

NORTHERN BEACHES COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS

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

38 LINDLEY AVENUE NARRABEEN NSW 2101

Prepared by Platinum Planning Solutions

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SITE DETAILS

Address	38 Lindley Avenue Narrabeen 2101
Lot/Section/Plan	7/D/DP7090
Local Authority	Northern Beaches Council
Local Environmental Plan	Warringah Local Environmental Plan 2011
Development Control Plan	Warringah Development Control Plan 2011
Zone	R2 Low Density Residential
Overlays	Local Aboriginal Land Council (Metropolitan), Height of Building (8.5m), Landslide Risk Land (Area E – Collaroy Plateau Area Slope >15) and Minimum Lot Size (600m ²)

DEVELOPMENT PROPOSAL DETAILS

Proposal Summary	Dwelling house and associated works
Assessment Controls	Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011
Applicant	Metricon Homes Pty Ltd

REVISION DETAILS

Version	1.1
Prepared by	Felipe Cunha (MSustEnviron&Planning)
Signed	
Date	4/03/2021
Reviewed by	James Connolly (BUrbanEnvPlan, GCHM, MPIA)
Signed	
Date	4/03/2021

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Platinum Planning Solutions on behalf of Metricon Homes Pty Ltd (the applicant) to accompany a development application to Northern Beaches Council over land located at 38 Lindley Avenue Narrabeen (the subject site).

The development application seeks development consent for a dwelling house and associated works as per the attached plans package. This SEE provides the following:

- A description of the subject site and surrounding development;
- Detailed description of the proposed development;
- Assessment of the proposed development in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979;
- Assessment of planning considerations related to the proposed development.

The proposal is seen to be a desirable outcome for the subject site and will not impact on the amenity of the surrounding area. This Statement of Environmental Effects is to be read in conjunction with the attached plans and supporting documents.

2.0 SITE DESCRIPTION AND CONTEXT

2.1 Subject Site

The subject site is located at 38 Lindley Avenue, Narrabeen and is formally described as Lot 7, Section D on DP7090. The subject site has an overall area of 618.7m² and currently contains a dwelling house which is proposed to be demolished under separate application. The site has a primary frontage to Lindley Avenue of approximately 15.24m, with vehicular access provided to the subject site from an existing driveway and vehicular crossover. The site is part of a primarily residential area with an array of residential premises in the surrounding vicinity. The location of the subject site is indicated below in Figures 1 and 2.

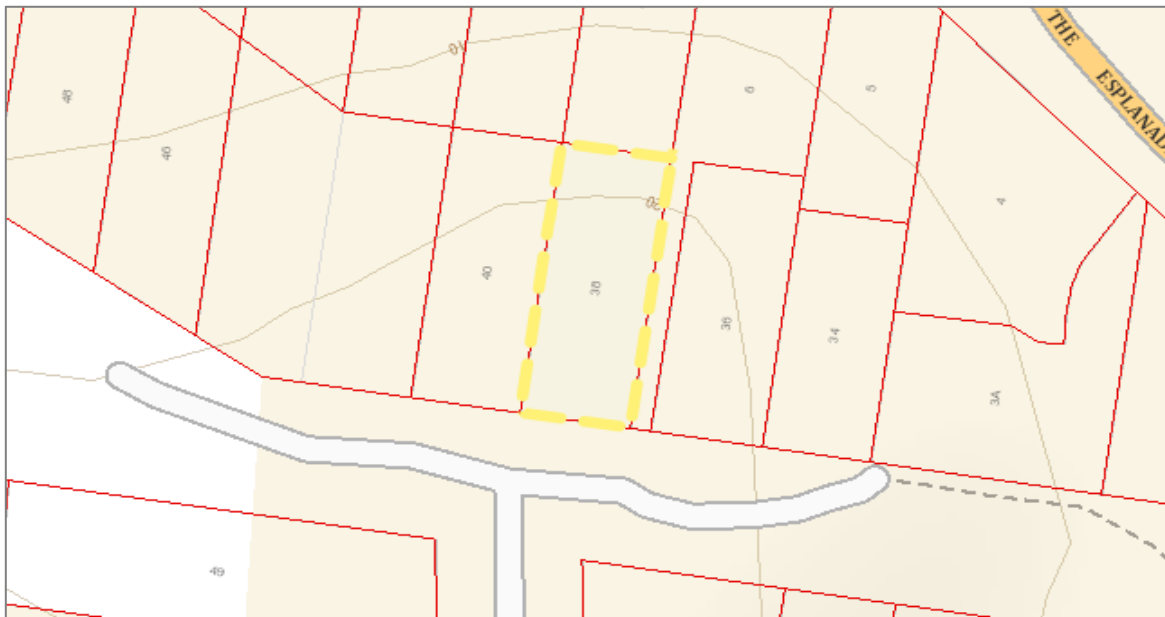


Figure 1: Subject Site Location



Figure 2: Subject Site Location

3.0 PROPOSED DEVELOPMENT

The proposed development is for a highly articulated double storey dwelling house and associated ancillary works as per the attached plans package. The proposed dwelling is to replace the existing dwelling, which is to be demolished within a separate application. The proposal is to adopt broadly the same area of the existing dwelling, with a slight change in orientation and location.

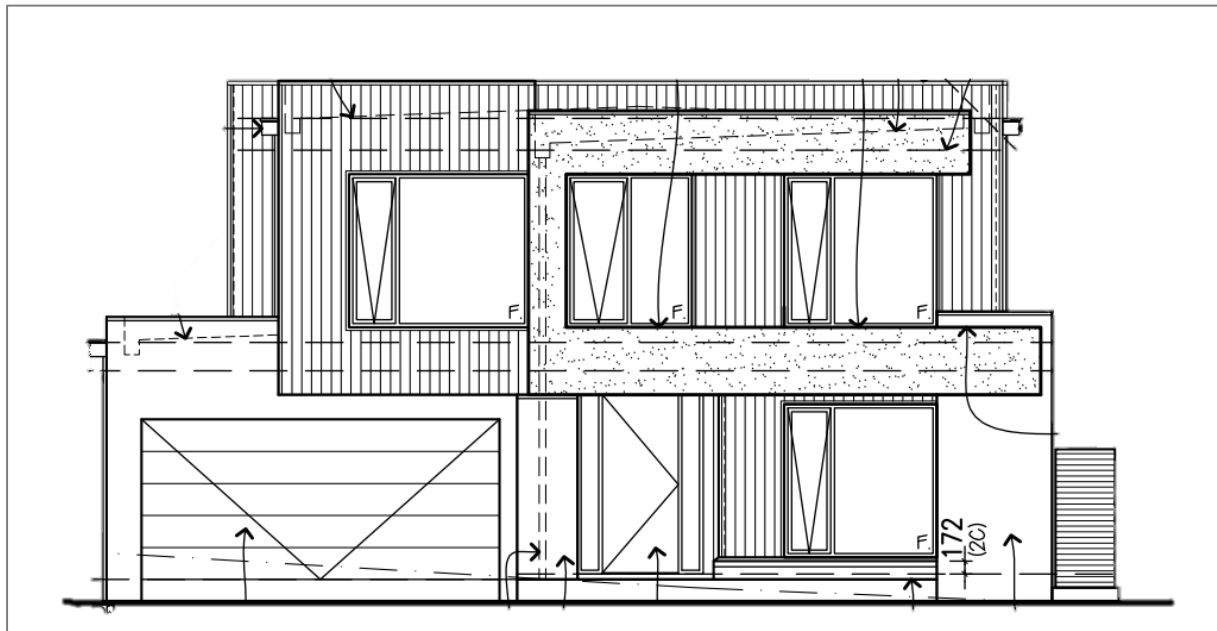


Figure 3: Illustration of front elevation of proposed dwelling house

4.0 TOWN PLANNING ASSESSMENT

4.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (the Act) is the statutory planning instrument in New South Wales in which Council must use to assess development applications. In determining a development application, Council must take into consideration the following matters under Section 4.15 of the Act:

- a. *the provisions of:*
 - i. *any environmental planning instrument, and*
 - ii. *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - iii. *any development control plan, and*
 - iv. *any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
 - v. *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - vi. *any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,*
- b. *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- c. *the suitability of the site for the development,*
- d. *any submissions made in accordance with this Act or the regulations,*
- e. *the public interest.*

This Statement of Environmental Effects addresses the relevant provisions of the following planning instruments:

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

A detailed Section 4.15 assessment is provided as part of this overall Statement of Environmental Effects and in Section 4.4 of this report.

4.2 Warringah Local Environmental Plan 2011

The Warringah Local Environmental Plan 2011 (LEP) is the principle local planning instrument that applies to the site.

4.2.1 Zoning & permissibility

The subject site is zoned as R2 Low Density Residential under the LEP. The objectives of the zone are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

The proposed dwelling house is permissible with consent in the zone. The site is located within a residential area which is designed for proposals of this nature. The site has access to the appropriate services required and is accessible from the existing road network. The proposed dwelling house is seen to be in line with the existing streetscape and surrounding built form and to meet the prescribed intent of the zone. Therefore, the proposal it is seen as a desirable outcome for the subject site and will not adversely affect the amenity of the surrounding area.

4.2.2 Height of buildings (Clause 4.3)

The proposed dwelling house has its highest ridge line at RL33.763 which results on an overall building height of 7.633m and therefore complies with the allowable maximum building height of 8.5m for the subject site under Clause 4.3 of the LEP.

4.2.3 Floor space ratio (Clause 4.4)

No floor space ratio is prescribed for the subject site, therefore Clause 4.4 of the LEP is not applicable.

4.2.4 Architectural roof features (Clause 5.6)

Architectural roof features requirements were not adopted under the LEP, therefore Clause 5.6 of the LEP is not applicable.

4.2.5 Heritage conservation (Clause 5.10)

The site is not identified as a heritage item, and is not located within a heritage conservation area, therefore Clause 5.10 of the LEP is not applicable.

4.2.6 Acid sulfate soils (Clause 6.1)

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

4.2.7 Earthworks (Clause 6.2)

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

4.2.8 Flood planning (Clause 6.3)

The subject site is not flood affected, therefore Clause 6.3 of the LEP is not applicable.

4.2.9 Development on sloping land (Clause 6.4)

The subject site is identified as Area E (Slope >15) under the Landslip Risk Maps of the LEP. It is to be noted that the proposal has been designed to suit the existing site constraints with a split level building platform which results in a smaller amount of cut and fill required to suit the proposed dwelling house. The proposal will have minimal risk in relation to landslides, and will not cause significant detrimental impacts due to stormwater runoff or surface flow conditions. Therefore, the proposal complies with Clause 6.4 of the LEP.

4.2.10 Coastline hazards (Clause 6.5)

The subject site is not identified as coastal hazard area, therefore Clause 6.5 of the LEP is not applicable.

4.3 Warringah Development Control Plan 2011

The Warringah Development Control Plan 2011 (DCP) is the planning instrument that provides comprehensive development controls for the local area. The relevant matters to be considered under the DCP for the proposed development are outlined below.

4.3.1 Built Form Controls (Part B)

Control / Objective	Compliance	Comments
B1 Wall Heights	Complies with intent – variation requested	The proposed dwelling incorporates walls on the rear right hand side of the dwelling which slightly exceed the 7.2m maximum as prescribed within the DCP mainly due to the parapet roof nature and site slope which results in wall heights of approx. 7.8m at the RHS rear of the lot. It is to be noted that the proposed variation is minor in nature and will not cause any adverse impacts on the surrounding locality. It is asserted that the proposed dwelling will not protrude above the existing canopy tree line, existing 2 and 3 storey dwellings and will not visually break the level of the skyline. The architectural design of the dwelling and the flat roof feature provides a slim and sympathetic appearance in terms of bulk and scale. Additionally, the overall height of the building complies with the maximum 8.5m as per Clause 4.3 of the LEP. Strict compliance with the minimum 7.2m wall height would be unnecessary in this case as it would not result in noticeable change in terms of building bulk and scale due to compliance with the maximum overall building height and noting the fall of the allotment. Based on the minor non-compliance with the maximum allowable wall height controls, the proposal should be fully supported as it is a technical non-compliance where the proposal will sit well within the locality and provide a built form, scale and bulk that is compatible with existing dwellings in the surrounding area. Accordingly, Council's agreement is sought to the proposed variation in regards to the maximum allowable wall height for the proposed dwelling.
B2 Number of Storeys	N/A	The subject land is not identified on the DCP Map Number of Storeys, therefore Clause B2 of the DCP is not applicable. Additionally, the proposed dwelling complies with the allowable maximum building height under Clause 4.3 of the LEP.
B3 Side Boundary Envelope	Complies with intent	The proposed dwelling house complies with all applicable setbacks and it is mostly located within the

Control / Objective	Compliance	Comments
	– variation requested	building envelope plane presented on Section B3 of the DCP. It is to be noted that there is a portion of the upper-floor component which extends beyond the building envelope plane on both sides due to the relatively flat roof design of the dwelling and the site slope. The site topography limits the building height plane of 45 degrees, resulting in non-compliant parts of the structure especially due to the flat roof design proposed. The most significant section of encroachment is on the eastern elevation, in which an existing access way is provided between the proposed dwelling and the adjoining dwelling which will minimise the adverse impacts on privacy and amenity for the adjoining dwelling. Additionally, obscure glazing, screening and other architectural features will be in place to ensure visual privacy amenity, which can be conditioned to the DA as considered appropriate. Noting the topography of the site, the distance from adjoining dwellings, and modern design of the dwelling house roof, the variation is therefore considered appropriate for the subject site. Based on the above, it can be determined that there are sufficient environmental planning grounds to justify the exception to the building envelope plane as per DCP requirements. Accordingly, Council's agreement is sought to the proposed variation in regards to the small portion of the building which is proposed to be extended beyond the applicable building envelope plane.
B4 Site Coverage	N/A	The subject land is not identified on the DCP Map Site Coverage, therefore Clause B4 of the DCP is not applicable.
B5 Side Boundary Setbacks	Complies	The proposed dwelling house complies with the applicable side setbacks of 0.9m and therefore complies with Clause B5 of the DCP.
B6 Merit Assessment of Side Boundary Setbacks	N/A	The subject land is not identified on the DCP Map Side Boundary Setbacks as 'Merit Assessment', therefore Clause B6 of the DCP is not applicable.
B7 Front Boundary Setbacks	Complies	The proposed dwelling house is setback from the front boundary at 7.85m and therefore complies with the minimum front setback requirement of the DCP.
B8 Merit Assessment of Front Boundary Setbacks	N/A	The subject land is not identified on the DCP Map Front Boundary Setbacks as 'Merit Assessment', therefore Clause B8 of the DCP is not applicable.
B9 Rear Boundary Setbacks	Complies	The proposed dwelling house is setback at approximately 15.846m from the rear boundary and therefore complies with the applicable rear setbacks of 6m as per Clause B9 of the DCP.

Control / Objective	Compliance	Comments
B10 Merit Assessment of Rear Boundary Setbacks	N/A	The subject land is not identified on the DCP Map Rear Boundary Setbacks as 'Merit Assessment', therefore Clause B10 of the DCP is not applicable.
B11 Foreshore Building Setback	N/A	The subject land is not identified on the DCP Map Special Setbacks, therefore Clause B11 of the DCP is not applicable.
B12 National Parks Setback	N/A	The subject land is not identified on the DCP Map Special Setbacks, therefore Clause B12 of the DCP is not applicable.
B13 Coastal Cliffs Setback	N/A	The subject land is not in proximity with coastal cliffs, therefore Clause B13 of the DCP is not applicable.
B1 Main Roads Setback	N/A	The subject land is not identified on the DCP Map Main Road Setbacks, therefore Clause B14 of the DCP is not applicable.

4.3.2 Siting Factors (Part C)

Control / Objective	Compliance	Comments
C1 Subdivision	N/A	No subdivision is proposed as part of this development application.
C2 Traffic, Access and Safety	Complies	The existing access driveway and pedestrian access are to remain and deemed to comply with the DCP requirements.
C3 Parking Facilities	Complies	The proposed dwelling house provides 2 covered car parking spaces in its appropriately sized double lock-up garage, which is recessed from the front alignment of dwelling by approximately 0.72m. Additionally, the proposed dwelling house integrates its double garage together within its design, and the façade elements are consistent with the design of the dwelling in terms of height, form, materials and external surfaces that help to blend and integrate these structures among each other and with the natural environment. The proposed garage has a 4.81m wide door opening and complies with the maximum allowable 6m as per DCP. The visual dominance of the proposed driveway and garage are to be minimised by adopting a narrow driveway (3.5m wide at the kerb), selection of materials in natural tones and by the use of landscaping and vegetation screening.
C3(A) Bicycle Parking and End of Trip Facilities	N/A	Not applicable for a dwelling house.
C4 Stormwater	Complies	All stormwater collected will be appropriately managed and directed to a lawful point of discharge. Additionally, on-site retention and re-use of stormwater runoff will be provided throughout a rain water tank, which will be dimensioned as per DCP

Control / Objective	Compliance	Comments
		and BASIX requirements. Moreover, stormwater management measures will be in place to ensure that no negative impacts on adjoining properties or environmental features will be resultant from the proposed development. Further to this, an appropriate erosion and sedimentation control plan (ESCP) will be in place which can be conditioned on the DA as considered appropriate. The subject site is not identified as being part of a flooding area or flood prone land. Please refer to attached material for further details on stormwater management.
C6 Building over or adjacent to Constructed Council Drainage Easements	Complies	The proposed development is not adjacent to a public drainage easement, and it is to comply with Council's Water Management Policy and Building Over or Adjacent to Constructed Council Drainage Systems and Easements technical specifications which can be conditioned on the DA as considered appropriate.
C7 Excavation and Landfill	Complies	The proposed dwelling house is to be established broadly within the building platform of the existing dwelling house and therefore only requiring a small amount of cut and fill to complement the building platform of the existing dwelling. The proposed building siting and design considers the topography of the site, the pre-existent building platform and a split level slab design in order to decrease the required amount of earthworks (excavation of maximum 0.7m in depth on RL 27.000 and 1m on RL 25.968). Additionally, a concealed dropped edge beam will be integrated into the dwelling house design to contain the fill within the proposed building platform. Therefore, the proposed earthworks will be mostly contained within the new proposed building footprint, and will not have a detrimental impact on the surrounding land, environment or adjoining neighbours. Appropriate measures will be put in place to ensure there will be no negative impacts to adjoining land or environment. Please refer to the material attached to this application for further details.
C8 Demolition and Construction	Complies	Demolition and construction waste will be managed appropriately as per the Waste Management Plan provided with the application, and compliance with the appropriate waste management procedures and requirements can be conditioned on the DA as considered appropriate.
C9 Waste Management	Complies	On-going waste will also be managed appropriately as per the Waste Management Plan provided with

Control / Objective	Compliance	Comments
		the application. Adequate storage for waste is provided on site, incorporated with landscape design and site planning, easily transportable to the collection areas and designed to minimize amenity issues related with smells. Please refer to attached Waste Management Plan and site plan provided for further details on construction waste.

4.3.3 Design (Part D)

Control / Objective	Compliance	Comments
D1 Landscaped Open Space and Bushland Settings	Complies	The development is complimented by landscaping which reflects the scale and form of the development and surrounding area. The proposed landscaped area of 53.5% is seen to meet the DCP requirement of 40%.
D2 Private Open Space	Complies	Approximately 241.49m ² of private open space is provided with no dimension less than 5 metres. The proposed private open space and principal living areas of the proposed dwelling and adjacent dwellings are protected from direct or unreasonable overlooking. This is achieved by using the slope and appropriate layouts, and other features to improve visual amenity and not affect adjoining dwellings privacy and amenity. Additionally, solar access to the principal living areas and main private open space of the proposed dwelling will be provided and the proposal will not negatively impact on solar access to the adjoining dwellings.
D3 Noise	Complies	The proposed dwelling house will not have any adverse acoustic impacts and the dwelling has been designed to minimise acoustic impacts on adjoining dwellings.
D4 Electromagnetic Radiation	N/A	Not applicable for the proposed dwelling house.
D6 Access to Sunlight	Complies	The proposed dwelling house is designed in such a way that allows solar access to habitable areas, recreational space and private open spaces on the site and on neighbouring sites. In addition, the proposal will not unnecessarily negatively impact on solar access to the adjoining dwelling due to distance from the adjoining dwelling and site orientation. The proposal will not impact on minimum hours of direct solar access to adjoining properties living areas presented by the DCP. Please refer to the shadow diagrams attached to this DA for further details.
D7 Views	Complies	The proposed dwelling house is considered appropriate noting the size of the allotment and

Control / Objective	Compliance	Comments
		intended character of the area, with the appropriate views able to be maintained. It is asserted that the proposed dwelling house will not protrude above the existing tree canopy line, will not protrude above nearby 2 storey buildings and does not visually break the level of the skyline by protruding above the ridgelines surrounding the site and therefore will not adversely effect on either public or private views. Additionally, the proposed dwelling incorporates a design that is responsive to the existing vegetation and natural topography of the site, does not result in a visually prominent built form and incorporates external surfaces that help blend structures into the natural and built environment. Therefore, it is deemed that view sharing will not be impacted by the proposed development.
D8 Privacy	Complies	The proposal will not have any adverse visual impacts as the dwelling has been designed to achieve great visual privacy in regards to adjoining dwellings. Direct views from the upper level of the dwelling are minimised to prevent overlooking to the common areas or private open space of any adjoining dwelling houses by adopting a small number of windows with increased still height and oppositely alternating proposed window locations in relation to adjoining dwellings living areas and open spaces. Additionally, obscure glazing, screening and other architectural features will be in place to ensure visual privacy amenity, which can be conditioned to the DA as considered appropriate.
D9 Building Bulk	Complies	The proposed dwelling house is considered appropriate noting the size of the allotment and intended character of the area, with the appropriate amenity able to be maintained. It is asserted that the proposed dwelling house will not significantly protrude above adjacent buildings and does not visually break the level of the skyline. No earthworks are proposed to exceed 1m in height and all fill will be containing within the building footprint. The proposed dwelling addresses the street frontage, incorporates a design that is responsive to the streetscape, does not result in a visually prominent built form, and incorporates external surfaces that help blend structures into the natural environment.
D10 Building Colors and Materials	Complies	External colours and materials are to be in neutral tones which harmonise with the natural environment and minimises the visual prominence of the development while enhancing the visual quality and identity of the streetscape.

Control / Objective	Compliance	Comments
D11 Roofs	Complies	The roof on the proposed dwelling house is of a size and nature expected for a dwelling house. The roof incorporates a number of architectural features and breaks to make it visually interesting. Eaves are provided for shading.
D12 Glare and Reflection	Complies	The proposed materials and colours chosen for the dwelling house will reduce any glare and reflection impacts on the surrounding locality.
D13 Front Fences and Front Walls	Complies	The subject site does not currently contain any front fencing.
D14 Site Facilities	Complies	The subject site will be provided with suitable areas for the relevant site facilities, with the appropriate screening and landscaping measures implemented.
D15 Side and Rear Fences	Complies	Existing side and rear boundary fencing do not exceed 1.8 metres in height and are located on the ground level (existing) of the property boundary, and will not be raised by retaining walls or the like. The existing fencing allows for casual surveillance, and incorporate the applicable CPTED principles, with the fencing being compatible with the surrounding area.
D16 Swimming Pools and Spa Pools	N/A	Existing swimming pool to be retained.
D17 Tennis Courts	N/A	No tennis court proposed.
D18 Accessibility and Adaptability	Complies	Appropriate access will be provided to the dwelling house.
D19 Site Consolidation in R3 and IN1 Zone	N/A	Not within an R3 or IN1 Zone.
D20 Safety and Security	Complies	The proposed dwelling house and associated works addresses the required and applicable CPTED principles including surveillance, access control, territorial reinforcement and space management.
D21 Provision and Location of Utility Services	Complies	Access to utility services is readily available for the subject site, and they will be located appropriately.
D22 Conservation of Energy and Water	Complies	Appropriate measures will be in place to ensure the conservation of energy and water. Refer to attached BASIX Certificate for further details.
D23 Signs	N/A	N/A no signs proposed.

4.3.4 The Natural Environment (Part E)

Control / Objective	Compliance	Comments
E1 Preservation of Trees or Bushland Vegetation	Complies	The proposed dwelling house is responsive to the environmental values of the site and the proposed dwelling siting location aims to minimize site disturbance by adopting broadly the same building platform as the existing dwelling on site. Additionally, the subject site is not classified as having protected terrestrial biodiversity, threatened

Control / Objective	Compliance	Comments
		species or fauna corridors and no buffer zones are applicable to the subject site. Therefore, it is asserted that no negative effects will be delivered on significant flora and fauna species, or habitats as a result of this proposal. While some landscape trees are proposed to be removed to site the dwelling, complementary landscape is to be provided on the site, which is seen to contribute to biodiversity regrowth and potential future fauna corridor reestablishment. Please refer to attached supporting documentation for further details on vegetation impacts and management.
E2 Prescribed Vegetation	N/A	The subject site is not within the prescribed vegetation area map
E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat	N/A	The subject site is not identified as land known for potential habitat for threatened species. Therefore, it is asserted that no negative effects will be delivered on significant flora and fauna species, or habitats as a result of this proposal.
E4 Wildlife Corridors	N/A	The subject site is not identified as being within a Wildlife Corridor.
E5 Native Vegetation	N/A	The subject site is not identified as containing native vegetation.
E6 Retaining unique environmental features	Complies	The proposed dwelling house has been designed to complement the environmental character of the surrounding area. Sympathetic materials and colours will be used to respond to the natural features of the landscape.
E7 Development on land adjoining public open spaces	N/A	The subject site is not identified as being land adjoining public open space.
E8 Waterways and Riparian Lands	N/A	The subject site is not identified as being within Waterways and Riparian Land areas.
E9 Coastline Hazard	N/A	The subject site is not identified as a Coastline Hazard area.
E10 Landslip Risk	Complies	The subject site is identified as Landslide Risk Land Area E - >15, under the LEP. The proposed development is supported by excellent engineering practice, which is in place in order to ensure that geotechnical stability of the land won't be affected, stormwater discharge patterns won't be unreasonably affected and existing surface and subsurface flow conditions won't be unreasonably affected. Please refer to attached supporting documentation for further details.
E11 Flood Prone Land	N/A	The subject site is not identified as being flood affected.

4.4 Section 4.15 Assessment

In determining a development application, the consent authority must take into consideration a number of matters under Section 4.15 of the Environmental Planning and Assessment Act 1979. This assessment is shown in the below table:

Evaluation	Assessment
<p>In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:</p> <p>a) the provisions of:</p> <ul style="list-style-type: none"> (i) any environmental planning instrument, and (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and (iii) any development control plan, and (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), <p>that apply to the land to which the development application relates,</p> <p>b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</p>	<p>a) The proposal aligns with the relative matters of the LEP and DCP as per the compliance assessment in this Statement of Environmental Effects. The proposal is seen to generally satisfy the objectives of the relative planning controls and is seen as a desirable outcome for the subject site.</p> <p>b) The proposal will not have any negative impacts on any surrounding dwellings as the proposed siting and design of the dwelling house and associated works is seen to be a desirable outcome. Appropriate sedimentation, waste management and noise controls will be in place which can be conditioned on the DA as considered appropriate. The proposal will not adversely impact any significant environmental aspects of the surrounding area and is seen as a desirable outcome from an economic and</p>

Evaluation	Assessment
c) the suitability of the site for the development,	social perspective as part of on-going investment and development.
d) any submissions made in accordance with this Act or the regulations,	c) The site is located within a residential area which is designed for proposals of this nature. The site has access to the appropriate services required and is accessible from the existing road network. The proposal has been designed to suite the site constraints and is seen to meet the objectives of the relevant planning controls.
e) the public interest.	d) As per the DCP requirements, the development application may be placed on public exhibition to invite submissions, and if applicable Council will assess these accordingly.
	e) The proposal is in the public interest as it satisfies the objectives of the relevant planning controls.

4.5 Other Considerations

4.5.1 Amenity

The proposal will not have any negative amenity impacts on the surrounding area or adjoining dwellings as the proposed siting and design of the dwelling house and associated works is seen to be compatible with the built form of the surrounding area in terms of height, bulk and scale.

4.5.2 Sedimentation Control

Appropriate sedimentation controls will be in place which can be conditioned on the DA as considered appropriate.

4.5.3 Noise and Vibration

The proposal is not expected to cause any adverse acoustic impacts and compliance with the acoustic requirements of the DCP and any other relevant acoustic requirements and construction hours can be conditioned on the DA as considered appropriate.

4.5.4 Landscaping

The proposal incorporates landscaping to the subject site and is seen as a desirable outcome.

4.5.5 Social and Environmental Impact

The proposal will not adversely impact any significant environmental aspects of the surrounding area and is seen to be a desirable outcome from an economic and social perspective as part of on-going investment and development.

4.5.6 Waste Management

Waste will be managed appropriately as per the Waste Management Plan provided with the application, and compliance with the appropriate waste management procedures and requirements can be conditioned on the DA as considered appropriate.

4.5.7 BCA Compliance

The proposed works will be capable of complying with the BCA which will be part of a detailed assessment prior to the issue of a Construction Certificate and can be conditioned on the DA as considered appropriate.

5.0 CONCLUSION

This Statement of Environmental Effects has reviewed the proposed dwelling house and associated works to the subject site. It is considered that the proposed works, which are permissible with consent, are appropriate for the subject site. The proposal is not expected to have any adverse impacts on the surrounding natural or built environment. Ultimately the proposal complies with the intent and design objectives of the relevant planning controls and represents ongoing investment in the area. For these reasons it is seen that the proposed development should receive full development consent subject to reasonable and relevant conditions.