

STATEMENT OF ENVIRONMENTAL EFFECTS

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

LOCATED AT

45 OXFORD FALLS ROAD, BEACON HILL

FOR

JIRI AND MARCELA ALBRECHT



**Prepared
June 2024**

TABLE OF CONTENTS

1.0	Introduction	3
2.0	Property Description	3
3.0	Site Description	4
4.0	The Surrounding Environment.....	7
5.0	Proposed Development	8
6.0	Zoning and Development Controls	9
6.1	State Environmental Planning Policy (Resilience and Hazards) 2021.....	9
6.2	State Environmental Planning Policy (Sustainable Buildings) 2022	9
6.3	Warringah Local Environmental Plan 2011	9
6.4	Warringah Development Control Plan	11
7.0	Matters for Consideration under Section 4.15 of The Environmental Planning and Assessment Act, 1979 ..	24
7.1	The provisions of any environmental planning instrument	24
7.2	Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and.....	24
7.3	Any development control plan	24
7.4	Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4	25
7.5	The regulations (to the extent that they prescribe matters for the purposes of this paragraph),	25
7.6	The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.	25
7.7	The suitability of the site for the development.....	25
7.8	Any submissions made in accordance with this Act or the regulations	25
7.9	The public interest.....	25
8.0	Conclusion	26

1.0 Introduction

This Statement of Environmental Effects accompanies details prepared on behalf of Jiri & Marcela Albrecht by Michal Korecky, Drawing No. 18080, Sheets 1-18 Issue 1 dated 17 April 2024 to detail the construction of alterations and additions to an existing dwelling at **No. 45 Oxford Falls Road, Beacon Hill**.

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

A previous Development Application (DA2020/1043) for a two lot subdivision including partial demolition of a dwelling (Lot 1), new driveway and parking was approved on 25 January 2021. The subdivision consent has not been enacted as yet.

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

- *The Environmental Planning and Assessment Act, 1979 as amended*
- *The Environmental Planning and Assessment Regulation 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan*

2.0 Property Description

The subject allotment is described as **45 Oxford Falls Road, Beacon Hill** being Lot 1 within Deposited Plan 206629 and is zoned R2 Low Density Residential within the provisions of the Warringah Local Environmental Plan 2011.

The site is noted as Land Slip Risk Area A & B and a Geotechnical Investigation has been prepared by White Geotechnical Group, Reference No. J5484 dated 6 May 2024, and accompanies this submission. This will be discussed in further detail within this report.

The site is noted as Bushfire Prone Land. A Bushfire Risk Assessment has been prepared by Building Code and Bushfire Hazard Solutions Pty Ltd, Reference No 241051 dated 13 June 2024, which recommends a BAL 19 construction level and includes a Bush Fire Certificate issued under Section 4.14(1)(b) of the Environmental Planning & Assessment Act 1979 and Planning for Bushfire Protection 2019.

The site is identified on Council's Stormwater Map and is within 2m of Council's stormwater pits and conduits. The stormwater infrastructure is located within the adjoining property to the west.

The subdivision proposal was considered in the Overland Flow Assessment prepared by Stellen Civil Engineering, dated 27 July 2019 and as the new works are confined to the eastern side of the subject site and at first floor level, no further assessment of impact to the stormwater pits and pipes is considered necessary in this instance.

The site is not noted as being affected by any other hazards.

3.0 Site Description

The subject site is located on the southern side of Oxford Falls Road, with its primary pedestrian and driveway access via a right of carriageway from Daren Street.. The lot is rectangular in shape, with a width of 17.34m and the western and eastern side boundaries measuring 64.975m and 64.96m respectively. The site area is 1126m².

The site has a fall of approximately 12.6m to the front, northern boundary.

As discussed, vehicular access is currently available to the site via a right of carriageway from Daren Street to an existing dwelling with an attached and detached garage.

The details of the subject site are indicated on the survey plan prepared by Waterview Surveying Services, you s Council's response Detailed Surveys, Reference No. 1619detail, dated 26 September 2023, which accompanies the DA submission.



Fig 1: Location of Subject Site
(Source: Google Maps)



Fig 2: View of the ROW driveway entry to the subject site from Dareen Street, looking north



Fig 3: View of the subject dwelling, looking north from the access driveway



Fig 4: View of the existing dwelling and location of proposed new works at the first floor level, looking north



Fig 5: View of the rear elevation and location of proposed terrace extension at the ground floor level, looking south

4.0 The Surrounding Environment

The general vicinity of the site is characterised by a mix of residential dwellings of generally one or two storeys and of a variety of architectural styles. The varying age of development in the area has resulted in a mix of materials and finishes, with the development in the area generally presenting a consistent setback to the public domain.

The surrounding properties comprise a range of original style dwellings with an emergence of modern dwellings and additions. Surrounding development comprises a mix of single and two storey dwellings.

The dwellings within this area are characterised by a mix of gentle and steeply sloping topography. Local views are enjoyed by dwellings along Oxford Falls Road & Oxford Falls Valley..

A roundabout has been constructed at the intersection of Iris Street and Oxford falls Road, which allows for more convenient and safe access for vehicle movement in the locality. Access from the roundabout to the proposed car space will be available.

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



Fig 6: Aerial view of locality
(Source: Google Maps)

5.0 Proposed Development

As detailed within the accompanying plans, the proposal seeks approval for the construction of alterations and additions to an existing dwelling and associated landscaping.

The new works will comprise:

Ground Floor Plan

- Alterations and additions to existing ground floor level to provide for extension of existing rear, northern patio area

First Floor Plan

- Alterations and additions to existing first floor to provide for a new rumpus room and additional bedroom.

Roof plan

- New colourbond roofing to match existing to provide for new first floor works and to existing attached garage and northern ground floor façade.

The dwelling will continue to present a modest two storey scale, with the development presenting a stepped appearance to manage the fall in the site levels towards the north. The proposed works represent a high-quality architectural design solution that will provide a significant enhancement to the amenity and usability of the existing dwelling. The resultant development is highly articulated, with skilful use of screening devices, varied roof forms and materiality to reduce bulk and scale.

The works will see generous soft landscaped areas retained and will not see the removal of any significant trees or vegetation.

Site Area	1126m ² or 585m ² (in the event the subdivision is completed)
Landscaped Area Required	40% or 450.04m ² or 234m ²
Landscaped Area – Existing	64.2% or 723.6m ² or 31.2% or 182.6m ²
Landscaped Area - Proposed	63.7% or 717.5m ² or 30.1% or 176.5m ² - See DCP discussion

6.0 Zoning and Development Controls

6.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Remediation of Land

Clause 4.6(1)(a) of SEPP (Resilience and Hazards) prescribes that the consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated. Given the history of residential use of the land, the site is not considered to be subject to contamination and further investigation is not required at this stage.

The proposal is consistent with the provisions of Chapter 4 of this policy.

6.2 State Environmental Planning Policy (Sustainable Buildings) 2022

SEPP (Sustainable Buildings) 2022, commenced on 1 October 2023 and applies to the proposed development. In accordance with the provisions of the SEPP, a BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort, and energy efficiency requirements of the policy.

6.3 Warringah Local Environmental Plan 2011

The land is zoned R2 Low Density Residential under the provisions of the WLEP 2011. The proposed works to the dwelling are permissible in the R2 zone with consent.



Fig 7: Zoning map extract (Source: WLEP 2011)

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

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provides facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

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

- The proposal will be consistent with and complement the existing detached style housing within the locality.
- The proposed development respects the scale and form of other new development in the vicinity and therefore compliments the locality.
- The setbacks are compatible with the existing surrounding development.
- The works will not require the removal of any significant trees to facilitate the new works and will not see any substantial change to the views enjoyed by neighbouring properties.

Clause 4.3 provides controls relating to the height of buildings.

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

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

The building height limit for development in this portion of Beacon Hill is 8.5m. The proposed first floor works will result in a maximum height of approximately 7.41m and complies with Council's maximum building height.

Clause 6.2 – Earthworks

The proposal will not require any excavation in order to accommodate the new works. The works will be carried out in accordance with the recommendations of a qualified Structural and Geotechnical Engineer, and therefore satisfy the provisions of this clause.

Clause 6.4 – Development on Sloping Land

The site is noted as being within Landslip Area A and B. Accordingly, a Geotechnical Investigation has been prepared by White Geotechnical Group, Reference No. J5484, dated 6 May 2024, and accompanies this submission.

The report provides recommendations in relation to geotechnical inspections to be observed during the construction works. The proposal therefore satisfies the provisions of this clause.

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

6.4 Warringah Development Control Plan

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


Part B - Built Form Controls			
Standard	Required	Proposed	Compliance
B1 – Wall heights	Max 7.2m	<p>The proposal will provide for wall height of up to 6m and therefore complies with this control.</p> <p>The objectives of this control are as follows:</p> <ul style="list-style-type: none"> • <i>To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</i> • <i>To ensure development is generally beneath the existing tree canopy level.</i> • <i>To provide a reasonable sharing of views to and from public and private properties.</i> • <i>To minimise the impact of development on adjoining or nearby properties.</i> • <i>To ensure that development responds to site topography and to discourage excavation</i> 	Yes

		<p><i>of the natural landform.</i></p> <ul style="list-style-type: none"> • <i>To provide sufficient scope for innovative roof pitch and variation in roof design.</i> <p>The proposed development maintains a modest bulk and scale, and will not result in any unreasonable impacts to neighbouring properties in terms of solar access, privacy, views or general amenity.</p> <p>The alterations and addition to the first floor does not in itself result in the presentation of an unreasonable or excessive bulk and scale to either the public domain or neighbouring properties or contribute to excessive view loss.</p> <p>The proposal is in keeping with the desired outcomes of this control and is worthy of support.</p>	
B2 – Number of storeys	No requirement identified on map		N/A
B3 – Side Boundary Envelope and Side Setback	Building envelope 45 degrees from 5m. Setback 0.9m	Given the modest height of the first floor addition and the substantial setback from the eastern boundary for the majority of the new	Yes

		<p>first floor new works, the proposal will comply with Council's side boundary envelope control.</p> <p>The objectives of this control are as follows:</p> <ul style="list-style-type: none"> • <i>To ensure that development does not become visually dominant by virtue of its height and bulk.</i> • <i>To ensure adequate light, solar access and privacy by providing spatial separation between buildings.</i> • <i>To ensure that development responds to the topography of the site.</i> <p>The proposal is not considered to present an excessive bulk and scale, and is not considered to detract from the privacy and solar access currently enjoyed by neighbouring properties.</p> <p>The proposal is in keeping with the desired outcomes of this clause and is worthy of support.</p>	
B4 – Site Coverage	No requirement identified on map		N/A
B5 – Side Boundary setbacks	R2 zoned land 0.9m	The proposed new first floor level will stand from approximate 3.5m to the western boundary and from 6.086 m to the eastern	Yes

		<p>boundary, with the new ground floor level deck approximately 2.8m from the eastern boundary.</p> <p>The proposed new works at each level the building will comply with Council setback requirements.</p>	
B6 – Merit assessment of Side Boundary Setbacks	No requirement identified on map		N/A
B7 – Front Boundary Setbacks	Minimum 6.5m	With the configuration of the site having a frontage to Oxford Falls Road, with a significant setback from that street frontage in excess of 6.5m, the works will comply with Council’s front setback control.	Yes
B8 – there Merit assessment of front boundary setbacks	No requirement identified on map		N/A
B9 – Rear Boundary Setbacks	Min 6m rear setback	The proposal will not see any change to the existing rear boundary setback of 16.847m.	Yes
B10 – Merit Assessment of rear boundary setbacks	No requirement identified on map		N/A
B11 – Foreshore Building Setback	No requirement identified on map		N/A
B12 – National Parks Setback	No requirement identified on map		N/A
B13 – Coastal Cliffs Setback	No requirement identified on map		N/A

B14 – Main Roads Setback	No requirement identified on map		N/A
B15 – Minimum Floor to Ceiling Height	No requirement identified on map		N/A
Part C – Siting Factors			
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council’s Vehicle Crossing Policy	No new driveway or driveway crossing to be constructed.	N/A
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	No change to existing car parking	N/A
C4 – Stormwater	Hydraulic Design to be provided in accordance with Council’s Stormwater Drainage Design Guidelines for Minor Developments and Minor Works Specification	Roofwater from the development is to be connected to the existing stormwater system which directs stormwater to Oxford Falls Road. No increase in roof area or significant change to exist in well.	Yes
C5 – Erosion and Sedimentation	Soil and Water Management required	Sediment and erosion control measures will be carried out as required.	Yes
C6 – Building over or adjacent to Constructed Council Drainage Easements	Objectives • To ensure efficient construction, replacement, maintenance or access for emergency purposes to constructed public drainage systems located within private property.	The site adjoins a stormwater infrastructure on the property to the west however the works are all located at first floor level or to the eastern side of the site. A previous Overland Flow Assessment prepared by Stellen Civil Engineering, dated 27 July 2020 was considered in the	Yes

		<p>approved subdivision proposal for the site. As the works do not have any direct impact on the stormwater infrastructure, no further investigation is considered necessary in this instance.</p>	
<p>C7 – Excavation and Landfill</p>	<p>Site stability to be maintained</p>	<p>No excavation is required to accommodate the new works. All works will be carried out in accordance with the recommendations of the consulting Structural and Geotechnical Engineers, and will therefore satisfy the provisions of this clause.</p>	<p>Yes</p>
<p>C8 – Demolition and Construction</p>	<p>Waste management plan required</p>	<p>Waste management measures to be employed</p>	<p>Yes</p>
<p>C9 – Waste Management</p>	<p>Waste storage area to be provided</p>	<p>Bins storage available as noted on plans</p>	<p>Yes</p>

Part D – Design			
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	<p>Site area 1126m², prior to any further subdivision site as detailed under DA2020/1043.</p> <p>In the current configuration, the landscaped area after the proposed works will be 63.7%. In the event that the subdivision proceeds, the landscaped area of the site will reduce from 31.2% to 30.1% or a reduction of 6.1m². As the reduction in landscaped area is a result of a minor increase in the rear terrace, the site will not present a substantially altered relationship with its neighbours and in the future, site will still maintain good spatial separation and landscaped area to its perimeter and it is suggested that the outcomes of the control will be achieved, should the subdivision of the land to proceed.</p>	Yes – on merit
D2 – Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Private open space is provided to the front and rear of the site.	Yes

D3 – Noise	Mechanical noise is to be attenuated to maintain adjoining unit amenity. Compliance with NSW Industrial Noise Policy Requirements	The works are residential in nature and there will be no further acoustic impacts.	Yes
D4 – Electromagnetic Radiation	N/A to proposed development		N/A
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements	The site will receive ample access to direct sunlight throughout the day in mid-winter. The application is supported by a BASIX Certificate.	Yes
D6 – Access to sunlight	This control requires that sunlight to at least 50% of private open space to adjoining properties is not to be reduced to less than 2 hours between 9am and 3pm on the winter solstice.	Shadow diagrams have been prepared and form part of the submission to Council (Drawing No. 14, 15 and 16). The diagrams indicate that suitable solar access will be maintained to the adjoining property's private open space and living areas.	Yes
D7 – Views	View sharing to be maintained	It is not considered that the proposal will have an unreasonable impact on any existing views currently enjoyed by surrounding properties.	Yes
D8 – Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open	The proposed addition to the existing first floor level has been designed to preserve the privacy of neighbouring properties. The	Yes

	space of adjoining properties	<p>proposed first floor west facing window to the bedroom is a high still window to preserve neighbour privacy. The south facing windows and door primarily overlook the rear yard, which is a significant distance from the southern neighbouring properties which face Dareen Street.</p> <p>The small rear balcony of the rumpus and bedroom is not highly trafficked space and is not anticipated that significant overlooking will result for the neighbouring properties.</p>	
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby and adjoining properties and not to visually dominate the street or surrounding spaces	<p>The existing surrounding development comprises a mix of dwellings between one and two storeys in height.</p> <p>The form of the proposed development is modest in height and scale, with an articulated façade, which will not be a visually dominant feature when viewed from Oxford Falls Road.</p>	Yes
D10 – Building Colours and materials		The proposed new works will be finished in colours which complement the	Yes

		existing development on site and the locality.	
D11 – Roofs	The LEP requires that roofs should not dominate the local skyline.	The proposed new works to the existing dwelling provides for a complementary roof form to the locality that does not dominate the skyline.	Yes
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimised	No significant glare impacts will result from proposed new works.	Yes
D13 – Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street	No new front fencing provided.	N/A
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities.	Bin storage area is available adjacent to the existing detached garage.	Yes
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991	Existing boundary fencing to be retained.	Yes
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees. Swimming pools and spas are to be setback from any trees.	N/A	N/A

	Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.		
D17 – Tennis Courts	N/A		N/A
D18 – Accessibility	Safe and secure access for persons with a disability to be provided where required	Not applicable to residential development	N/A
D19 – Site Consolidation in the R3 and IN1 Zone	N/A		N/A
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	The proposed works will not reduce the security of the street area or the subject property. Casual surveillance of the street is available from the existing outbuilding to the street over and through the front landscaped area.	Yes
D21 – Provision and Location of Utility Services	Utility services to be provided	Normal utility services are available to the site	Yes
D22 – Conservation of Energy and Water	Compliance with SEPP BASIX	A BASIX Certificate is provided to support the development	Yes
D23 – Signs	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views vehicles, pedestrians or potentially hazardous road features or traffic control devices.	No signage proposed	N/A

Part E – The Natural Environment			
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented	The proposed works will not require the removal of any significant trees or vegetation.	Yes
E2 – Prescribed Vegetation			N/A
E3 – Threatened species, populations, ecological communities	Not identified on map		N/A
E4 – Wildlife Corridors	Not identified on map		N/A
E5 – Native Vegetation	Not identified on map		N/A
E6 – Retaining unique environmental features	Not identified on map	No significant features within site	Yes
E7 – Development on land adjoining public open space	Not identified on map		N/A
E8 – Waterways and Riparian Lands	Not identified on map		N/A
E9 – Coastline Hazard	Not identified on map		N/A
E10 – Landslip Risk	Identified on map as Area A and B.	<p>The site is noted on Council’s Landslip Risk Map as being within Area A and B.</p> <p>The land is noted as being Landslip Area B, and accordingly, a Preliminary Geotechnical Assessment has been prepared by White Geotechnical Group, Reference No J5484 dated 6 May 2024.</p> <p>The assessment provides recommendations to be observed during the construction and the</p>	Yes

		proposed works will be carried out under the direction of the Consulting Geotechnical Engineer and the Structural Engineer.	
E11 – Flood Prone Land	Not identified on map		N/A

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

7.1 The provisions of any environmental planning instrument

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

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

7.2 Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

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

7.3 Any development control plan

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

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

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

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

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

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

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

We request that Council applies considered flexibility where the application seeks variations to numerical development controls in the DCP as justified in this report. In particular we consider that the variation to the front setback, building envelope and wall height controls is a reasonable alternative solution to compliance where the site conditions results in a challenge to designing for development which fully respects the criteria.

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

7.4 Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

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

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

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

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

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

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

7.7 The suitability of the site for the development

The site is considered suitable for the proposed development.

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

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

7.8 Any submissions made in accordance with this Act or the regulations

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

7.9 The public interest

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

8.0 Conclusion

The principal objective of this development is to provide for the proposed construction of alterations and additions to an existing dwelling which respect and complements the site's location.

The proposal is a site-specific design response which takes advantage of the properties superior locational attributes whilst respecting the environmental characteristics of the site and the amenity of adjoining development.

The outcome is a modernised dwelling of exceptional design quality which displays a highly articulated building form which appropriately responds to the sites existing dwelling, geometry and the constraints imposed by the siting and design of adjoining development in relation to privacy, solar access and views.

The building displays a complimentary and compatible building form when compared to other development located along this section of Oxford Falls Road and within the site's visual precinct generally.

The setbacks maintain the rhythm of development and building setbacks within the street and provide appropriately for spatial separation, deep soil landscape opportunity, privacy, solar access and view sharing.

It is considered that the proposed works satisfy the stated objectives of Council's Development Controls.

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

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