



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to an existing dwelling

Lot 3 DP 16941

128 Queenscliff Road

Queenscliff

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LOT 3 DP 16941
128 Queenscliff Road Queenscliff

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1 Introduction

This Statement of Environmental Effects accompanies a development application for the alterations to an existing dwelling on land identified as Lot 3 DP 16941, 128 Queenscliff Road Queenscliff.

The primary topics addressed in this report are:

- Site description
- Details of the proposal;
- Summary and assessment against the relevant heads of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 (as amended).

This Statement of Environmental Effects confirms that the proposed development is suitable and appropriate in the context of the area and all relevant statutory and non statutory planning policies. As such it is considered that the proposal can be supported and approved by Council.

1.1 Site Description

The subject land is identified as Lot 3 DP 16941, 128 Queenscliff Road Queenscliff. Located on site is an existing dwelling and is surrounded by dwellings of a similar size. Access to the site is via Queenscliff Road. The site is a regular shape and has a site depth of 36.575m and a width of 13.075m.



Figure 1: Aerial Image of Site & Surrounding Area

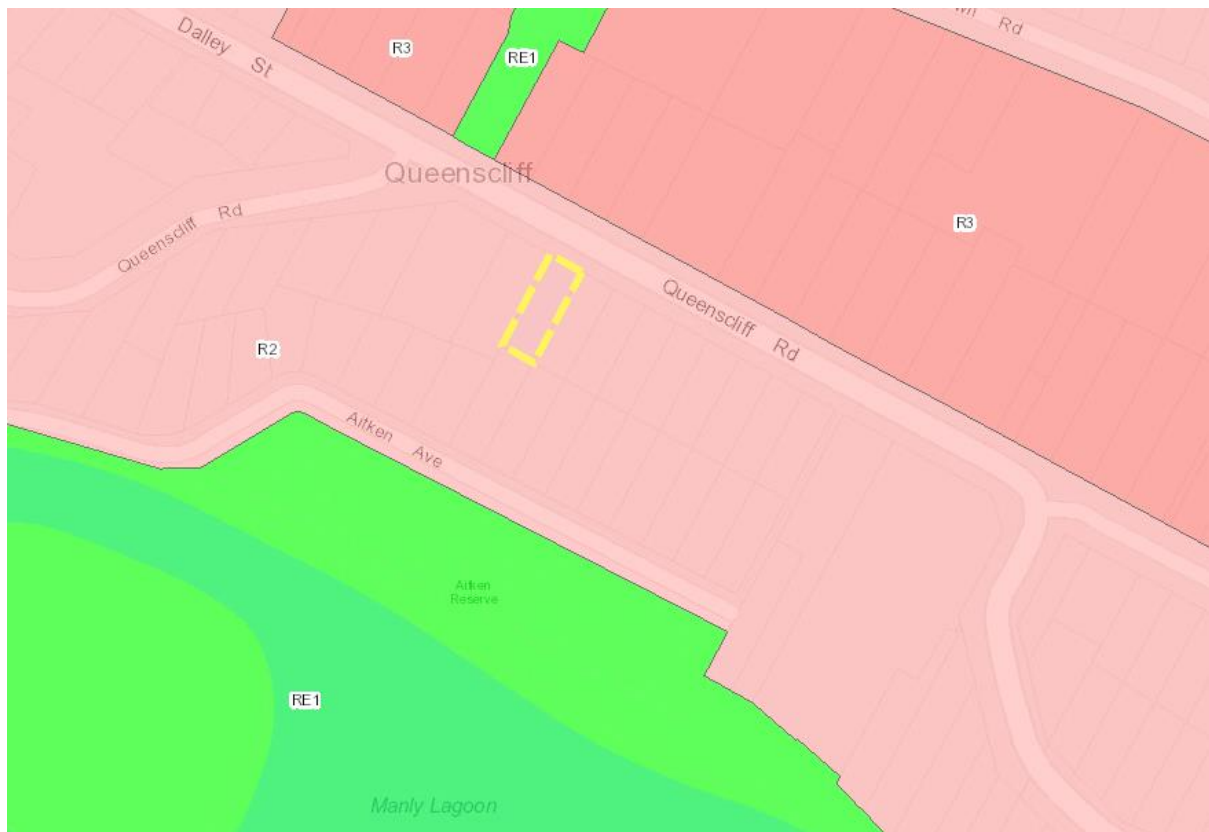
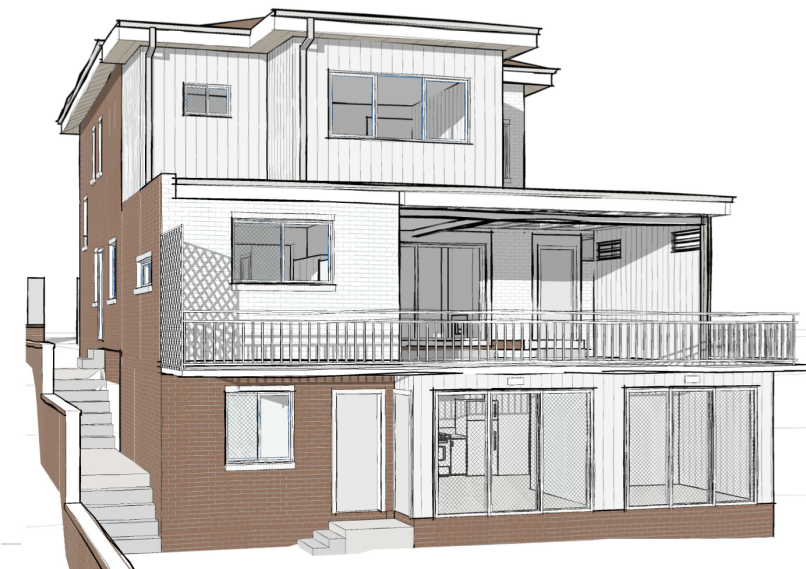


Figure 2: Map of the subject site

1.2 Background

The proposed development has been submitted as a result of feedback received through the previous development application DA2019/0939 as well as the rejected development application DA2020/0083. It is noted that the development has changed since the original application was rejected. The new design is within the 8.5 maximum height limit as specified under the LEP and takes into account the objections from the top floor flat at 130 Queenscliff Road regarding view loss.





1.3 Proposed Development

The proposed development involves the **alterations and additions to an existing dwelling.**

The alterations and additions comprise of a new extension to create an additional bedroom for the dwelling.

1.4 Approvals Sought

The application, which this Statement of Environmental Effects supports, seeks consent under section 4.15 of the Environmental Planning and Assessment Act, 1979 for the proposed development.

2 Planning Assessment

2.1 Environmental Planning & Assessment Act 1979 (EP&A Act)

The relevant objects of the Act are:

(a) to encourage:

(ii) the promotion and co-ordination of the orderly and economic use and development of land.

This application is consistent with the objects of the Act as the proposed development enables the orderly and economic use of the land.

2.1.1 Integrated Development

Section 4.46 of the EP&A Act defines integrated development as development that requires development consent by one or more approvals under another Act. **The subject proposal does not trigger integrated development as detailed under S.4.46 of the EP&A Act.**

2.1.2 Designated Development – Section 4.10

Schedule 3 of the Environmental Planning and Assessment Regulations 2000 prescribes development which, if of the relevant type and size, may be considered to be Designated Development. In this case it is our opinion that the development would not trigger any of the designated development provisions.

2.2 Section 4.15 Assessment

Section 4.15 of the EP&A Act outlines the matter for consideration in the determination of a Development Application. The relevant matters for consideration are addressed individually below.

2.2.1 Environmental Planning Instruments - Section 4.15 (1)(a)(i)

2.2.1.1 State Environmental Planning Policies

State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 is a NSW-wide planning approach to the remediation of contaminated land. When considering a Development Application, the consent authority must observe the requirements of SEPP 55. The significant clause of SEPP 55 is clause 7, which is outlined below.

Clause 7 - Contamination and remediation to be considered in determining development application

Under Clause 7, a consent authority must not consent to the carrying out of any development on land unless:

(a) It has considered whether the land is contaminated, and

(b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

In accordance with Clause 7 of SEPP 55, Council must consider whether the land is potentially contaminated. The land where the proposed development is located is in an existing residential area and shows no sign of previous contamination.

SEPP Infrastructure 2007

This policy sets out certain requirements to smooth the path of mainly large infrastructure projects. In this case the policy requires the consent authority to ensure infrastructure is adequate to accommodate the development proposal, which is held to be of the traffic-generating variety. As the development is for a residential development, 104 (2) of the SEPP is not triggered in this instance.

2.2.1.2 Warringah Local Environmental Plan 2011

The Warringah Local Environmental Plan 2011 (LEP 2011) is the applicable local planning instrument for the site.

Local Environmental Plan	
Matter	Relevant Control
Zoning	R2: Low Density Residential
Zone Objectives	<p>The objectives of this residential zone are:</p> <ul style="list-style-type: none"> • 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.
Permitted without consent	Home-based child care; Home occupations
Permitted with consent	Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals
Prohibited	Any other development not specified in item 2 or 3
Height of Building	The site is located in an area with an 8.5m height of building limit.

Architectural Roof	Clause 5.6 allows Height of Building exceedance.
Floor Space Ratio	No floor space ratio.
Minimum Lot Size	The site is located in an area with a 450sqm minimum lot size.
Heritage	Not of heritage significance.
Acid Sulphate Soils	Not identified as acid sulphate
Land Acquisition	Not identified for acquisition.
Mine Subsidence	Not identified as mine subsidence.
Bushfire	The site is not located within a bushfire area.
Flood Prone Land	Not identified as being flood prone land
Wetlands	Not identified as Wetlands.
Watercourses	No identified watercourses.
Landslide Risk Land	Area B – Flanking Slopes 5 to 25

Clause 4.1 Minimum subdivision lot size

The clause provides the minimum lot size requirements for subdivision. The minimum subdivision lot size for the site is 450sqm. The development is not for subdivision.

Clause 4.3 Height of buildings

The clause provides the maximum building height limit for the area. The maximum height of a building allowed within that area is 8.5m. The proposed development complies with the standard.

Clause 4.4 Floor space ratio

The site is located in an area with no prescribed floor space area. The proposed development complies with the FSR development standard.

Clause 4.6 Exceptions to development standards

The clause provides an avenue to seek a variation to development standards. It is noted that the development complies with all the LEP Development Standards.

Clause 5.10 Heritage conservation

Subclause (5) allows Council to require a heritage management plan to be prepared where a development is proposed on a site that is *within the vicinity of a heritage item*. The site is not listed as being a heritage item or in the vicinity of a heritage item.

Clause 6.4 Development on sloping land

(1) The objectives of this clause are as follows—

(a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,

- (b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,
 - (c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.
- (2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the [Landslip Risk Map](#).
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and
 - (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and
 - (c) the development will not impact on or affect the existing subsurface flow conditions.

2.2.2 Proposed Instruments - Section 4.15 (1)(a)(ii)

There are no proposed instruments that are or have been the subject of public consultation under the Act and that have been notified to Council that would have implications for this development application.

2.2.3 Warringah Development Control Plan 2013 - Section 4.15 (1)(a)(iii)

Warringah Development Control Plan 2013 (DCP) applies to the site and outlines specific development requirements for residential development. The provisions of the DCP must be considered in the assessment of the proposed development.

Development Control	Compliance
Part B- Building Form Controls	
B1 Wall Heights 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). Exceptions This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building: does not exceed the 8.5 metre height development standard; is designed and located to minimise bulk and scale; and	The proposed development does not comply with the wall height control of 7.2m. It is noted that an exception to the development control can be considered where the building does not exceed the 8.5m height development standard under the LEP. The development plans shows the height of the development being under the LEP development standard as shown on the elevations. The development has also been designed to minimise bulk and scale as it is considered to be a minor extension to the existing dwelling.

has a minimal visual impact when viewed from the downslope sides of the land.	
B2 Number of Storeys 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.	No change
B3 Side Boundary Envelope (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: <ul style="list-style-type: none"> • 4 metres, or • 5 metres as identified on the map. (2) On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side boundary envelope.	The development result in a non compliance in relation to the side boundary envelope for the site. It is noted that the development is minor in nature and is not considered to contribute to the bulk and scale of the development. While minor view loss is caused as a result of the development it is considered acceptable in the discussion below due to the views being obtained over a side boundary.
B4 Site Coverage 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: <ul style="list-style-type: none"> • 33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and • 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 having an area of less than 3,500m² where the total building footprint/s must not cover more than 30% of the site area. 	No change to the site coverage of the site.
B5 Side Boundary Setbacks (1) Development on land shown coloured on the DCP Map Side Boundary Setbacks is to	Complies with the side setback requirements.

<p>maintain a minimum setback from side boundaries as shown on the map.</p> <p>(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.</p> <p>(3) On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.</p>	
<p>B7 Front Boundary Setbacks</p> <p>(1) Development is to maintain a minimum setback to road frontages.</p> <p>(2) The <u>front boundary setback</u> area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, <u>garbage</u> storage areas and fences.</p> <p>(3) Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.</p> <p>(4) For land zoned E3 and not having frontage to Kamber Road or Kimbriki Road the minimum front building setback area is to be densely landscaped using locally occurring species of canopy trees and shrubs and free of any structures, carparking or site facilities other than driveways, letterboxes and fences.</p>	<p>No change to the front setbacks of the building.</p>
<p>B9 Rear Boundary Setbacks</p> <p>(1) Development is to maintain a minimum setback to rear boundaries.</p> <p>(2) The rear setback area is to be landscaped and free of any above or below ground structures.</p> <p>(3) On land zoned R3 Medium Density where there is a 6m rear boundary setback, above and below ground structures and private open space, including basement carparking, vehicle access ramps, balconies, terraces,</p>	<p>No change to the rear boundary setback of the building.</p>

<p>and the like shall not encroach the rear building setback.</p> <p>(4) The rear building setback for land zoned IN2 Light Industrial at Tepko Road that adjoins land zoned R2 Low Density Residential is not to be used for industrial purposes or vehicle access.</p> <p>(5) The rear building setback for land zoned IN2 Light Industrial in the vicinity of Campbell Parade, Manly Vale is not to be used for industrial purposes or vehicle access</p>	
<p>B11 Foreshore Building Setback</p> <p>(1) Development is to be set back a minimum 15 metres from the property boundary which adjoins the waterway or waterfront reserve.</p> <p>(2) The foreshore building setback area is to be a <u>deep soil landscape area</u> and free of any above or below ground structures.</p>	Complies.
Part D Design	
<p>D1 Landscaped Open Space and Bushland</p> <p>(1) The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and <u>Bushland</u> Setting. To measure the area of landscaped open space:</p> <p style="padding-left: 40px;">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;</p> <p style="padding-left: 40px;">b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;</p> <p style="padding-left: 40px;">c) Landscaped open space must be at ground level (finished); and</p> <p style="padding-left: 40px;">d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.</p> <p>(2) Where land is shown on DCP Map Landscaped Open Space</p>	No change to the landscaping on the site.

<p>and <u>Bushland</u> Setting as “<u>Bushland</u> Setting”, a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural <u>bushland</u> or landscaped with locally indigenous species.</p> <p>(3) In Cottage Point the relationship of the locality with the surrounding National Park and Cowan <u>Creek</u> waterway will be given top</p>									
<table border="1"> <thead> <tr> <th>DWELLING Type</th><th>Area and Minimum Dimensions per dwelling</th></tr> </thead> <tbody> <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> </tbody> </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	
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								
<p>priority by enhancing the spread of indigenous <u>tree</u> canopy and protecting the natural landscape including rock outcrops and remnant <u>bushland</u>.</p>									
<p>D2 Private Open Space</p> <p>(1) Residential development is to include private open space for each dwelling.</p> <p>(2) The minimum area and dimensions of private open space are: follows:</p> <p>(3) Private open space is to be directly accessible from a living area of a dwelling</p>	<p>No change to the private open space for the site.</p>								

<p>and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.</p> <p>(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.</p> <p>(5) Private open space shall not be located in the primary front building setback.</p> <p>(6) Private open space is to be located to maximise solar access.</p>	
<p>D6 Access to sunlight</p> <p>(1) Development should avoid unreasonable overshadowing any public open space.</p> <p>(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</p>	<p>The development complies.</p>
<p>D7 Views</p> <p>Development shall provide for the reasonable sharing of views.</p>	<p>See discussion in regards to views.</p>
<p>D8 Privacy</p> <p>(1) Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p> <p>(2) Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p> <p>(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.</p> <p>(4) The windows of one dwelling are to be located so they do not provide direct or</p>	<p>The development complies.</p>

<p>close views (ie from less than 9 metres away) into the windows of other dwellings.</p> <p>(5) Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment.</p>	
<p>D9 Building Bulk</p> <p>(1) 1. Side and rear setbacks are to be progressively increased as wall height increases.</p> <p>(2) Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p> <p>(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.</p> <p>(4) Building height and scale needs to relate to topography and site conditions.</p> <p>(5) Orientate development to address the street.</p> <p>6. Use colour, materials and surface treatment to reduce building bulk.</p> <p>(6) Landscape plantings are to be provided to reduce the visual bulk of new building and works.</p> <p>(7) Articulate walls to reduce building mass.</p>	<p>The development is not considered to result in negative impacts in regard to the building bulk.</p>
<p>D10 Building Colours and Materials</p> <p>(1) In highly visible areas, the visual impact of new development (including any structures</p>	<p>The proposed extension is to match the existing building.</p>

<p>required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.</p> <p>(2) The colours and materials of development on sites adjoining, or in close proximity to, <u>bushland</u> areas, waterways or the beach must blend in to the natural landscape.</p> <p>(3) The colours and materials used for <u>alterations and additions</u> to an existing structure shall complement the existing external building façade.</p> <p>(4) The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged.</p>	
<p>D11 Roofs</p> <p>(1) Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</p> <p>(2) Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</p> <p>(3) Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</p> <p>(4) Roofs shall incorporate eaves for shading.</p> <p>(5) Roofing materials should not cause excessive glare and reflection.</p> <p>(6) Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.</p>	<p>The new roof is to be integrated with the existing in regards to building colours and materials.</p>

2.2.4 DCP Discussion

2.2.4.1 View Loss

The original development application received a submission in regards to view loss as a result of the development. The submission did not go into detail of the view that was impacted as a result of the development. The application was withdrawn due to apparent non compliances in relation to the measured height of the development as detailed on the plans.

The Planning Principal, Tenacity Consulting v Warringah, provides a four-step process to assess view loss as a result of a development application.

Step 1: *The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.*

Step 2: *The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.*

Step 3: *The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.*

Step 4: *The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.*

Assessment of view loss:

Step 1: The new design takes into account the view of St Patricks and the ocean glimpses of Cabbage Tree Bay and uninterrupted views of Manly Lagoon and beyond to North Head. The line of sight to the valuable part of the view has been established by the recently approved DA for 126 Queenscliff Rd.

Step 2: The views are currently obtained from the balcony of 130 Queenscliff Road. The intended view loss is over a side boundary which is noted to be difficult to retain through development that comply with the development standards. Based on the photo provided with the submission the view

is obtained from a sitting position as exists is directly into the bedroom of 128 Queenscliff Road. The view in dispute is at an angle 45 degrees from the balcony.

Step 3:

Views of Manly Lagoon and water/ocean views of Manly will be retained and they are considered to be more valuable. It is considered that the proposed view loss will be minor considering the views retained.

Step 4: The proposed development complies with the development standards set out in the LEP and complies with the DCP controls.

Conclusion: It is therefore considered that the proposed view loss is minor in nature and the development should be approved.



2.2.5 The likely impacts of that development – Section 4.15(b)

2.2.5.1 Aboriginal Archaeology

The requirement for an Aboriginal Heritage Impact Assessment (AHIA) is based on Part 2 of the NPWS Guidelines for Aboriginal Heritage Impact Assessments. Part 2 states that an AHIA is generally not required where:

- a) The proposed development is on land previously subject to intensive ground disturbance and the development will impact only on the area subject to the previous disturbance;*

b) The impact of the proposed activity is unlikely to cause any additional damage to Aboriginal objects than that which has already occurred; and

c) The proposed development is in an area that has been identified in strategic planning, rezoning or other assessment studies as having low Aboriginal heritage potential.

Based on the abovementioned points it is noted that the proposed development is not likely to cause any damage to Aboriginal objects as the development is located within an existing residential area with existing site disturbances.

2.2.5.2 CONTEXT AND SETTING

The proposed development has demonstrated consistency of the surrounding locality through the environmental planning regulations and site features informing the overall development design. It has also shown to be consistent with the rural surroundings through its consistency with the existing residential development of the area.

2.2.5.3 VISUAL IMPACT

The development has been designed in a way and style that complements the area. The development is not expected to create an eye sore to the surrounding community.

2.2.5.4 ACCESS, TRANSPORT AND TRAFFIC

Due to the small nature of the development it is not considered to cause any impact on the local road network.

2.2.5.5 PUBLIC DOMAIN

The proposed development will not have an impact on any public domain. The development contributions derived from this development in providing infrastructure and public domain improvements.

2.2.5.6 SERVICES

Electricity, telephone and physical, legal and emergency service access exists to the existing development. The site has reticulated (town) water supply and reticulated sewer service available.

2.2.5.7 European Heritage

The site is not within a heritage area or close to any existing heritage items.

2.2.5.8 Flooding

The site is not located within a flood prone area.

2.2.5.9 Landslip Risk Hazard

The site is not mapped as Landslide Risk Land. The site is located within an Area B – Flanking Slopes 5 to 25 zone. A geotechnical report is provided with this development application.

2.2.5.10 Bushfire

The site is not located within a bushfire zone.

2.2.5.11 Ecology

The physical works that will result from the proposed development will involve some minor earthworks for the footing/ slab.

2.2.5.12 Noise and Vibration

No potential noise or vibration impacts have been identified. Construction noise will be as per normal construction times/processes.

2.2.5.13 Social and Economic Impact

The proposed development is for the alterations and additions to an existing dwelling unit and should have no social or economic impact on the area.

2.2.6 Suitability of the Site – Section 4.15(c)

The subject site is considered suitable for the proposed use as the area is surrounded by similar buildings of a similar size. As such it is considered that the development is suitable for the site and the surrounding area.

2.2.7 The Public Interest – Section 4.15(e)

The proposed development is considered to be in the public interest.

3 Conclusion

This Statement of Environmental Effects comprehensively demonstrates that the proposed *alterations and additions to an existing dwelling* is an appropriate and suitable development when tested against the relevant heads of consideration detailed within the section 4.15(C) of the *Environmental Planning & Assessment Act, 1979*.

This report has identified all key issues associated with the proposal and demonstrated that the proposal can be developed appropriately with respect to these issues. The proposal is consistent with the zone objectives and other planning provisions and will make a positive contribution to the area.

The proposal is considered acceptable and should be approved because:

- The site is suitable for the proposal;
- The SoEE has identified all constraints associated with the land and demonstrated that the proposal can be undertaken whilst effectively minimising these constraints;
- The proposal will generate positive social and economic impacts;
- The proposal will generate only negligible environmental impacts; and
- The proposal is within the public interest.

The proposal has been assessed in accordance with S.4.15 of the EP&A Act 1979. This assessment has concluded that under the zone the development is a permissible land use.

Warringah Council's Development Control Plan has also been considered and proposal complies with the DCP in all respects of the controls.

Statement of Environmental Effects
128 Queenscliff Road Queenscliff 2096

This report has assessed environmental considerations of the proposal, including heritage, flooding, access, ecological considerations, waste management, stormwater runoff, Aboriginal archaeology and servicing, and has concluded that there are no likely adverse environmental impacts associated with the proposal and that infrastructure either is, or can be developed to support the proposal.



The black line signifies the line of sight established by the recent DA approval of 126 Queenscliff Rd.



As noted in the approved DA at 126 Queenscliff Rd, the valuable portion of the view is to the right of the tall tower block by Queenscliff Beach.



This is the view looking from the bedroom window looking directly onto the balcony and into the living room of the top floor apartment at 130 Queenscliff Road. The owners of 128 Queenscliff Road must keep their curtains drawn for privacy.