



Corona Projects

DEVELOPMENT APPLICATION **STATEMENT OF ENVIRONMENTAL EFFECTS**

Alterations and Additions to an existing dwelling house including a new swimming pool, studio,
cabana and carport

57 Lantana Avenue, Wheeler Heights

November 2022

CONTENTS

PROJECT DETAILS	3
1.0 INTRODUCTION.....	4
2.0 SITE ANALYSIS & CONTEXT	5
2.1 THE SITE.....	5
2.2 THE LOCALITY.....	6
2.4 DEVELOPMENT HISTORY	8
3.0 THE PROPOSAL.....	9
3.1 OVERVIEW.....	9
3.2 DEVELOPMENT CONFIGURATION.....	9
3.3 NUMERICAL OVERVIEW.....	10
4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT	11
4.1 STATUTORY AND POLICY COMPLIANCE	11
4.1.1 <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	11
4.1.2 <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>	11
4.1.5 <i>Warringah Local Environmental Plan 2011</i>	11
4.1.6 <i>Warringah Development Control Plan 2011</i>	14
4.2 IMPACTS OF THE DEVELOPMENT	27
4.2.1 <i>Natural and Built Environment Impacts</i>	27
4.2.2 <i>Social and Economic Impacts</i>	27
4.3 SUITABILITY OF THE SITE.....	28
4.3.1 <i>Access to Services</i>	28
4.3.2 <i>Parking and Access</i>	28
4.3.3 <i>Hazards</i>	28
4.4 THE PUBLIC INTEREST	28
5.0 CONCLUSION	29

PROJECT DETAILS

Client: Mr Victor Pismensky and Mrs Anna Pismensky
Subject land: 57 Lantana Avenue, Wheeler Heights
Lot Description: Lot D/DP 103725
Proposed development: Alterations and additions including a first-floor addition and swimming pool, studio, cabana and carport.




The report is prepared by Patrick Essey
Master of Urban Management and Planning (WSU)
Bachelor of Planning (WSU)

The report is reviewed by Madeline Maric
Bachelor of Planning (MQU)

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulation 2021;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Patrick Essey	16/11/2022	
Checked by	Madeline Maric	1/12/2022	
Approved for issue by	Madeline Maric	1/12/2022	

© Corona Projects Pty Ltd, 2022

Reproduction of this document or any part thereof is not permitted without written permission of Corona Projects Pty Ltd. The document may only be used for the purposes for which it was commissioned and in accordance with the Letter of Instruction. Unauthorised use of this document in any form whatsoever is prohibited.

1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Mr Victor Pismensky and Mrs Anna Pismensky to accompany a Development Application (DA) to Northern Beaches Council for a first-floor addition and various alterations at 57 Lantana Avenue, Wheeler Heights.

More specifically, the proposed development comprises:

Alterations and Additions to an existing dwelling house including:

- First floor addition
- Swimming pool,
- Studio,
- Cabana and
- Double carport

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	September 2022
Survey	C&A Surveyors	27 September 2022
Geotechnical investigation letter	Ascent Geo	24 November 2022
Arborist Report	Bluegum Tree Care and Consultancy	November 2022
Stormwater Plan	D.T. Civil	

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 57 Lantana Avenue, Wheeler Heights and is legally described Lot D in Deposited Plan 103725. The site is located on the southern side of Lantana Avenue, between Veterans Parade and Rose Avenue.

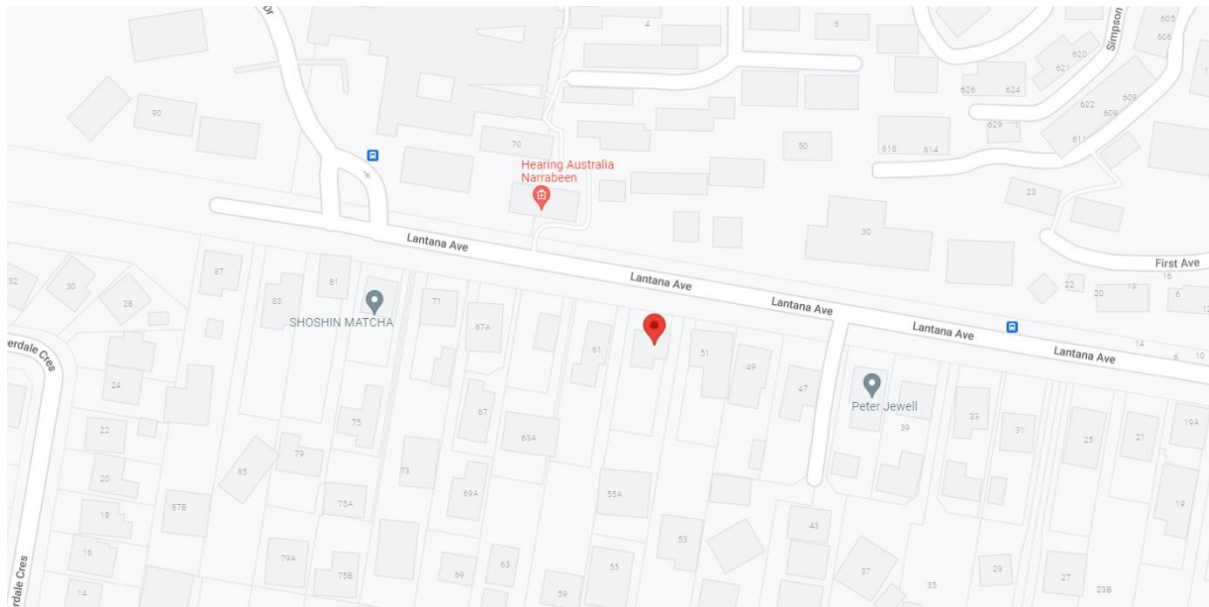


Figure 1: Site locality map (Google Maps 2022)

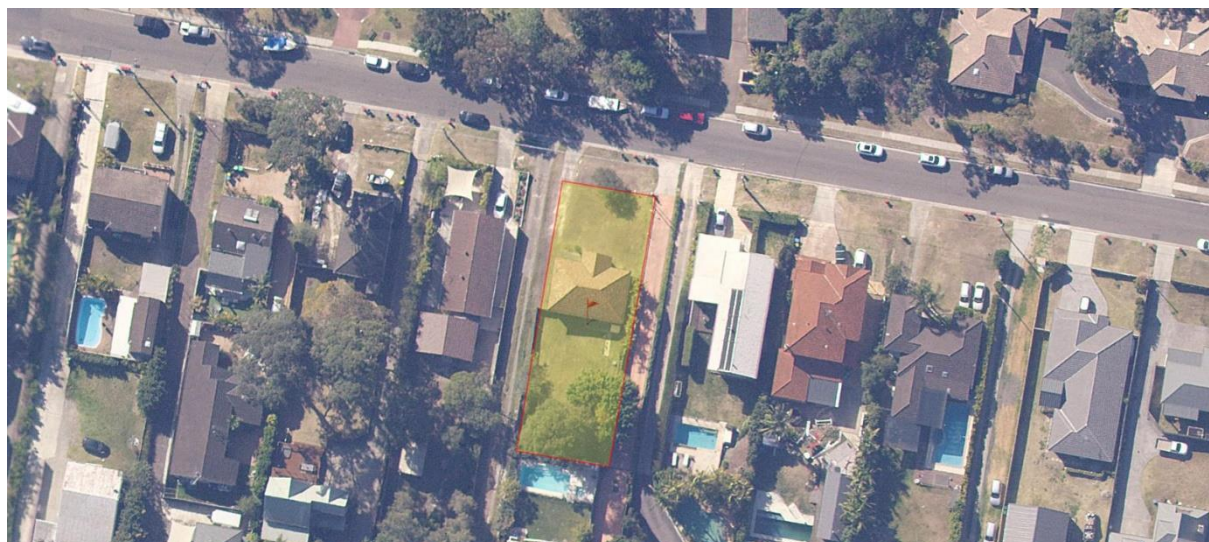


Figure 2: Aerial Map (NSW SIX Maps 2022)

The site is rectangular with a total area of 710.7 square metres (by calculation), with a 15.54 metre street frontage to Lantana Avenue. The eastern side boundary measures 45.72 metres and the western side boundary measures 45.72 metres. The rear boundary measures 15.54 metres. The site falls towards the street from the rear by approximately 2.5 metres.

The site currently contains a single storey brick building with a tile roof. The building contains a living/dining area, kitchen, 2 bedrooms and a study. The rear of the site is landscaped with shrubs and grass. Vehicular access is available from Lantana Avenue.

The land is zoned R2 under the provisions of Warringah Local Environmental Plan 2011 (LEP). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3: Subject site as viewed from Lantana Avenue (Corona Projects 2022)

2.2 The Locality

The site is located within the established residential area of Wheeler Heights. The locality comprises a mix of residential developments and contains buildings heights typically of one to two storeys.

Access to No. 55 and No. 55A Lantana Avenue is situated immediately towards the east of the site, however both properties are situated towards the rear. The site adjoins a one-storey dwelling to the

west at No. 61 Lantana Avenue with access handles laying to the east and west to the principal dwelling which leads to. This site is not a heritage item but is located in proximity of a heritage item. As per figures 5, carports forward of the building line are a present in the street.



Figure 4: 2-storey property, eastward of subject site and viewed from Lantana Avenue (Google Maps 2022)



Figure 5: Extended carport forward of the building line as seen at 77 Lantana Avenue (Google Maps 2022)



Figure 6: First floor balcony facing West to subject site, 51 Lantana Ave (Google Maps)

2.4 Development History

A search on Council's DA Tracker returned the following results for development applications associated with the site.

- NOC2021/1411 - Application Type: Principal Certifier - Notification of Commencement - Dwelling Alterations and Covered Deck – 00004490 - Status: Completed
- CDC2021/1103 - Application Type: Complying Development Certificate - Private SEPP - Dwelling Alterations and Covered Deck – 00004490 - Status: Completed - Determined: 01/11/2021 (Private PCA (For Private CDC's Only))
- DA2009/0835 - Application Type: Development Application - Tree Application - Tree Removal x 1 - Status: Approved - Determined: 08/07/2009 (Council Staff)

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the demolition of select internal and external walls along with a shed and two trees in the ear yard. The first-floor addition, studio, swimming pool and cabana, 2 car carport and an expanded driveway crossing are the proposed construction aspects of this proposal. More specifically, the proposed first-floor addition comprises 2 bathrooms (1 ensuite), a storage space and 3 bedrooms oriented north. The second floor comprises of a storage attic.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality.

Please refer to plans prepared by Corona Projects.

3.2 Development Configuration

The proposed development comprises the following:

Level	Use
Ground Floor	Swimming Pool
	Cabana
	Studio
	Living/Dining (Extension)
	Study (Extension)
	Internal staircase
	2 Car Carport
	Driveway crossing (Expansion)
First Floor	Internal staircase
	Balcony
	Bathrooms (1 ensuite)
	Storage space
	Attic access ladder
Second Floor	Storage Attic
	Attic access ladder

Ground Floor (Internal)

The internal ground floor contains an interconnected living/dining and kitchen area with a proposed extension for the living/dining space. An expansion to the study area is proposed, along with the creation of an internal staircase leading to the first-floor addition.

Ground Floor (External)

The external ground floor contains a proposed 2 car carport, expanded driveway crossing at the front of the site. The rear of the site contains a cabana, swimming pool, and studio for proposed development.

First Floor

The first floor consists of the continuation of the internal stair case along with a balcony, 3 bedrooms, 2 bathrooms, one being an ensuite, a storage space, and an attic access ladder.

Second Floor

The second floor of the proposed dwelling contains an attic access ladder and storage attic. This is situated above bedrooms 2 & 3 as well as one of the bathrooms.

3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in the following table

Table 1: Key development components

Component	Proposal
Site area	710.7m ²
Gross Floor Area	219m ²
Floor Space Ratio	0.31:1
Height	3 storeys - 8.5m
Boundary setbacks	
Front	15.54 m
Eastern Side	45.72m
Western Side	45.72m
Rear	15.54m
Car spaces	2

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

The primary statutory document that relates to the subject site and the proposed development is Warringah Local Environmental Plan 2011. The primary non-statutory plan relating to the subject site and the proposed development is Warringah Development Control Plan 2011.

4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 4.6, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, the land is not likely to be contaminated and, given that no change of use is proposed, no further consideration is required under Clause 4.6(1)(b) and (c) of the Resilience and Hazards SEPP.

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

SEPP (BASIX) 2004 applies to the proposed development. 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.

4.1.3 Warringah Local Environmental Plan 2011

The development complies with the provisions of Warringah Local Environmental Plan 2011 (LEP 2011).

Zoning and permissibility

The site is located in Zone R2 Low Density Residential.

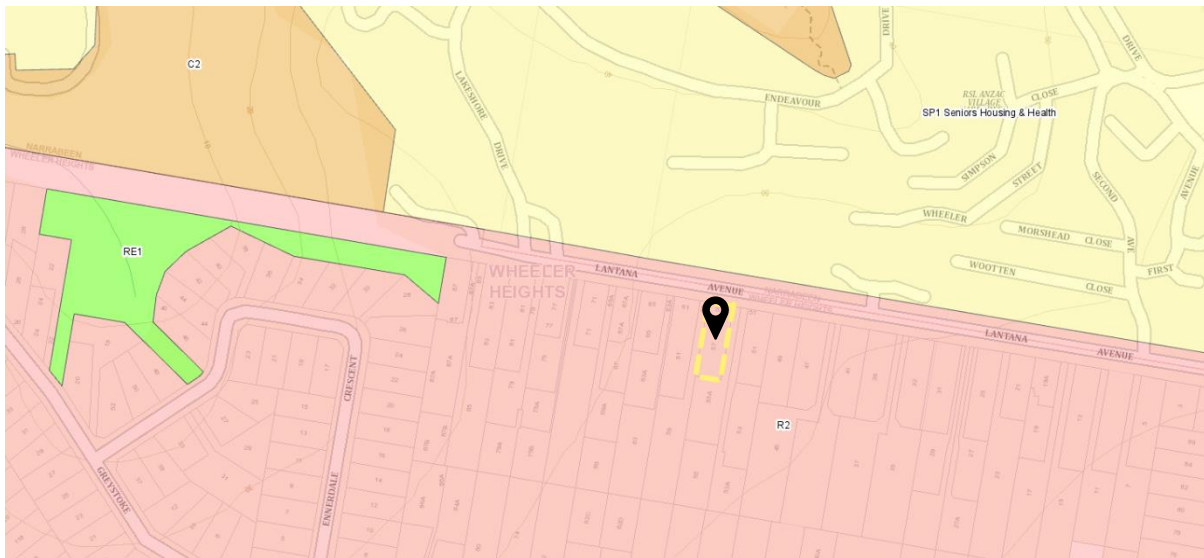


Figure 4: Land Zoning Map (NSW Spatial Planning Viewer 2022)

The development is identified to be first-floor addition and various alterations, which is permitted with consent in the R2 zone.

The objectives of the zone are:

- *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 alterations and additions to an existing dwelling supports the objectives of the zone by providing for the housing needs by increasing amenity through the provision of the swimming pool, cabana, and detached studio. The resultant development is compatible with the environmental and built character Wheeler Heights as the land use of the site will not change nor that of adjoining sites.

Clause 4.3 Height of buildings

The LEP Height of Building Map stipulates that the maximum building height permitted for the site is 8.5 metres. The proposed height of the development is 8.5 metres.

Clause 5.10 Heritage Conservation

The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). The site is located across the road from heritage item I30, specifically the 'ANZAC War

Memorial” which holds a local significance. Given the minor scale of the proposed works, no impact is anticipated to the heritage item. Accordingly, no further heritage assessment is deemed necessary.

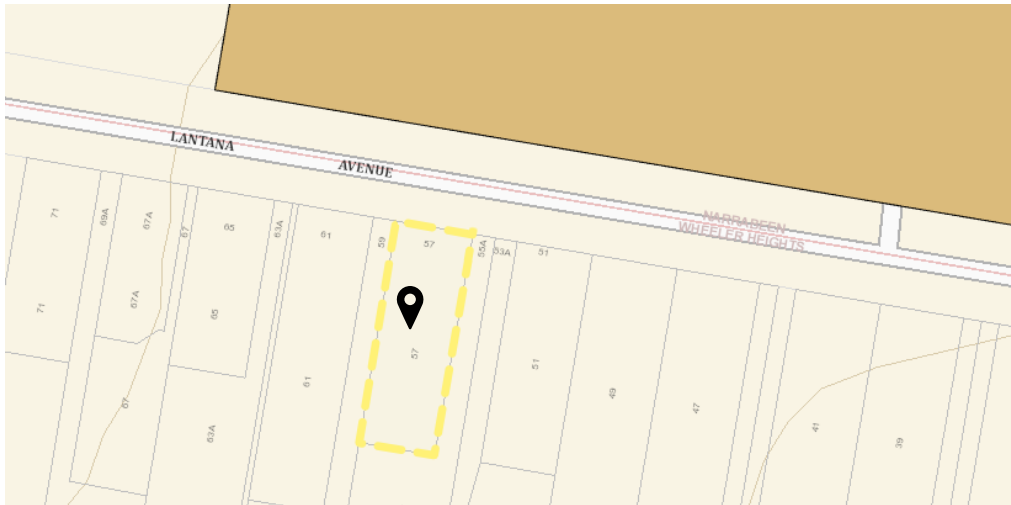


Figure 5: Heritage Map (NSW Spatial Planning Viewer 2022)

6.4 Development on sloping land

The LEP Landslip Risk Map stipulates the subject site as 'Area D' with a small area of the site residing in 'Area A'. The development is adherent to the objectives of this clause as the alterations and additions proposed for this site will have minimal impact on storm water run-off or sub-surface flows. A Geotechnical Investigation Letter has been prepared by Ascent Geo and accompanies this application. The proposal will not impede on the listed criteria and is therefore compliant.



Figure 6: Landslip Risk Map, LSR_009 (WLEP)

4.1.6 Warringah Development Control Plan 2011

The development achieves a high level of compliance with the provisions of Warringah Development Control Plan 2011.

Control	Comment		Compliance
Part B Built Form Controls			
B1 Wall Heights			
1	Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	The wall height on the eastern elevation is greater than 7.2m. The numerical non-compliance is not considered to be detrimental to the overall design and development outcome on the site. The dwelling follows the natural topography of the land, given the slope falling from east to west. The side elevation provides a change in materials from painted render to cladding for visual interest. Furthermore, the side setback provided of 1.35m is in excess of the required 0.9m minimum.	Merit assessment
B2 Number of Storeys			
1	Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.	Subject site is not included within the DCP Map Number of Storeys and is therefore not applicable	-
B3 Side Boundary Envelope			
1	1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: • 4 metres	Part of the proposed additions will extend beyond the prescribed building envelope. At the western elevation, this a minor extension of the roof eaves and roof area, which is considered acceptable as the additions are of a contemporary design and do not utilise a traditional roof pitch. While the eastern portion of the	Merit Assessment

Control	Comment	Compliance
	dwelling presents a larger non-compliance, this is considered acceptable given consistency with the objectives of the control and absence of adverse environmental impact. The built form is of a contemporary design with a low-pitched skillion roof that does not exceed the maximum height limit. There are no windows facing side elevations in the area of non-compliance, therefore, the neighbour's privacy is not anticipated to be compromised as result. The shadow diagrams demonstrate that all adjoining properties achieve compliant levels of solar access to the living areas and private open space. Furthermore, the site is surrounded by battle-axe handles on each side of the site which provides for significant building separation in excess of approximately 11m to the nearest dwelling to the east and approximately 10m from the nearest dwelling to the west.	

B4 Site Coverage

1	<p>Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as:</p> <p>33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and</p> <p>20% = 3,500m² or 30% <3,500m² - the total building footprint(s) must not cover more than 20% of the site area except on allotments</p>	The proposed development is not outlined on the DCP Map for Site Coverage and is therefore not applicable.	-
---	---	--	---

Control	Comment	Compliance
having an area of less than 3,500m ² where the total building footprint/s must not cover more than 30% of the site area.		

B5 Side Boundary Setbacks

1	Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.	The subject site is under the land shown on the DCP Map Side Boundary Setbacks under the minimum set back of 0.9m. The proposed development has side setbacks of 1.35m at the closest point.	Complies
2	Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.	The site does not propose any above or below ground structures of any kind and the site will remain landscaped.	Complies

B7 Front Boundary Setbacks

1	Development is to maintain a minimum setback to road frontages.	The proposed development does not alter the current position of the principal dwelling which leaves a front setback in excess of the 6.5m outlined in the DCP.	Complies
2	The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.	The front boundary will remain free of any structures and will remain landscaped after the proposed removal of a single tree.	Complies

B9 Rear Boundary Setbacks

1	Development is to maintain a minimum setback to rear boundaries	Refer to Exception 1 below	-
2	The rear setback area is to be landscaped and free of any above or below ground structures.	The rear setback is proposed to remain predominantly landscaped with consideration of control 1 and the relevant exception	

Exceptions

1	On land zoned R2 Low Density Residential, and land zoned RU4 Rural Small Holdings that has frontage to "The Greenway", Duffy's Forest,	The proposed development contains a swimming pool and outbuilding that does not exceed 50% of the rear	
---	--	--	--

Control	Comment	Compliance
where the minimum rear building setback is 6 metres, exempt development, swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, provided that the objectives of this provision are met.	setback area.	

Part C Siting Factors**C2 Traffic, Access and Safety**

1	Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives	The proposed development will meet the outlined objectives of the DCP and have no further interference through its proposed location	Complies
5	Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.	The proposed vehicle crossing is to be constructed in accordance with Council's Minor works specification.	Complies

C3 Parking Facilities

1	<p>The following design principles shall be met:</p> <ul style="list-style-type: none"> Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site; Laneways are to be used to provide rear access to carparking areas where possible; Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments; Parking is to be located so that views of the street from front windows are not obscured; and Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. 	<p>The proposed carport intended for the dwelling meets the following requirements:</p> <ul style="list-style-type: none"> The proposed carport will not dominate the façade of the subject site as its proximity towards the West is aligned with the proposed new front door. The proposed carport will be within the site Parking is located in a manner in which the views of the street from front windows are not obscured. The opening of the proposed carport does not exceed 6m 	Complies
2	<p>Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</p> <ul style="list-style-type: none"> the land use; the hours of operation; 	<p>The intended carport provides off street parking while considering:</p> <ul style="list-style-type: none"> the land use; the availability of public transport; the availability of alternative car 	Complies

Control	Comment	Compliance
<ul style="list-style-type: none"> • the availability of public transport; • the availability of alternative car parking; and • the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles. 	parking; and	

C4 Stormwater

1	<p>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</p> <p>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</p>	<p>Given the scale of the proposed works, no adverse impacts are to be expected on the applicable stormwater infrastructure or drainage systems. The site will maintain its current compliance in regard to this control</p> <p>Refer to the provided stormwater plan.</p>	Complies
---	---	--	----------

C7 Excavation and Landfill

2	Excavation and landfill works must not result in any adverse impact on adjoining land.	The excavation works are for the swimming pool proposed within the development and will not have an adverse impact on the adjoining residencies.	Complies
3	Excavated and landfill areas shall be constructed to ensure the geological stability of the work	Adverse effects on the surrounding environment and infrastructure will not result from the excavation works due to the minor scale of the work.	Complies
4	Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.		

Part D Design**D1 Landscaped Open Space and Bushland Setting**

1	<p>The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:</p> <p>a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater</p>	The proposed landscaped area of the subject site 378m ² (53.3%).	Complies
---	---	---	----------

Control	Comment	Compliance
<p>structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;</p> <p>b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;</p> <p>c) Landscaped open space must be at ground level (finished); and</p> <p>d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.</p>		

D2 Private Open Space

1	Residential development is to include private open space for each dwelling	This proposal provides private open space for the sole dwelling on site	Complies								
2	<div>The minimum area and dimensions of private open space are as follows:</div> <table><tr><th>DWELLING Type</th><th>Area and Minimum Dimensions per dwelling</th></tr><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms</td><td>A total of 35m2 with minimum dimensions of 3 metres</td></tr><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms</td><td>A total of 60m2 with minimum dimensions of 5 metres</td></tr><tr><td>Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing</td><td>A total of 10m2 with minimum dimensions of 2.5 metres</td></tr></table>	DWELLING Type	Area and Minimum Dimensions per dwelling	Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres	Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres	Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres	The proposed development will have a total of 4 bedrooms apart of the principal dwelling and will contain POS that will exceed 60m ² and a 5 m dimension	Complies
DWELLING Type	Area and Minimum Dimensions per dwelling										
Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres										
Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres										
Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres										
3	Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children’s play.	POS is directly accessible from the ground floor living/dining area and is capable of being used as an extension for the aforementioned activities	Complies								
4	Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development	POS have been situated so that the privacy of adjacent buildings and current occupants will remain while using the allotted space.	Complies								
5	Private open space shall not be located in the primary front building setback.	The POS will not be located in the primary front building setback	Complies								

Control		Comment	Compliance
6	Private open space is to be located to maximise solar access.	POS will maximise solar access as its northern orientation allows for adequate solar access.	Complies

D6 Access to Sunlight

1	Development should avoid unreasonable overshadowing any public open space	The current position of the primary dwelling along with the proposed alterations and additions will not overshadow any public open space	Complies
2	At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	The POS of the principal dwelling along with the adjoining dwellings will receive adequate sunlight for a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	Complies

D7 Views

1	Development shall provide for the reasonable sharing of views.	Given the natural topography of the street compliance with the maximum building height and building separation, existing views enjoyed by neighbouring properties are not anticipated to be adversely affected.	Complies
---	--	---	----------

D8 Privacy

1	Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	Due to the gradient of the street running downwards from east to west, the proposed development will maintain privacy given the sufficient building separation as a result of the access handle, servicing the battle-axe block at 59 Lantana Avenue running between the sites.	Complies
2	Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.	The orientation of living areas, habitable rooms and windows have been situated in a manner that reduces overlooking, while considering the access handles to adjoining properties creating	Complies

Control		Comment	Compliance
		sufficient building separation.	
3	The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.	The current placement of doors within the proposed development minimises overlooking possibilities as most are oriented towards the street and POS. Due to the gradient of the street running downwards from east to west, the proposed development will maintain privacy given the sufficient building separation as a result of the access handle, servicing the battle-axe block at 59 Lantana Avenue running between the sites.	Complies
4	The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.	All current and proposed windows of the dwellings have a separation of larger than 9m between each dwelling, therefore direct or close views are not available.	Complies

D9 Building Bulk

1	Side and rear setbacks are to be progressively increased as wall height increases	Side and rear setbacks of the dwelling are more than compliant as existing and maintained setbacks are in excess of the required minimum and are considered acceptable.	Complies
2	Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief	Large areas of continuous wall planes are avoided through the varying building setbacks and techniques employed which consist of: <ul style="list-style-type: none"> The rear set back being greater from the first-floor addition compared to the ground floor. The existing side setbacks are greater than minimum requirements outlined in the DCP which provide for sufficient access and opportunity for 	Complies

Control	Comment	Compliance
	<p>landscaping in future instances.</p> <ul style="list-style-type: none"> • The proposed development intends to implement a variety of colours and materials amongst the first floor and attic additions. This will provide visual interest for the site as it remains consistent with the current character of the area but provides visual relief through the external façade being segmented accordingly. • Along the western elevation a first-floor balcony is provided which articulates the building as relief is provided through breaking up the façade and eliminating large areas of continuous walls. • Subject site adjoins the access handles of 51 Lantana Avenue and 59 Lantana Avenue, these two sites are situated behind the subject site out of view from the proposed works. Further adjoining properties of 61 Lantana Avenue and 53 Lantana Avenue are not likely to be impacted through sufficient building separation between the sites. • Due to the building separation between the subject site and adjoining ones, the proposed development will not have a significant visual impact when viewed from adjoining 	

Control	Comment	Compliance
	<p>properties or the public domain.</p> <ul style="list-style-type: none"> The property adjoining to the north is a senior living site, the location of the dwellings are setback significantly from the front boundary and do not have a direct view of the subject site, additionally the front boundary is heavily tree lined which does not visually impact the seniors living site. 	
3	<p>On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular:</p> <p>The amount of fill is not to exceed one metre in depth.</p> <p>Fill is not to spread beyond the footprint of the building.</p> <p>Excavation of the landform is to be minimised.</p>	Complies
4	<p>Building height and scale needs to relate to topography and site conditions</p>	Complies
5	<p>Orientate development to address the street.</p>	Complies
6	<p>Use colour, materials and surface treatment to reduce building bulk</p>	Complies
7	<p>Landscape plantings are to be provided to reduce the visual bulk of new building and works</p>	Complies

Control		Comment	Compliance
		of the site.	
8	Articulate walls to reduce building mass.	The balcony provided on first floor in conjunction with the variety of colours and materials proposed for the development results in appropriate articulation of the building. Articulation is achieved as the façade is appropriately broken up which assists in a reduction in building mass.	Complies

D10 Building Colours and Materials

1	In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.	The proposed new development will minimise visual impact through sympathetic choices of colour, building materials and landscaping to the surrounding neighbourhood.	Complies
2	The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape	The subject site is not within close proximity of the listed areas and therefore, it is not applicable	NA
3	The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.	The proposed development intends to use colours and materials that will complement the external façade of the dwelling.	Complies

D11 Roofs

2	Roofs should complement the roof pitch and forms of the existing buildings in the streetscape	The new roof proposed will contain a pitch and form which is suitable within the streetscape.	Complies
3	Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.	The proposed alterations and additions will support a balcony on the first-floor addition, which is situated under the proposed new roof.	Complies
4	Roofs shall incorporate eaves for shading	The proposed development includes eaves for shading with the new roof.	Complies
5	Roofing materials should not cause excessive glare and reflection	Roofing materials proposed will not create an excessive glare and	Complies

Control	Comment	Compliance
	reflection.	

D12 Glare and Reflection

3	<p>Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> • Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones; • Orienting reflective materials away from properties that may be impacted; • Recessing glass into the façade; • Utilising shading devices; • Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and • Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls. 	<p>The proposed alterations and additions for the subject site have:</p> <ul style="list-style-type: none"> • selected materials for roofing, wall cladding and glazing that reflect less sunlight • oriented reflective materials away from neighbouring properties • Limited use of highly reflective materials and glasses • Windows contain a vertical emphasis and are significantly less in proportion to solid massing walls. 	Complies
---	---	--	----------

D16 Swimming Pools and Spas

1	Pools are not to be located in the front building setback.	The proposed swimming pool will be located in the rear building setback.	Complies
3	Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.	The proposed swimming pool is sufficiently setback from trees on site, refer to the accompanying arborists report.	Complies

Part E The Natural Environment**E1 Preservation of Trees or Bushland Vegetation**

6	Development is to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species.	The development proposes the removal of 2 trees and has minimal impact on remnant native vegetation including canopy trees and understorey vegetation. Refer to the arborist report which accompanies this application.	Complies
7	Where the applicant demonstrates that no reasonable alternative design exists and a tree	The arborist report provided by Bluegum Tree Care and Consultancy	Complies

Control	Comment	Compliance
must be removed, suitable compensatory tree planting is required. Details including proposed species and the location of replacement planting are to be provided.	outlines that no suitable alternative design layouts were possible for the retention of Cheese Tree located at the rear of the site. The Cotoneaster tree located at the front of the site is recommended for removal irrespective of the proposed works given it is an invasive weed species.	
8	Development must also avoid any impact on trees on public land.	The proposed development will not impact trees residing on public land and is therefore not applicable

E10 Landslip Risk

1	<p>The applicant must demonstrate that:</p> <ul style="list-style-type: none"> • The proposed development is justified in terms of geotechnical stability; and • The proposed development will be carried out in accordance with good engineering practice. 	The proposed development has minor implications on the geotechnical stability of the subject site and will be conducted in accordance with good engineering practice. Refer to the Geotechnical Letter which accompanies this application.	
2	Development must not cause detrimental impacts because of stormwater discharge from the land.	The scope of the proposed additions and alterations are minor and would likely not create a detrimental impact on the stormwater discharge or subsurface flow from the subject site.	Complies
3	Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.		
4	<p>To address Requirements 1 to 3:</p> <p>ii) For land identified as being in Area B or Area D:</p> <p>A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application.</p>	A preliminary geotechnical assessment has been conducted by Ascent Geo on the 24 November 2022 and has prepared an assessment of site conditions in accordance with the outlined checklist. The preliminary report has concluded that the proposed development constitutes an 'acceptable' risk to life and a 'low' risk to property and does not require a report, along with the hydrological assessments and appropriate risk	Complies

Control	Comment	Compliance
<p>If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application.</p> <p>Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/hydrological engineer, must be submitted with the development application.</p> <p>iv) When a geotechnical report is required to be submitted, (determined in accordance with i) to iii) above), the report must include a risk assessment of landslip in relation to both property and life. The risk assessment must have regard to any guidelines published by the Australian Geomechanics Society.</p>	<p>assessments provided the recommendations outlined in Table 2 of the preliminary report (pages 5-8) are adhered to.</p>	

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a reasonable scale and nature, and does not present unreasonable environmental, social and economic impacts.

4.2.1 Natural and Built Environment Impacts

The development involves the removal of two trees of minor landscape value and this is considered to be of acceptable environmental impact. Refer to provided arborist report for further details.

4.2.2 Social and Economic Impacts

The development increases the amenity of the property with the new alterations and additions. The development will thus also upgrade the presentation of the site to the street and improve aesthetic quality of the streetscape. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R2 Low Density Residential zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The on-site parking provided complies with the parking requirements as prescribed by Warringah Development Control Plan 2011. It provides a logical and considered approach to the provision of off-street car parking. The impacts arising as a result of the likely traffic generated by the proposal have been considered.

4.3.3 Hazards

The site is in an area recognised by Council as being subject to landslip. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance. a Geotechnical investigation letter has been prepared by Ascent GEO dated 24/11 which concludes that;

"With reference to the Australian Geomechanics Society's definitions, the existing conditions and proposed development are considered to constitute an 'ACCEPTABLE' risk to life and a 'LOW' risk to property provided that the recommendations outlined in Table 2 are adhered to."

The proposal is considered satisfactory in this regard.

4.4 The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social and economic impacts. Furthermore, it complies with the objectives and controls of the WLEP 2011, WDCP 2011.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide an additions and alterations development that makes efficient use of space on the site in a prime location that is in high demand for residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the development at 57 Lantana Avenue, Wheeler Heights. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 57 Lantana Avenue, Wheeler Heights as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.