (Source: Pittwater Local Environmental Plan 2014)



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5.3 – Maximum Building Height

The maximum Permissible Building Height is 8.5m, however a minor building element is proposed at a height of approximately 9.8m. A detailed analysis of this non-compliance is provided in the accompanying clause 4.6 report which seeks a clause 4.6 exemption for the breach.

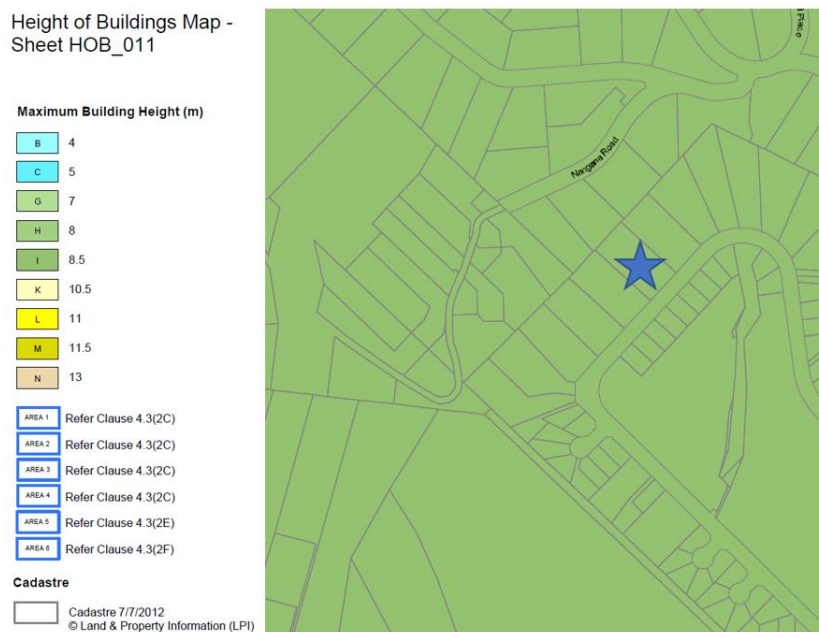


Image 5: PLEP (2014) MBH Map. (Source: Pittwater Local Environmental Plan 2014)

6.0 Warringah Development Control Plan 2011 Analysis.

Pittwater 21 Development Control Plan

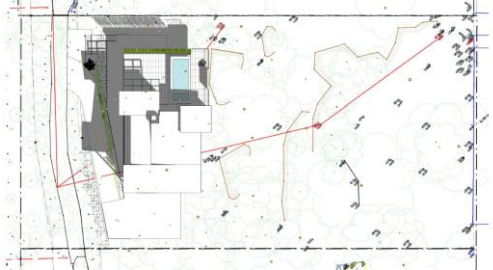
B2 – Density Controls

B2.1 Subdivision – Rural and Large Lot Residential Land

Relevant provision in DCP	Development Standard	Compliance Comment
Outcome (1)	Achieve the desired future character of the Locality.	Complies. The application results in the addition of a new modern dwelling of a high standard. The application also results in additional housing within the area which is especially important given the housing shortage within Sydney.
Outcome (2)	Maintenance of the existing environment.	Complies. The application results in the inevitable clearing of vegetation to allow for the proposed structures. Despite this, majority of the existing natural environment is maintained as a result of this application. Furthermore, by adding a domicile and the introduction of future inhabitants to the lot, they will act as custodians to the land and will maintain and be responsible for the upkeep



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		allowing for the cultivation of the natural environment.
Outcome (3)	Equitable preservation of views and vistas to and/or from public/private places.	Not applicable. The application does not result in any impedance of public views or vistas.
Outcome (4)	The built form does not dominate the natural setting.	Complies. The application results in the preservation of the majority of the natural environment afforded to the lot.  Image 6: Extract of architectural plans showing the scale of the dwelling in relation to the lot.
Outcome (5)	Population density does not exceed the capacity of local and regional services.	Not applicable.
Outcome (6)	Population density does not exceed the capacity of local and regional transport facilities. (Not applicable.
Control (1)	Any lot (or lots) to be created by a subdivision of an existing lot (or lots) zoned R5 shall have a minimum width of 40 metres.	Not applicable.
Control (2)	Any lot (or lots) to be created by a subdivision of an existing lot (or lots) zoned RU2 shall have a minimum width of 80 metres, except in Warriewood, where they shall have a minimum width of 60 metres.	Not applicable.
Control (3)	Any lot (or lots) are to be capable of providing for the construction of a building which is safe from hazards, does not unreasonably impact on the natural environment, does not adversely affect heritage, and can be provided with adequate and safe access and services.	Complies.
Control (4)	The minimum depth to width ratio shall be 3:1. Not more than 10 lots can share a privately owned common access corridor.	Not applicable.

B6 – Access and Parking

B6.3 Off-street Vehicle Parking Requirements

Relevant provision in DCP	Development Standard	Compliance Comment
Outcome (1)	An adequate number of parking and service spaces that meets the demands generated by the development.	Complies. Four off-street car parking spaces are proposed as a result of this application.




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Outcome (2)	Functional parking that minimises rainwater runoff and adverse visual or environmental impacts while maximising pedestrian and vehicle safety.	Complies.						
Outcome (3)	Safe and convenient parking.	Complies.						
Control (1)	<p>The minimum number of vehicle parking spaces to be provided for off-street parking is as follows for dual occupancies, dwelling houses, secondary dwellings, exhibition homes, rural workers’ dwellings and tourist and visitor accommodation:</p> <table><tr><td>Number of bedrooms per dwelling but not a secondary dwelling</td><td>Parking requirements per dwelling</td></tr><tr><td>1 bedroom</td><td>1 space</td></tr><tr><td>2 bedrooms or more</td><td>2 spaces</td></tr></table>	Number of bedrooms per dwelling but not a secondary dwelling	Parking requirements per dwelling	1 bedroom	1 space	2 bedrooms or more	2 spaces	<p>Complies.</p> <p>Two off-street car parking spaces are provided as a result of this application.</p>
Number of bedrooms per dwelling but not a secondary dwelling	Parking requirements per dwelling							
1 bedroom	1 space							
2 bedrooms or more	2 spaces							

Section C- Development Type Controls

C1.1 Landscaping

Relevant provision in DCP	Development Standard	Compliance Comment
Outcome (1)	A built form softened and complemented by landscaping.	<p>Complies.</p> <p>The application proposes well considered landscaping elements as well as the preservation of majority of the natural vegetation afforded to the lot.</p>  <p>Image 7: Extract of the architectural plans showing a 3-D render of the proposed dwelling and the proposed landscaping elements.</p>
Outcome (2)	Landscaping reflects the scale and form of development.	<p>Complies.</p> <p>A sufficiently proportionate amount of landscaping is proposed as a result of this application. If council requires particular species or tree planting then they are to impose this as a condition of consent.</p>
Outcome (3)	Retention of canopy trees by encouraging the use of pier and beam footings.	Complies.
Outcome (4)	Development results in retention of existing native vegetation.	Complies.
Outcome (5)	Landscaping results in the long-term retention of Pittwater's locally native tree canopy.	Complies.
Outcome (6)	Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species	Complies.
Outcome (7)	Landscaping enhances habitat and amenity value.	Complies.
Outcome (8)	Landscaping results in reduced risk of landslip.	Not applicable.



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		The application does not result in any increased landslip risk.
Outcome (9)	Landscaping results in low watering requirement.	Compliance readily achievable. Chosen species of flora are to be of low watering requirements to avoid unnecessary usage of water as well as increased draught tolerance.
Control (1)	All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. Species selection and area of landscape to be locally native species is determined by extent of existing native vegetation and presence of an Endangered Ecological Community. Note if the land is within an Endangered Ecological Community there will be a Development Control specifically covering the requirements for Landscaping in an Endangered Ecological Community.	Compliance readily achievable.
Control (2)	In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.	Compliance readily achievable.
Control (3)	At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to be planted to ensure that the canopy is retained over the long-term. Where there are no canopy trees the trees to be planted are to be of sufficient scale to immediately add to the tree canopy of Pittwater and soften the built form.	Compliance readily achievable.
Control (4)	Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m ³ within this area to ensure growth is not restricted.	Compliance readily achievable.
Control (5)	The following soil depths are required in order to be counted as landscaping: <ul style="list-style-type: none"> • 300mm for lawn • 600mm for shrubs • 1metre for trees 	Complies.
Control (6)	The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows: <ul style="list-style-type: none"> • A planter or landscaped area with minimum dimensions of 4m² for shop top housing developments, • 60% for a single dwelling house, secondary dwelling, rural workers' dwellings, or dual occupancy, and • 50% for all other forms of residential development. 	Complies.
Control (7)	Screening shall be of vegetation (not built items), and shall be calculated when viewed directly onto the site.	Complies.
Control (8)	In bushfire prone areas, species shall be appropriate to the bushfire hazard.	Compliance readily achievable.
Control (9)	Landscaping shall not unreasonably obstruct driver and pedestrian visibility.	Complies.
Control (10)	Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops.	Complies.



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Control (11)	Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.	Compliance readily achievable.
Control (12)	Noxious and undesirable plants must be removed from the site (www.pittwater.nsw.gov.au/environment/noxious_weeds/a-z_list_of_weeds)	Compliance readily achievable.
Control (13)	Residential Flat Buildings, Multi Dwelling Housing, Shop Top Housing and Seniors Housing	Not applicable.
Control (14)	For development containing 3 or more dwellings, permanent seating is to be provided in the landscaped area.	Not applicable.
Control (15)	For residential flat buildings and multi dwelling housing, a communal area for children's play is to be provided.	Not applicable.
Control (16)	For shop top housing, a minimum landscaped area of 20% of the site area, or 35m ² per dwelling, whichever is the greater, shall be provided.	Not applicable.
Control (17)	Above ground gardens are to be incorporated into each dwelling at all levels (other than ground floor).	Not applicable.
Control (18)	For shop top housing, a minimum 4m ² planter or landscaped area is to be provided as a feature at the ground level of the front building facade.	Not applicable.
Control (19)	For shop top housing development landscaping is to be provided at the front and rear of the development.	Not applicable.

C1.3 View Sharing

Relevant provision in DCP	Development Standard	Compliance Comment
Objective (1)	A reasonable sharing of views amongst dwellings.	Complies. The proposed dwelling does not impede the view sharing opportunities afforded to the adjoining dwellings.
Objective (2)	Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.	Not applicable. Due to the location and scope of works there are no detrimental impacts caused to views and vistas afforded to the public domain.
Objective (3)	Canopy trees take priority over views.	Noted.
Control (1)	All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.	Complies. The proposed dwelling does not impede the view sharing opportunities afforded to the adjoining dwellings.
Control (2)	The proposal must demonstrate that view sharing is achieved though the application of the Land and Environment Court's planning principles for view sharing.	Complies.
Control (3)	Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials.	Not applicable.
Control (4)	Views are not to be obtained at the expense of native vegetation.	Complies. Vegetation clearing is limited to the footprint of the dwelling and ancillary development. No



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		additional vegetation is to be removed.
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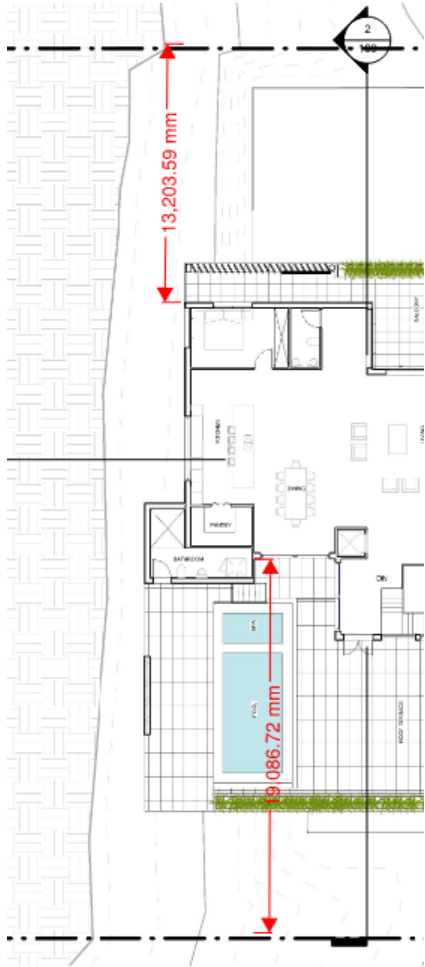
C1.4 Solar Access

Relevant provision in DCP	Development Standard	Compliance Comment
Objective (1)	Residential development is sited and designed to maximise solar access during mid-winter.	Complies. Due to the proposed orientation and location of the dwelling, solar access is achieved at all points of the proposed structure. The adequate setbacks provided additional solar access opportunities as there is no overshadowing from adjoining dwellings.
Objective (2)	A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.	Complies.
Objective (2)	Reduce usage and/dependence for artificial lighting.	Complies.
Control (1)	The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.	Complies.
Control (2)	Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).	Complies.
Control (3)	Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid winter.	Not applicable. No solar panels are proposed as a result of this application.
Control (4)	Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings.	Complies.
Control (5)	The proposal must demonstrate that appropriate solar access is achieved through the application of the Land and Environment Court planning principle for solar access.	Complies.

C1.5 Visual Privacy

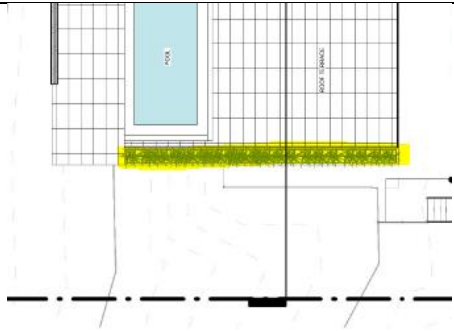
Relevant provision in DCP	Development Standard	Compliance Comment
Objective (1)	Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. (S)	Complies. The dwelling is located centrally within the lot which contains a width exceeding 45m. The first proposed first floor portion of the dwelling results in a southern boundary setback if approximately 19m whilst a northern setback of approximately 13m is proposed. The significant setbacks result



		<p>in adequate privacy between adjoining dwellings.</p>  <p>Image 8: Extract of the architectural plans showing side boundary setbacks.</p>
Objective (2)	A sense of territory and safety is provided for residents.	Complies.
Control (1)	Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).	<p>Complies.</p> <p>The open space to the south of the dwelling is located within 6.5m of the side boundary. Landscaping is proposed to achieve adequate natural screening from the adjoining dwelling.</p>



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		 <p>Image 9: Extract of the architectural plans showing vegetation screening elements.</p>
Control (2)	Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.	Complies.
Control (3)	Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.	Complies.
Control (4)	<p>Direct views of private open space or any habitable room window within 9m can be restricted (see diagram below) by:</p> <ul style="list-style-type: none"> • vegetation/landscaping • a window sill height 1.7 metres above floor level, or • offset windows • fixed translucent glazing in any part below 1.7 metres above floor level, or • solid translucent screens or perforated panels or trellises which have a maximum of 25% openings, and which are: <ul style="list-style-type: none"> • permanent and fixed; • made of durable materials; and • designed and painted or coloured to blend in with the dwelling. 	<p>Complies.</p> <p>As discussed in control (1) vegetative screening is proposed to prevent any potential privacy compromise to the neighbouring dwelling</p>

C1.6 Acoustic Privacy

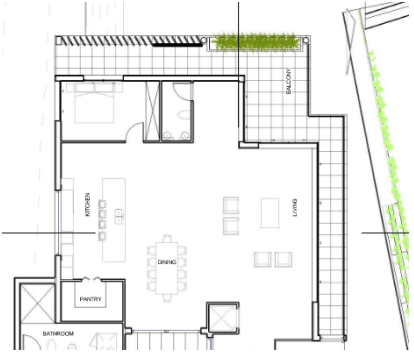

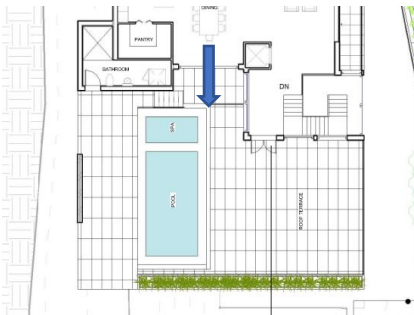
Complies.

The dwelling is located centrally within the lot which contains a width exceeding 45m. The first proposed first floor portion of the dwelling results in a southern boundary setback of approximately 19m whilst a northern setback of approximately 13m is proposed. The significant setbacks result in adequate acoustic privacy between adjoining dwellings.

C1.7 Private Open Space

Relevant provision in DCP	Development Standard	Compliance Comment
Objective (1)	Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.	<p>Complies.</p> <p>There are various private open space areas afforded to the proposed dwelling. The proposed open space areas are of a high quality and incorporate elements such as</p>



		<p>landscaping, a detached swimming pool/spa and balcony/alfresco area.</p>  <p>Image 10: Extract of the architectural plans showing private open space areas</p>  <p>Image 11: Extract of the architectural plans showing private open space areas</p>
Objective (2)	Private open space is integrated with, and directly accessible from, the living areas of dwellings.	<p>Complies.</p> <p>The proposed main open space area is directly accessible from the living room.</p>  <p>Image 12: Extract of the architectural plans showing access to the private open space area</p>
Objective (3)	Private open space receives sufficient solar access and privacy.	<p>Complies.</p> <p>The proposed open space areas are afforded direct sunlight and contain natural screening elements to increase privacy.</p>



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Control (1)	<p>Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:-</p> <ul style="list-style-type: none"> • Minimum 80m² of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard. • Within the private open space area, a minimum principal area of 16m² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%). • Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas. • Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access). • Private open space should be located to the rear of the dwelling to maximise privacy for occupants. • Where this open space needs to be provided to the front of the dwelling, the area should be screened from the street to ensure that the area is private. • A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties. • Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable. • An accessible and usable area for composting facilities within the ground level private open space is required. 	Complies.
Control (2)	<p>b) Secondary Dwellings:-</p> <ul style="list-style-type: none"> • For a secondary dwelling informal sharing arrangement for open space for occupiers is encouraged. 	<p>Not applicable.</p> <p>There are no proposed secondary dwellings as a result of this application.</p>
Control (3)	<p>c) All other residential development:-</p> <ul style="list-style-type: none"> • Minimum area of 15% of the floor area of the dwelling (not including the floor area of garages or internal laundries), with no dimension less than 2.5 metres and a grade no steeper than 1 in 10 (10%). • Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas. • Ground floor units are to have a minimum area of private open space of 30sq.m and with no dimension less than 4 metres. • Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north- 	<p>Not applicable.</p> <p>Control (1) is relevant to this application.</p>



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	<p>west where possible). Where site or slope constrains this orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access and Natural Light).</p> <ul style="list-style-type: none"> Walled enclosure of private open space is prohibited. Such areas shall not be modified to be incorporated into the dwelling. Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable. For Shop Top Housing, residential flat buildings and multi dwelling housing, private open space at upper levels in the form of front/rear or internal courtyard balconies and terraces are required. The dimension of the balcony should be sufficient so that the area can be usable for recreational purposes (ie a minimum area of 10m² and a minimum width of 2.4 metres). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residences. Balconies are prohibited from overhanging public property. 	
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C1.10 Building Facades

Relevant provision in DCP	Development Standard	Compliance Comment
Objective (1)	Improved visual aesthetics for building facades.	Complies. The application proposes a new dwelling consisting of modern architectural design principles.
Control (1)	Building facades to any public place including balconies and carpark entry points must not contain any stormwater, sewer, gas, electrical or communication service pipe or conduit that is visible from the public place.	Complies. Due to the proposed location of the dwelling, the proposed structures will not be viewable from the public domain.
Control (2)	For multi dwelling housing, residential flat buildings or seniors housing and similar development that includes multiple dwellings with multiple letterboxes, where possible mailboxes should be orientated obliquely to the street to reduce visual clutter and the perception of multiple dwellings.	Not applicable. This clause does not apply to the proposed development.

C1.17 Swimming Pool Safety

Relevant provision in DCP	Development Standard	Compliance Comment
Objective (1)	The promotion of personal safety.	Compliance readily achievable. The proposed barrier to the proposed swimming pool is to comply with AS1926.1-2012 which is to be enforced by the chosen certifier at CC and construction stage.



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Objective (2)	Compliance with Swimming Pools Act 1992 and Regulations.	Compliance readily achievable.
Control (1)	Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the Swimming Pools Act 1992 and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures.	Compliance readily achievable.

B3 Hazard Controls

B3.2 Bushfire Hazard

Complies.

A comprehensive bushfire report was submitted as part of the accompanying documentation for this application. The main considerations are the BAL rating and Asset protection zone. The lot has access to a street hydrant that exists on Annam Road. The proposed dwelling has been identified to be located within a BAL-40 zone, requiring a relatively high level of bushfire protection measures and materials to be implemented in the construction of the dwelling. Council are to condition the development consent to include the requirement to obtain a schedule of materials provided by a bushfire consultant prior to the issuance of a Construction Certificate. The Asset Protection zone has been identified as an 11m buffer required to the North East vegetation.



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7.0 Clause 4.15 Analysis

1 (a) (i) Environmental Planning Instruments

As discussed in Part 5 of this report, the proposal complies with the Pittwater Local Environmental Plan 2014.

1 (a) (ii) Draft Environmental Planning Instruments

There are no known draft environmental planning instruments that are applicable to the subject site.

1 (a) (iii) Development Control Plan

As discussed in Part 6 of this report, the proposal generally complies with the Warringah Development Control Plan 2011.

1 (a) (iv) The Regulations

The proposal satisfies the relevant provisions of the Environmental Planning and Assessment Regulation 2000.

1 (a) (v) Coastal Zone Management Plan

Not applicable.

1 (b) Likely Impacts of Development

(i) *Impact on the Natural Environment:*

The proposed development must inevitably result in the clearing of vegetation to provide a clear parcel of land for the proposed dwelling. As outlined in the ecologist report, clearing has been kept to a minimum and no significantly protected species are required to be removed as a result of this application. Furthermore, by introducing inhabitants to the land they can act as custodians and can maintain the natural environment to improve cultivation of species and removal of weeds and threats.

(ii) *Impact on the Built Environment:*

The built form of the new works is appropriate to the site, in terms of alignment and proportion. The development is designed in such a manner that it is sympathetic to neighbouring dwellings houses, as adequate separation is provided between adjoining lots.

(iii) *Social and Economic Impacts in the Locality:*

The proposed development will have a positive social and economic impact on the area on the basis that it will result in increased employment opportunities for the construction of the proposed dwelling, as well as the introduction of a new group of people to the community.

1 (c) Suitability of the site for the proposed development

Having regard to the characteristics of the site and its location, the proposed development is considered to be appropriate in that:

- The land is zoned to permit the works;
- The nature and form of the proposed development is broadly consistent with the development controls which apply to the site.
- The size and dimensions of the land are suitable for the scale of the works;

1 (d) Any submission made

Northern Beaches Council will undertake a notification period in accordance with their policies.

1 (e) The public interest



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The proposed development is considered to be in the wider in the public interest for the following reasons:

- It is consistent with the objectives of the *Environmental Planning and Assessment Act 1979*, specifically because it represents the economic and orderly development of land.
- The proposal is in accordance with Pittwater Local Environmental Plan 2014.
- The proposal provides a responsive design in terms of relationship to adjoining development and establishes an appropriate streetscape through the adoption of sound urban design principles;
- The proposed works are of a minor nature and are non-obtrusive to neighbouring residences.

8.0 Conclusion

From this statement it is concluded that the proposed development is appropriate within the given context responding to the streetscape character of the surrounding area. The amenity of the neighbouring dwellings is not adversely affected in any way by the proposed in terms of privacy, loss of view or overshadowing.

The proposal development is seen to comply with the relevant provisions of the - Pittwater Local Environmental Plan 2014 & the Warringah Development Control Plan 2011.

Having regard to the aforementioned assessments it is considered that the proposed development is acceptable and should be supported by council.