



STATEMENT OF ENVIRONMENTAL EFFECTS

Demolition of existing structures and construction of a new dual occupancy (attached), swimming pools, associated works and strata title subdivision

9 Greenwood Avenue, Narrabeena NSW 2099

May 2025

1 TABLE OF CONTENTS

2	INTRODUCTION.....	3
3	SITE ANALYSIS AND CONTEXT	4
3.1	The Site	4
3.2	The Locality.....	5
4	THE PROPOSAL.....	9
4.1	Overview.....	9
4.2	Development Summary	9
4.3	Numerical Summary	10
5	STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT	11
5.1	Statutory and Policy Compliance	11
5.2	Warringah Local Environmental Plan 2011 (WLEP)	12
5.3	Warringah Development Control Plan 2011.....	18
6	CONCLUSION	33
7	APPENDICES	34

2 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for Mr Jarrod Bux and Ms Angela Kavanagh to accompany a Development Application (DA) to Northern Beaches Council for the demolition of existing structures, construction of a new dual occupancy and Strata Title subdivision at 9 Greenwood Avenue, Narrabeena.

The proposed development comprises;

- Demolition of existing structures on the site;
- Construction of a new two-storey attached dual occupancy;
- Construction of a new driveway crossing;
- Associated landscaping works;
- Swimming pools;
- Strata Title subdivision.

In preparing this SEE, consideration has been given to the relevant legislative framework;

- *Environmental Planning and Assessment Act 1979* (as amended) (EP&A Act)
- *Environmental Planning and Assessment Regulation 2021*;
- Relevant State Environmental Planning Policies;
- *Warringah Local Environmental Plan 2011* (WLEP 2011);
- *Warringah Development Control Plan* (WDCP);
- Survey Plan prepared by Summit Geomatic;
- Architectural Plans prepared by JDC Architect;
- Landscape Plan prepared by Paul McAtomey
- BASIX Certificate prepared by Certified Energy;
- Stormwater and Civil Works Plans prepared by Cane Consulting;
- Draft Strata Plan prepared by Summit Geomatic

3 SITE ANALYSIS AND CONTEXT

3.1 THE SITE

The Site is located at 9 Greenwood Avenue Narrabeena and is legally described as Lot 85 in Deposited Plan 12228. The site is located on the southern side of Greenwood Avenue, between Alfred Street and Rayner Avenue. The site is rectangular in shape with a frontage of 14.21m, a depth of 50.61m, and a total site area of 722m². The site falls to the street by approximately 2.5m.

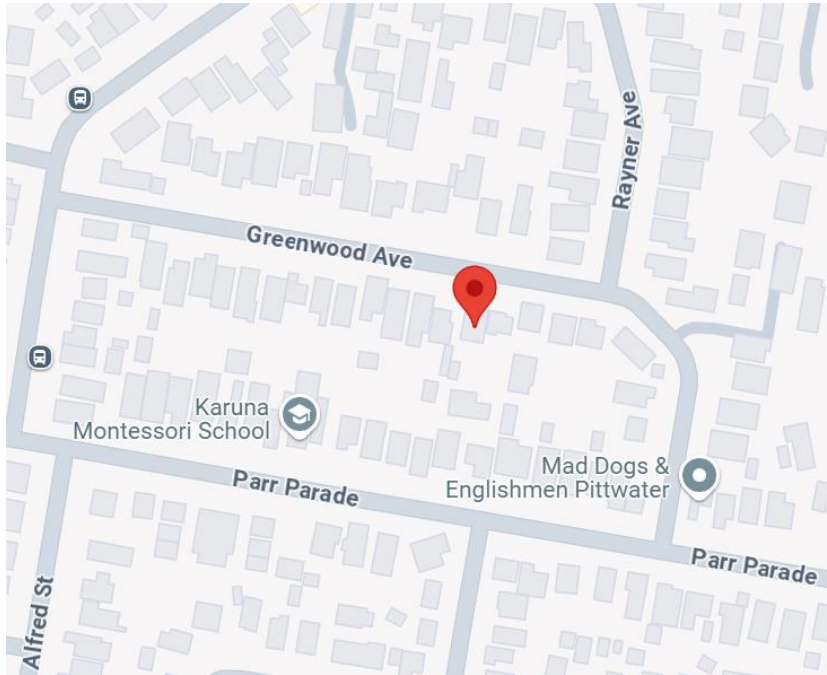


Image 01: 9 Greenwood Avenue Narrabeena (Subject Property) Locality Map (Google Maps 2025)

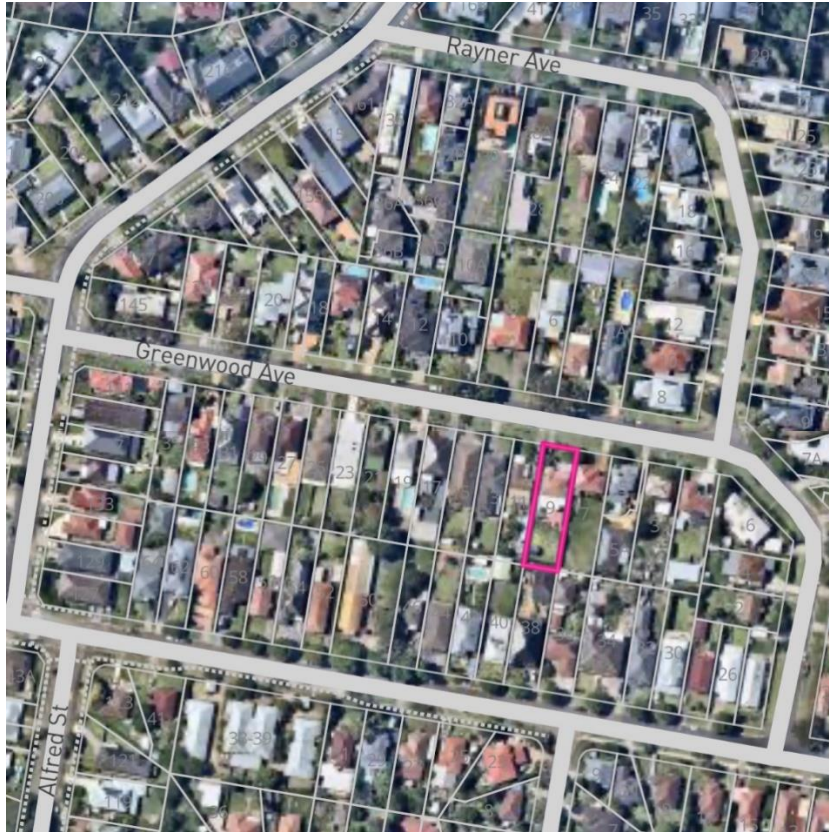


Image 02: 9 Greenwood Avenue Narraweena (Subject Property) Aerial Image (Nearmap 2025)

The site currently contains a single-storey brick house with a tile roof. The front of the site contains a concrete driveway, carport, garden beds and grass. The rear of the site is landscaped with grass, hedges and concrete. Vehicular access is available from Greenwood Avenue.

The land is zoned R2: Low Density Residential under the provisions of Warringah Local Environmental Plan 2011 (WLEP). 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.

3.2 THE LOCALITY

Narraweena is a coastal suburb located within the Northern Beaches region, approximately 18 kilometres north-east of the Sydney Central Business District. The locality comprises a mix of residential buildings heights typically of one to two storeys.

To the East, the site adjoins a one-storey brick house with a tile roof at 7 Greenwood Avenue. To the West, the site adjoins a one-storey brick house with a Colourbond roof at 11 Greenwood Avenue. To the South the site adjoins a two-storey rendered house with tile roof and separate single story brick granny flat with tile roof at 38 Parr Parade.



Image 03: 9 Greenwood Avenue Narraweena (Subject Property) existing residence



Image 04: 9 Greenwood Avenue Narraweena (Subject Property) existing residence with neighbouring two-storey residences to the West



Image 05: 9 Greenwood Avenue Narraweena (Subject Property) existing residence from rear



Image 06: 9 Greenwood Avenue Narraweena (Subject Property) existing residence from rear



Image 07: 25 and 25A Greenwood Avenue Narraweena, existing attached 2-storey dual occupancy residences



Image 08: 18 and 18A Greenwood Avenue Narraweena, existing attached 2-storey dual occupancy residences



Image 09: 10 and 10A Greenwood Avenue Narraweena, existing 2-storey residences



Image 10: 8 Rayner Avenue Narraweena, existing 2-storey residence at nearby cross street

4 THE PROPOSAL

4.1 OVERVIEW

The Development Application proposes the demolition of existing structures, construction of a new dual occupancy and strata title subdivision at 9 Greenwood Avenue Narraweena.

More specifically, the proposed development comprises of;

- Demolition of existing structures on site,
- Construction of a new two-storey attached dual occupancy,
- Construction of new driveway crossings,
- Associated landscaping works,
- Swimming pools
- Strata Title subdivision.

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 JDC Architect.

4.2 DEVELOPMENT SUMMARY

The proposed development for each residence comprises the following:

Level	Residence 1 & 2
Ground Floor	Entry corridor
	Single garage and carport
	WIP and Laundry
	Powder room
	Guest room
	Open plan kitchen, dining and family room
	Media room
	Alfresco and pool
First Floor	Master bedroom with ensuite, WIR and balcony
	Bedroom 1 with WIR
	Bedroom 2 with WIR
	Bedroom 3 with WIR and balcony
	Main bathroom and separate WC
	Home office
External	Swimming Pool with Pool Fence
	Driveway
	Landscaping

4.3 NUMERICAL SUMMARY

A brief numerical overview of the development parameters for the proposed development is included in the Table below.

Component		Proposal
Site area		722m ²
Lot Size	Residence 1	361m ²
	Residence 2	361m ²
Gross Floor Area	Residence 1	216m ²
	Ground Floor	107m ²
	First Floor	109m ²
	Residence 2	216m ²
	Ground Floor	107m ²
	First Floor	109m ²
Height		2 storeys 7.1m
Front setback		6.5m
Side setback		0.9m
Rear setback		Over 15m
Car spaces		2 per dwelling
Landscaped Open Space		40%

5 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

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

5.1 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

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.

- State Environmental Planning Policy (Sustainable Buildings) 2022

SEPP (Sustainable Buildings) 2022 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.

- State Environmental Planning Policy (Housing) 2021

Part 12 'Dual occupancies and semi-detached dwellings in Zone R2' of the (SEPP Housing 2021) applies to the subject site as per the criteria established under Clause 141B. Clause 141C notes that development for the purposes of dual occupancies and semi-detached dwellings is permitted with development consent in Zone R2 Low Density Residential on land to which this part applies. As the subject site is zoned R2 Low Density Residential the proposed dual occupancy is therefore permissible in accordance with Clause 141C.

5.2 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP)

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

The relevant matters to be considered under the Warringah LEP 2011 are outlined below in the **Warringah LEP summary compliance table** -

Standard	Control	Comment
Part 1 Preliminary		
1.2	Aims of the Plan	<p>(d) in relation to residential development, to—</p> <p>(i) protect and enhance the residential use and amenity of existing residential environments, and</p> <p>(ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and</p> <p>(iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,</p> <p>(f) in relation to environmental quality, to—</p> <p>(i) achieve development outcomes of quality urban design, and</p> <p>(ii) encourage development that demonstrates efficient and sustainable use of energy and resources, and</p> <p>(iii) achieve land use relationships that promote the efficient use of infrastructure, and</p> <p>(iv) ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and</p> <p>(v) protect, conserve and manage biodiversity and the natural environment, and</p> <p>(vi) manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity.</p> <p>Complies- the proposal relates to demolition works and erection of a dual occupancy (attached), swimming pools, associated works and strata subdivision. The development is compatible with the residential development in the immediate area and is consistent with the bulk and scale of residential development in the locality.</p> <p>The proposal is consistent with the character of the area and will enhance the environmental qualities of the site. The proposal meets the aims of WLEP2011.</p>

	Standard	Permitted	Comment
--	----------	-----------	---------

Part 4 Principal Development Standards

4.1	Minimum subdivision lot size	600m2	The LEP Lot Size Map stipulates that the minimum lot size permitted for the site is 600m2. This clause does not apply to strata subdivision of the land.
4.1AA	Minimum subdivision lot size for community title schemes	N/A	N/A
4.2	Rural Subdivision	N/A	N/A
4.2A	Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones	N/A	N/A
4.3	Height of buildings	8.5m	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 7.1m metres and therefore compliance is achieved
4.4	Floor Space Ratio	N/A	The LEP Floor Space Ratio Map does not stipulate a maximum floor space ratio permitted for the site.
4.5	Calculation of floor space ratio and site area	Noted	N/A
4.6	Exceptions to development standards	Noted	N/A – no variation proposed to development standards.

Provisions	Comment
------------	---------

Part 5 Miscellaneous Provisions

5.1	Relevant acquisition authority	N/A
5.1A	Development on land intended to be acquired for a public purpose	N/A
5.2	Classification and reclassification of public land	N/A
5.3	Development near zone Boundaries	N/A
5.4	Controls relating to miscellaneous permissible uses	N/A
5.5	Controls relating to secondary dwellings on land in a rural zone	N/A
5.6	Architectural roof features	N/A
5.7	Development below mean high water mark	N/A
5.8	Conversion of fire alarms	N/A
5.9	Dwelling house or secondary dwelling affected by natural disaster	N/A
5.10	Heritage conservation	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.
5.11	Bush fire hazard reduction	N/A
5.12	Infrastructure development and use of existing buildings of the Crown	N/A
5.13	Eco-tourist facilities	N/A

Provisions	Comment
------------	---------

Part 6 Relevant Additional Local Provisions

6.1	Acid sulfate soils	N/A.
6.2	Earthworks	The proposed works comply with Clause 6.2.
6.3	Flood Planning	N/A
6.4	Development on sloping land	The Landslide Risk Land Map stipulates that the land is located within Area A. The proposed development does not pose any significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides. The proposed development minimises the impacts of stormwater runoff and does not adversely affect the stability of the land. The proposal ensures the existing subsurface flows are not adversely affected by the residential development and proposes suitable stormwater plan for stormwater disposal.
6.5	Coastline hazards	N/A
6.6	Erection of dwelling houses in one C3 Environmental Management	N/A
6.7	Repealed	N/A
6.8	Subdivision of certain land	N/A
6.9	Location of sex service premises	N/A
6.10	Development for the purposes of secondary dwellings in zones R2 and R3	N/A
6.11	Affordable housing	N/A

Provisions	Comment
------------	---------

Part 7 Dee Why Town Centre

7.1 to 7.14	N/A	N/A – the site is not located within the Dee Why Town Centre
-------------	-----	--

Provisions	Comment
------------	---------

Part 8 Frenches Forest Precinct

8.1 to 8.11	N/A	N/A – the site is not located within the Frenches Forest Precinct
-------------	-----	---

	Provisions	Comment
Relevant Schedules		
	Schedule 1 – Additional permitted uses	N/A
	Schedule 2 – Exempt development	N/A
	Schedule 3 – Complying development	N/A
	Schedule 4 – Classification and reclassification of public land	N/A
	Schedule 5- Environmental heritage	N/A
	Schedule 6 – Pond-based and tank-based aquaculture	N/A

Zoning and Permissibility

The site is located in Zone R2: Low Density Residential.

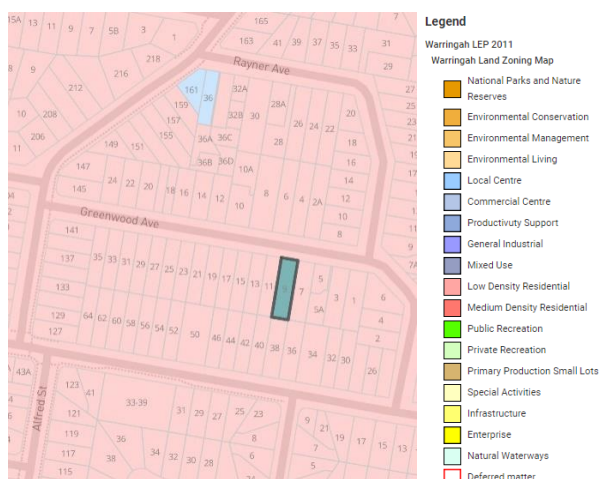


Image 11: Zoning Map (Mapbox)

The development is identified to be a dual occupancy, which is permitted with consent in the R2 Low Density Residential zone, under the power of SEPP (Housing) 2021, as discussed above. The proposal meets the objectives of the R2 zone.

The objectives of the R2 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 development supports the objectives of the zone by providing the housing needs of the community within a low-density setting as the dual occupancy complies with the objectives for dwelling houses as outlined in the DCP. The development does not impact the ability for other land uses to meet the day to day needs of the residents in the community. The resultant development supports the low- density residential zone by ensuring the local landscaped settings and natural environment of Warringah with consistent and sufficient landscaping on site.

Height of Buildings

The site has a maximum building height provision of 8.5m.

Subdivision

The proposal includes the strata subdivision of the proposed dual occupancy (attached). Refer to Draft Strata Plan prepared by Summit Geomatic.

The site is not identified on the following maps within WLEP 2011:

- Bushfire Map
- Land Reservation Acquisition Map
- Heritage Map
- Coastline Hazard Map
- Key Sites Map
- Additional Permitted Uses Map
- Land Reclassification (Part Lots) Map
- Floor Space Ratio Map
- Centres Map
- Acid Sulfate Soils Map
- Flood Hazard Map

5.3 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The development achieves a high level of compliance with the provisions of Warringah Development Control Plan 2011. In designing the proposed changes to the built form, due consideration has been given to the respective sections and objectives of Warringah DCP, in particular:

- Part B Built Form Controls
- Part C Siting Factors
- Part D Design
- Part E The Natural Environment

Key components of the DCP have been detailed below. The proposal is compliant with relevant provisions as outlined in the below **Warringah DCP Compliance Table -**

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 proposed wall heights on the four facades of the dual occupancy are less than 7.2m from ground level to the underside of the ceiling on the first floor of the building.	Complies
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.	The DCP Map does not specify the maximum number of storeys for the subject site.	Not Applicable
B3 Side Boundary Envelope			
	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: <ul style="list-style-type: none">4 metres, or5 metres as identified on the map.	<p>The proposed dual occupancy is largely compliant with this control, save for the small portion of the roof, along the south-western and north-eastern sides of the roof.</p> <p>This variation is minimal, does not result in adverse impacts to solar access, privacy, or amenity.</p> <p>The design maintains appropriate setbacks and building separation, and the non-compliance is considered acceptable on merit.</p>	Merit Assessment

4 Site Coverage

1	Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map.	The site is not coloured on the DCP Map Site Coverage.	Not Applicable
---	--	--	----------------

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.	<p>The proposal complies with DCP side boundary setbacks of 0.9m in all key areas, with the exception of a minor encroachment caused by an architectural design element to 0.45m. This feature is non-habitable, visually lightweight, and contributes to the overall architectural quality of the building.</p> <p>The encroachment does not result in any loss of privacy, overshadowing, or amenity impact, and is therefore considered acceptable under a merit assessment.</p>	Merit Assessment
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 side boundary setback areas are landscaped and free of any above or below ground structures.	Complies

B7 Front Boundary Setbacks

1	Development is to maintain a minimum setback to road frontages.	The minimum front boundary setback on the DCP Map is 6.5m. The proposed development provides a front setback of 6.5m.	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 setback area is landscaped and generally free of structures, except for the proposed driveway.	Complies

B9 Rear Boundary Setbacks

1	Development is to maintain a minimum setback to rear boundaries. DCP Map = 6m rear setback	The development allows for a rear setback in excess of 6m, allowing approximately 15.5m.	Complies
2	The rear setback area is to be landscaped and free of any above or below ground structures.	The rear setback area is landscaped and free of any above or below ground structures. The swimming pools do not exceed more than 50% of the rear setback area.	Complies

Part C Siting Factors**C1 Subdivision**

1	<u>Requirements</u> R2 Low Density Residential zone requirements: Proposed new allotments: a) Minimum width: 13 metres b) Minimum depth: 27 metres; and c) Minimum building area: 150m ²	The proposal provides for Strata Title subdivision and therefore has no changes to the current lot size.	Complies
2	<u>Access</u> Motor vehicle access to each residential allotment is required from a constructed and dedicated public road.	The proposal provides for a new driveway crossing servicing both residential units on site from Greenwood Avenue.	Complies
4	<u>Drainage</u> Provision should be made for each allotment to be drained by gravity to a Council-approved drainage system. The topography of the land should not be altered to adversely affect the natural drainage patterns. Stormwater should drain directly to a Council-approved drainage system and not via adjoining properties unless via a formalised interallotment drainage system. The proposed allotments are to be drained to the direction of the natural fall of the land. Interallotment drainage easements will be required through adjoining properties to adequately drain land to Council's downstream system.	The proposed development provides for approved drainage system that directs stormwater to the surrounding Council- approved drainage, following the natural fall of the land. The proposal does not alter the natural topography of the land and does not adversely impact upon the natural drainage patterns. Refer to Stormwater Plan prepared by Cane Consulting submitted with this development application for further assessment.	Complies

6	<p><u>Environmentally constrained land</u></p> <p>In areas subject to constraints such as flooding, tidal inundation, threatened species, landslip risk, bushfire or any other matter, adequate safe area for building, where the risk from hazard is minimised, is to be provided within an allotment.</p> <p>Where possible, lot boundaries should utilise natural land features such as creeks, escarpments and rock outcrops.</p>	<p>The subject site is located within Area A. The subject site is relatively flat and has been assessed for the possible risk associated with landslides. The proposal will not adversely affect the stability of the land and will not result in significant detrimental impacts on the site.</p> <p>The lot boundaries do not contain creeks, escarpments or rock outcrops.</p>	Complies
---	---	---	----------

C2 Traffic, Access and Safety

1	<p><u>Vehicular Access</u></p> <p>Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</p>	<p>The proposed driveway crossing is appropriately located so that it does not result in traffic hazards or vehicular queuing. The vehicular access will not conflict with pedestrian access to the site.</p> <p>The proposed driveway crossings meet the objectives of vehicular access.</p>	Complies
4	<p>Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315.</p>	<p>The proposed driveway crossings will be designed in accordance with the relevant Council's Vehicle Crossing Policy.</p>	Complies
5	<p>Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.</p>	<p>The design and construction of the driveway crossings follow Council's minor works specification.</p>	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; <p>Parking is to be located so that views of the street from front windows are not obscured; and</p> <ul style="list-style-type: none">• 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 two single garage doors are well integrated with the overall design of the dwelling facades. The proposed garages are appropriately located and will not obscure views of the street from front windows. The garage doors are setback from the front building alignment and do not exceed a total door width of 6m.</p>	Complies
4	<p>Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</p>	<p>The proposed garages for the dual occupancy are provided in accordance with the carparking rate outlined in Appendix 1 of the Warringah DCP 2011.</p>	Complies

C4 Stormwater

	<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>The stormwater drainage system is designed to allow for appropriate stormwater discharge from the site and will not result in downstream flooding or adverse environmental impacts upon the local stormwater infrastructure or watercourse.</p> <p>The proposed stormwater drainage system is to be installed and maintained in accordance with Council's policy. Refer to Stormwater Plan submitted with this Application for further assessment.</p>	Complies
--	---	---	----------

C8 Demolition and Construction

1	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the demolition and construction objectives and requirements.	The proposed development complies or will comply with the demolition and construction objectives and requirements of the DCP.	Complies
---	---	---	----------

C9 Waste Management

1	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management objectives and all relevant Development Applications must be accompanied by a Waste Management Plan.	The proposed development complies or will comply with the waste management objectives and requirements of the DCP.	Complies
---	--	--	----------

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

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> <ul style="list-style-type: none">a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;	The proposal provides 40% landscaped open space, in accordance with the requirement. The landscape design incorporates generous deep soil zones, native planting, and a strong connection to the surrounding bushland.	Complies
	<ul style="list-style-type: none">c) Landscaped open space must be at ground level (finished); andd) The minimum soil depth of land that can be included as landscaped open space is 1 metre.		

D2 Private Open Space

1	Residential development is to include private open space for each dwelling.	The proposed development provides for a compliant private open space areas for each dwelling.	Complies
---	---	---	----------

2	The minimum area and dimensions of private open space are as follows:		The proposed dual occupancy has a private open space area of over 80m ² for each of the residences located in the rear yard. Minimum dimensions are satisfied.	Complies
	Dwelling Type	Area and Minimum Dimensions per dwelling		
	Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m ² with minimum dimensions of 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.		Private open space on site is directly accessible from the primary living spaces of each dwelling within the dual occupancy and serves as an extension of for outdoor relaxation and recreation opportunities.	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.		The proposal ensures that the private open space is properly designed and located in the rear yard of each dwelling to ensure privacy of the occupants of the development and adjacent properties.	Complies
5	Private open space shall not be located in the primary front building setback.		The proposed private open space is in the rear yard of each dwelling.	Complies
6	Private open space is to be located to maximise solar access.		The POS is located in the rear yard and solar access is maximised.	Complies

D3 Noise

4	Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources. For example, locate kitchens or service areas closer to busy road frontages and bedrooms away from road frontages.	The location of rooms in each dwelling is considered to be appropriate to minimise noise impacts upon the living environments.	Complies
---	--	--	----------

D4 Electromagnetic Radiation – NA

D6 Access to Sunlight

2	<p>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.</p> <p>Council may consider a variation to this control in the particular circumstances of a proposal, where an applicant can demonstrate, to the satisfaction of Council that:</p> <ul style="list-style-type: none">i) the slope or topography of the site or adjoining property makes compliance impractical; andii) other design options have been investigated which would comply but would unreasonably constrain the development of an otherwise compliant building.	<p>The proposed development achieves at least 50% of the required area of private open space of the two dwellings on site and adjoining properties to receive a minimum of 3 hours of sunlight access during the required assessment time.</p> <p>Refer to shadow diagrams in the set of architectural plans by JDC Architect for further details.</p>	Complies
---	---	--	----------

D7 Views

1	Development shall provide for the reasonable sharing of views.	Reasonable sharing of views has been considered in the siting of the dual occupancy.	Complies
---	--	--	----------

D8 Privacy

1	Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	Windows at the first floor adjoin rooms of low use and minimises the opportunities for overlooking into adjoining properties. The upper level of each dwelling also provides for an increased setback of 1600m from side boundaries.	Complies
2	Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.		
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 listed items in this control have been located to minimise overlooking concerns.	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.	There are no upper floor windows of neighbouring properties within 9m of the proposed window locations.	Complies
---	---	---	----------

D9 Building Bulk

1	Side and rear setbacks are to be progressively increased as wall height increases.	The upper level is recessed from the ground floor for the dual occupancy.	Complies
3	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: The amount of fill is not to exceed one metre in depth. Fill is not to spread beyond the footprint of the building. Excavation of the landform is to be minimised.	The site is relatively flat, and therefore this control is not applicable.	N/A
4	Building height and scale needs to relate to topography and site conditions.	The proposed dual occupancy is below the maximum building height limit in a suitable scale that respond to natural topography and site conditions.	Complies
5	Orientate development to address the street.	The proposed dual occupancy is oriented to address Greenwood Avenue.	Complies
6	Use colour, materials and surface treatment to reduce building bulk.	The proposed development will have suitable colour schemes, materials and surface treatment to reduce bulk.	Complies
7	Landscape plantings are to be provided to reduce the visual bulk of new building and works.	The proposed landscaping reduces the visual bulk of the dual occupancy.	Complies
8	Articulate walls to reduce building mass.	The external walls on each façade of the dual occupancy are well articulated with varying setbacks.	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 proposal provides for appropriate building colours, materials and associated landscaping on site that will not visually dominate the streetscape or cause other adverse visual impact on the community.	Complies
---	---	---	----------

D11 Roofs

2	Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.	The proposal consists of a contemporary flat roof for each dwelling that is compatible with the characteristics of the Narraweena area.	Complies
3	Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.	The proposed roof is well articulated and has an appropriated design that incorporates balconies to the front and rear facades.	Complies
4	Roofs shall incorporate eaves for shading.	The proposed roofs have proper eaves for shading of windows and balconies of the building.	Complies

D12 Glare & Reflection

1	The overspill from artificial illumination or sun reflection is to be minimised.	The proposal complies or will comply with the glare and reflection requirements of the DCP.	Complies
2	Any glare from artificial illumination is to be minimized.		Complies
3	Sunlight reflectivity that may impact on surrounding properties is to be minimised.		Complies

D13 Front fences and front walls

1-6	<p>Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.</p> <p>Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence.</p> <p>Fences located within the front building setback area are to complement the existing streetscape character.</p> <p>Fences are to be constructed to allow casual surveillance, except where there is</p>	Fences and front walls comply or will comply with these requirements of the DCP.	Complies
-----	---	--	----------

	<p>excessive noise.</p> <p>Gates are not to encroach over the property boundary when opening or closing.</p> <p>Fences should complement the architectural period of the building.</p>		
--	--	--	--

D14 Site Facilities

1	<p>Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places. In particular:</p> <ul style="list-style-type: none"> • Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection; • All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets; • Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers; • Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and • Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable. 	<p>The development is capable of supporting all required site facilities in appropriate locations.</p>	<p>Complies</p>
---	---	--	-----------------

D15 Side and rear fences

1-3	<p>Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites, or 1.8 metres measured from the low side where there is a difference in either side of the boundary.</p> <p>For sloping sites, the height of fences may be averaged and fences and walls may be regularly stepped.</p>	<p>Side and rear fences comply or will comply with these requirements of the DCP.</p>	<p>Complies</p>
-----	--	---	-----------------

	All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or broken glass is not permitted.		
--	--	--	--

D16 Swimming Pools and Spa Pools

1	Pools are not to be located in the front building setback.	The swimming pools are located in the rear yards of the proposed dual occupancy.	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 pools for each dwelling are set in the rear yard. There are no trees existing and therefore will not result in posing detrimental impacts upon any tree.	Complies

D20 Safety and Security

1	Buildings are to overlook streets as well as public and communal places to allow casual surveillance.	The proposed dual occupancy allows for overlooking to Greenwood Avenue and supports casual surveillance via windows at the ground floor foyer and balconies and windows at the upper level of the front façade.	Complies
---	---	---	----------

D22 Conservation of Energy and Water

1	The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.	The building orientation, layout and associated landscaping maximises natural ventilation and solar access across the site.	Complies
3	Buildings are to be designed to minimize energy and water consumption.	The proposed dual occupancy is designed to minimise energy and water consumption and meets the BASIX requirements.	Complies

4	Landscape design is to assist in the conservation of energy and water.	The proposed development has appropriate landscape design that facilitates water and energy conservation on site by directly accessing sunlight and supporting stormwater penetration.	Complies
6	All development must comply with Council's Water Management Policy.	The proposed development complies with Council's Water Management Policy.	Complies

Part E The Natural Environment

E1 Private Property Tree Management

1	All trees are prescribed for the purposes of clause 5.9(2) of WLEP. Development is to be situated and designed to minimise the impact on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species.	There are 3 existing trees on the subject property; 1. Crepe Myrtle (listed as an exempt species and suitable for removal without consent). 2. Hibiscus tree (listed as an exempt species and suitable for removal without consent). 3. Magnolia tree (under 5m in height).	Complies
2	The applicant must demonstrate that the tree to be removed meets one or more of the criteria of the Removal of Tree Test in Appendix 8 and the Tree Retention Assessment in Appendix 9.		

Part H Appendices

Appendix 1 Car Parking Requirements

Residential		The proposed development provides for 2 carparking spaces for each dwelling. A single crossover is proposed. The hardstand and garage parking spaces comply with the minimum dimensions set out in AS2890.1:2004. The spaces may be accessed without impacting each other. Despite being located within the setback zone, the second car space for each dwelling located on the hardstand has a maximum gradient of 1:20 (5%), and does not pose a detrimental impact.	Merit Assessment
Use	Requirement		
Dwelling house and dual occupancy	2 spaces per dwelling, except for land known as Belrose Corridor (see Part G4) which has a maximum of 2 car spaces.		

The following matters are to be taken into consideration when assessing an application pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

- The provision of any Environmental Planning Instrument
- The provision of 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
- Any Development Control Plan
- 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, and
- The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
- The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.

Draft Planning Instruments

Northern Beaches Council does not have any current Draft Planning Instruments that apply to the proposed development, thus as demonstrated, the development achieves a high level of compliance with the applicable Environmental Planning Instruments.

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.

Natural and Built Environment Impacts

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. The proposed built form allows the neighbouring sites to retain their access to privacy, solar access, pleasant outlook, and overall residential amenity. Private outdoor areas are proposed for each dwelling house that allows for sufficient amenity and private recreation. The proposed works do not require the removal of any significant vegetation.

Social and Economic Impacts

The development increases the amenity of the property with the proposed dual occupancy to provide additional housing stock for the locality. The development will thus also upgrade the presentation of the site to the street and improve aesthetic quality of the streetscape. The short-term economic impacts are positive, with the generation of employment opportunity through the physical construction stages. The

use of high-quality materials will ensure a durable final built outcome, reducing the need to rebuild in the near future, resulting in a positive long term financial and sustainability outcome. The proposal does not engender any negative social or economic outputs.

Suitability of the Site

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

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.

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 design and layout of on-site parking and vehicle access/egress is compliant with AS2890.1.

Hazards

The site is not recognised by Council as being subject to flooding or landslip. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social, and economic impacts. Furthermore, it provides additional housing for the community in a rear of high demand. 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 a residential 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.

6 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social, and economic impacts of a dual occupancy (attached), swimming pools, associated works and strata subdivision at 9 Greenwood Avenue, Narraweena. The proposed development is permissible with consent and is consistent with the intent of the built form controls as they are reasonably applied to the proposed works. 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.

It is considered that the proposal is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The merits of the application have been assessed in accordance with the provisions of the relevant requirements of WLEP 2011 and the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). There is no evidence that the impacts of the development would warrant amendment to the subject proposal or justify refusal. Where a variation is proposed, adequate documentation has been provided to support the application.
- The nature of the development is appropriate having regard to the area of the site, its geographical location, topography, constraints and adjoining land uses.

Accordingly, the proposal for demolition works and the erection of a dual occupancy (attached), swimming pools, associated works and strata subdivision at 9 Greenwood Avenue Narraweena, is acceptable from environmental, social, and planning perspectives and **approval** should therefore be granted by Council.

7 APPENDICES

Architectural drawings prepared by JDC Architect

Stormwater and Civil drawings prepared by Cane Consulting

Landscape drawings prepared by Paul McAtomney Landscape Architect

Draft Plan of Subdivision prepared by Summit Geomatic

Survey Plan prepared by Summit Geomatic

BASIX and NatHERS certification documentation prepared by Certified Energy