

**STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROPOSED DEMOLITION OF AN EXISTING DWELLING AND CONSTRUCTION OF A  
NEW DWELLING, DRIVEWAY AND SWIMMING POOL**

**LOCATED AT**

**84 HILMA STREET, COLLAROY PLATEAU**

**FOR**

**RICHARD AND DIANA ARENA**



**Prepared  
November 2024**

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## 1.0 Introduction

This Statement of Environmental Effects accompanies architectural plans prepared on behalf of Richard and Diana Arena by H & C Design Pty Ltd, Drawings No. 240801, Sheets 1-17, dated October 2024, detailing the proposed demolition of an existing dwelling and construction of a new dwelling, driveway and swimming pool at **84 Hilma Street, Collaroy Plateau**.

The site was previously the subject of a Development Consent – determined 26 July 2019 which provided for additions and alterations to the existing dwelling, including ground and first floor additions. The works which were the subject of this consent have not commenced.

The approved design for a first floor addition included a maximum ridge level of RL 104.9.

The proposed new works to demolish the existing dwelling and construct a new dwelling, will present a maximum ridge level of RL 105.325, resulting in a minor increase in the height for the new works of 425mm when compared to the previous approval or 1.865m above the existing ridge level..

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

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

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

## 2.0 Property Description

The subject allotment is described as 84 Hilma Street, Collaroy Plateau, being Lot 31 within Deposited Plan 33000 and is zoned R2 Low Density Residential within the provisions of the Warringah Local Environmental Plan 2011.

The site is not listed as a heritage item, nor is not located within a conservation area.

The land is noted as being Landslip Area A, with no other hazards identified. This matter will be discussed in further detail within this report.

### 3.0 Site Description

The property is located on the western side of Hilma Street. The site falls to the east. The site is rectangular in shape, with a width of 10.67m and a depth of 39.625m. The land has a total site area of 417.3m<sup>2</sup>.

Stormwater from the site is directed via gravity to the street gutter in Hilma Street.

The site is currently developed with a one and two storey dwelling with an attached garage below. Driveway access to the garage is currently available from Hilma Street

The details of the site are as indicated on the survey plan prepared by C.M.S Surveyors, Reference No. 2877A, dated 14 December 2018 (updated 1 October 2024) which accompanies the DA submission.



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





**Fig 2: View of subject site, looking west from Hilma Street**



**Fig 3: View of the subject site (LHS of view) and adjoining development to the north, looking north-west**



**Fig 4: View of the subject site (HHS of view) and adjoining development to the north, looking south-west**



#### 4.0 The Surrounding Environment

The general vicinity of the site is characterised by a mix of single detached dwellings and associated ancillary structures such as garages, storage sheds and swimming pools.

The sites immediately to the north and south comprise similar dwellings up to three storeys in height.

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

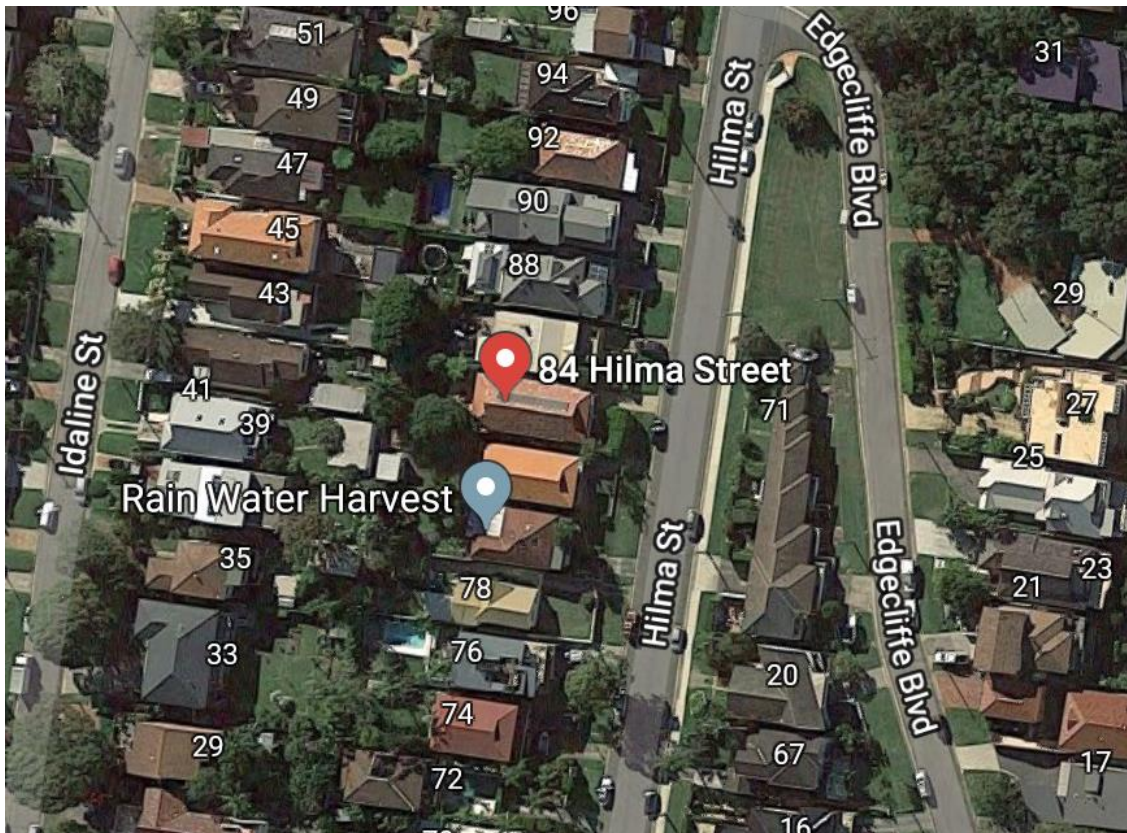


Fig 5: Aerial view of locality  
(Source: Google Maps)

## 5.0 Proposed Development

As detailed within the accompanying plans, the proposal seeks consent for the demolition of an existing dwelling and construction of a new two storey dwelling over a basement garage, driveway and swimming pool.

The proposed works comprise:

### Lower Ground Floor

- Entry, Garage, stair access to Ground Floor Level, storage and internal vertical passenger lift

### Ground Floor

- Lounge, dining, kitchen, pantry, laundry, internal access stairs, family, kitchen, pantry, powder room, alfresco, BBQ, internal stair access and vertical passenger lift

### First Floor

- Sitting, three bedrooms including master with terrace access, walk-in robe and ensuite, bathroom, stair access and internal vertical passenger lift

### External Works

- New concrete driveway and cross-over
- Reinstate kerb and gutter
- Stepping stones and timber stairs in front yard
- New front fence and gate
- Swimming pool

The proposed works will comprise weatherboard external cladding, aluminium windows and a colorbond roof.

The dwelling will present a two storey height over the partly excavated garage levels, with the existing planting and the new front fencing to the front boundary partially obscuring any view of the garage level from the street. The articulated street façade further reduces the visual impact of the development on the streetscape.

The proposal results in the following development indices:

Site Area:	422.7m <sup>2</sup> (by survey)
Required Landscaped Area:	40% or 169.08m <sup>2</sup>
Proposed Landscaped Area:	43.8% or 185m <sup>2</sup> (see WDCP Part D1 discussion)



## **6.0 Zoning and Development Controls**

### **6.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021**

Chapter 2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (the Biodiversity & Conservation SEPP) contains planning controls for the removal of vegetation on the land within non-rural areas of the State. The policy aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of nonrural areas of the State through the preservation of trees and other vegetation.

No significant or high value vegetation is proposed to be removed as part of the proposed development.

### **6.2 State Environmental Planning Policy (Resilience and Hazards) 2021**

#### Remediation of Land

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

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

### **6.3 State Environmental Planning Policy (Sustainable Buildings) 2022**

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

#### 6.4 Warringah Local Environmental Plan 2011

The land is zoned R2 Low Density Residential under the provisions of the WLEP 2011.

The proposed works to the dwelling are permissible in this zone under the WLEP 2011.

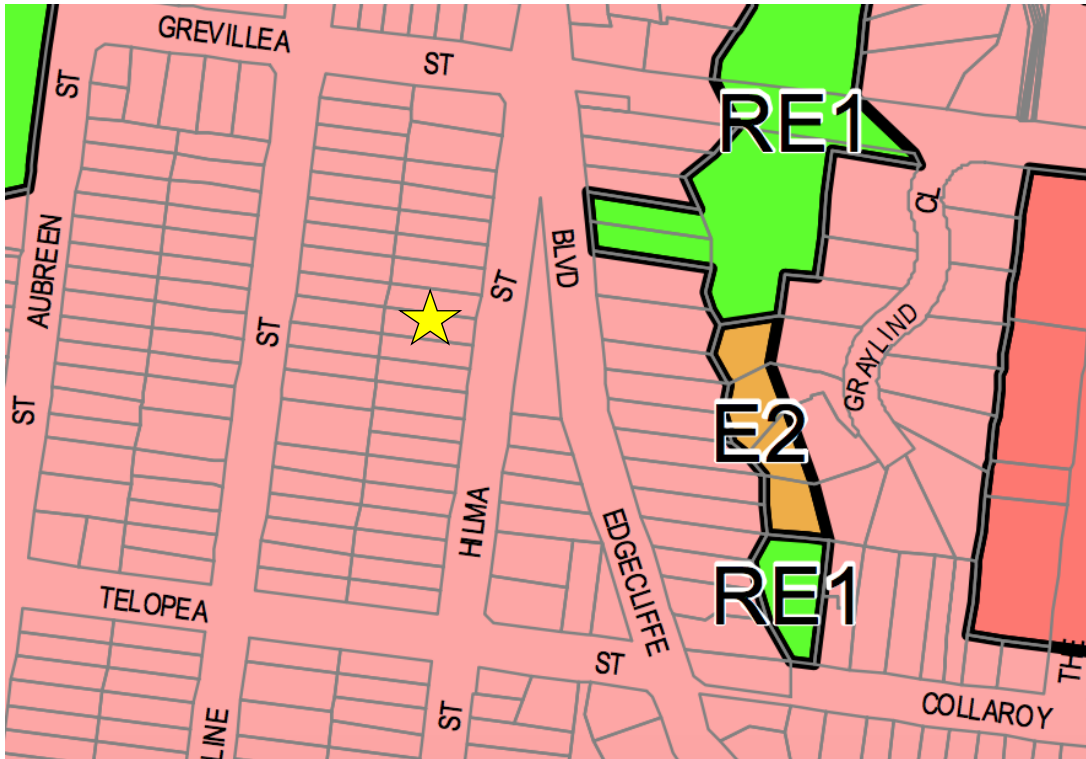


Fig 6: Extract of Warringah Local Environmental Plan 2011

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

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that 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.*

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

- The proposal will be consistent with and complement the existing detached style housing within the locality.
- The proposed development respects the scale and form of other new development in the vicinity and therefore compliments the locality.
- The setbacks are compatible with the existing surrounding development.

- The proposal does not have any significant impact on the existing landscaped area or long distance views.

**Clause 4.3** provides controls relating to the height of buildings.

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

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

The building height limit for development in this portion of Collaroy Plateau is 8.5m. The works to the dwelling will result in a maximum height of 9.355m above the existing ground level, which in this case is the existing excavated garage level below the dwelling existing ground level and therefore does not comply with Council's maximum building height control. Accordingly, a submission has been prepared pursuant to Clause 4.6 and accompanies this Statement.

**Clause 6.2** relates to earthworks. The works will see some further excavation below the existing garage level to provide for the parking and services area with access to the internal vertical passenger lift. The works will not see any substantial disturbance to the existing yard levels outside of the current building footprint and all excavation works will be carried out in accordance with the recommendations of the consulting Structural Engineer, and will therefore satisfy the provisions of this clause.

**Clause 6.4** relates to development on sloping land. The site is noted on Council's Landslip Risk Map as being within Area A. The works will not require any substantial disturbance of the existing site conditions. The works will be carried out in accordance with the recommendations of the consulting Structural Engineer, and will therefore satisfy the provisions of this clause.

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

## 6.5 Warringah Development Control Plan

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

Part B - Built Form Controls			
Standard	Required	Proposed	Compliance
B1 – Wall heights	Max 7.2m	Max proposed wall height 6.8m	Yes
B2 – Number of storeys	No requirement identified on map		N/A
B3 – Side Boundary Envelope and Side Setback	Building envelope 45 degrees from 5m. Setback 0.9m	<p>A minor portion of the eastern extremity of the building’s side façades at the upper floor protrudes beyond the prescribed building envelope, as demonstrated on the Building Envelope plans provided to support the application.</p> <p>The non-compliance is justified in this instance, as the proposal will seek to add to an existing building and will achieve the Objectives of the control, by addressing the required criteria:</p> <p><u>Building Bulk</u>: The new dwelling will provide for good articulation in terms of varied form and window openings and will minimise the visual bulk as presented to the neighbouring properties and public domain.</p>	Yes – on merit



		<p><u>Views:</u> The proposed dwelling will continue to provide an appropriate sharing of the available views through sensitive design to allow for adjacent properties to maintain views through the side setback corridors and past the dwelling. The extent of the minor non-compliance to the eastern extremities of the side walls of the building is not considered to be unreasonable and is not in itself contributing to any unreasonable view loss for the neighbouring dwellings.</p> <p><u>Access to Sunlight:</u> As detailed above, the non-complying portion of the building is limited to the eastern, lower end of the site. This will not contribute to excessive overshadowing of any principal living spaces or outdoor areas of the neighbouring properties.</p> <p>The constraints presented by the slope of the land and the existing circumstances of the dwelling are such that a minor intrusion into the building height plane is</p>	
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		not unreasonable in this instance.	
B4 – Site Coverage	No requirement identified on map		N/A
B5 – Side Boundary setbacks	R2 zoned land 0.9m	Proposed new works to stand in excess of 0.9m from northern and southern side boundaries.	Yes
B6 – Merit assessment of Side Boundary Setbacks	No requirement identified on map		N/A
B7 – Front Boundary Setbacks	Minimum 6.5m	The minimum proposed front setback of 5.884m to the front terrace and 6.6644m to the new garage is consistent with the predominant front setback in the street and particularly the setbacks of the adjacent neighbours.	Yes – on merit
B8 – Merit assessment of front boundary setbacks	No requirement identified on map		N/A
B9 – Rear Boundary Setbacks	Min 6m rear setback  R2 Zoned land swimming pool not to exceed 50% of rear setback area.	Minimum proposed setback 13.26m from the rear boundary to the dwelling and complies with this control.  Less than 50%	Yes  Yes
B10 – Merit Assessment of rear boundary setbacks	No requirement identified on map		N/A
B11 – Foreshore Building Setback	No requirement identified on map		N/A
B12 – National Parks Setback	No requirement identified on map		N/A
B13 – Coastal Cliffs	No requirement		N/A

Setback	identified on map		
B14 – Main Roads Setback	No requirement identified on map		N/A
B15 – Minimum Floor to Ceiling Height	No requirement identified on map		N/A
<b>Part C – Siting Factors</b>			
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council’s Vehicle Crossing Policy	The proposal provides for a new vehicle crossing which will address Council’s policies.	Yes
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	The proposal will see the extension of the existing garage and will accommodate two cars together with storage and plan areas with access to an internal vertical passenger lift. The garage will continue to be integrated into the dwelling design and will not visually dominate the dwelling’s façade. The parking and access design will meet the relevant standards.	Yes
C4 – Stormwater	Hydraulic Design to be provided in accordance with Council’s Stormwater Drainage Design Guidelines for Minor Developments and Minor Works Specification	The proposed new roof areas will be connected to the street gutter in accordance with the existing arrangements.	Yes
C5 – Erosion and Sedimentation	Soil and Water Management required	Sediment and erosion control measures will be carried out as required.	Yes
C6 – Building over or adjacent to Constructed Council Drainage Easements	N/A		N/A

C7 – Excavation and Landfill	Site stability to be maintained	<p>Minimal excavation is required to accommodate the proposed new dwelling.</p> <p>Some excavation will be required for the new swimming pool in the rear yard.</p> <p>All works will be carried out in accordance with the recommendations of the consulting Structural Engineers.</p>	Yes
C8 – Demolition and Construction	Waste management plan required	Waste management measures to be employed	Yes
C9 – Waste Management	Waste storage area to be provided	Bins storage available within car space and front yard	Yes
<b>Part D – Design</b>			
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	<p>The proposal provides for a new dwelling which is to be positioned largely over the existing building footprint and will maintain a landscaped area of 185m<sup>2</sup> or 43.8% in accordance with Council's requirements.</p> <p>The development within the site will continue to achieve the Objectives of the controls, which are noted as:</p>	Yes – on merit



		<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To enable planting to maintain and enhance the streetscape.</li> <li>• To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.</li> <li>• To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.</li> <li>• To enhance privacy between buildings.</li> <li>• To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.</li> <li>• To provide space for service functions, including clothes drying.</li> <li>• To facilitate water management, including on-site detention and infiltration of stormwater.</li> </ul> <p>The proposal will provide for sufficient area for the private open space and recreational requirements of the owners, whilst maintaining good areas of deep soil planting</p>	
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		<p>within the front and rear yard area.</p> <p>As discussed in the Construction Impact &amp; Management Statement prepared by Growing My Way Tree Services, dated November 2024, proposal will retain all trees on the site with recommendations provided to ensure that the construction is managed without substantial impact on the remaining trees.</p> <p>New plantings are to be provided throughout the site to soften and screen the built form of the development. The proposed area of soft landscaping is considered appropriate in this instance.</p>	
D2 – Private Open Space	<p>Dwelling houses with three or more bedrooms</p> <p>Min 60m<sup>2</sup> with min dimension 5m</p>	<p>The private open space is directly accessible from the dwelling. The majority of the private open space is within the rear yard, with good access to the northern sun.</p>	Yes
D3 – Noise	<p>Mechanical noise is to be attenuated to maintain adjoining unit amenity.</p> <p>Compliance with NSW Industrial Noise Policy Requirements</p>	<p>The swimming pool equipment will be contained within a noise attenuating enclosure and it is not anticipated that any acoustic issues will result from the mechanical equipment.</p>	Yes
D4 – Electromagnetic Radiation	<p>N/A to proposed development</p>		N/A

<p>D5 – Orientation and Energy Efficiency</p>	<p>Dwellings to be orientated to receive northern sun Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements</p>	<p>The site enjoys good access to northern sun to the front and rear yards.</p>	<p>Yes</p>
<p>D6 – Access to sunlight</p>	<p>This control requires that sunlight to at least 50% of private open space to adjoining properties is not to be reduced to less than 2 hours between 9am and 3pm on the winter solstice.</p>	<p>Whilst the proposal will see some additional overshadowing to the southern neighbour, the internal and external living areas will continue to receive suitable solar access.</p>	<p>Yes</p>
<p>D7 – Views</p>	<p>View sharing to be maintained</p>	<p>The controls require that development should enable the reasonable sharing of views. The works see construction of a new dwelling.</p> <p>The subject site and neighbouring properties enjoy views to Collaroy Beach to the east.</p> <p>The compatible roof height and low-pitched roof form of the new works, along with the generous setbacks, will ensure that the primary outlook for the surrounding properties is not unreasonably diminished.</p>	<p>Yes</p>

<p>D8 – Privacy</p>	<p>This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties</p>	<p>The window openings within the side elevations are limited to minimise opportunities for overlooking.</p> <p>Privacy screening is provided along the northern and southern edges of the proposed rear patio to ensure the patio will not unreasonably reduce the privacy enjoyed by the neighbours.</p> <p>Perimeter screen planting can be provided to the rear yard to further assist in maintaining privacy for the neighbours.</p>	<p>Yes</p>
<p>D9 – Building Bulk</p>	<p>This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby and adjoining properties and not to visually dominate the street or surrounding spaces</p>	<p>The existing surrounding development comprises a mix of development up to three storeys in height. The form of the proposed development is modest in height and scale, with an articulated façade, and will not visually dominate Hilma Street.</p>	<p>Yes</p>
<p>D10 – Building Colours and materials</p>		<p>The proposed new works will be finished in colours which complement the surrounding development within the locality.</p>	<p>Yes</p>



D11 – Roofs	The LEP requires that roofs should not dominate the local skyline.	The proposed new dwelling will provide for a low-pitched roof that does not dominate the skyline. Further the roof minimises bulk and scale and maximises view retention to adjoining properties.	Yes
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimised	The proposed new external colours and finishes will complement the surrounding local streetscape character.  No significant glare impacts will result from proposed new works.	Yes
D13 – Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street	The existing stone boundary wall will be demolished and replaced with a masonry and wall with inbuilt panels between 1.5m and 1.8m in height.  The objectives state:  <ul style="list-style-type: none"> <li>• <i>To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.</i></li> <li>• <i>To encourage innovative design solutions to improve the urban environment.</i></li> <li>• <i>To avoid a 'walled in' streetscape.</i></li> </ul>	Yes – on merit

		<p>Compliance with the fence height control is constrained by the sloping topography of the site.</p> <p>The proposed new front fence does not affect the visual quality of the streetscape or any neighbouring views, and is considered appropriate in the context.</p>	
D14 – Site Facilities	<p>Garbage storage areas and mailboxes to have minimal visual impact to the street</p> <p>Landscaping to be provided to reduce the view of the site facilities</p>	<p>Bin storage area is available in the garage or surrounding the dwelling.</p> <p>The mail box to be built into the proposed front fence, hence minimising visual impact.</p>	Yes
D15 – Side and Rear Fences	<p>Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991</p>	<p>No change to existing boundary fencing.</p>	N/A
D16 – Swimming Pools and Spa Pools	<p>Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage.</p> <p>Siting to have regard for neighbouring trees.</p>	<p>Proposed swimming pool is to be located in rear yard.</p> <p>The swimming pool is not proposed to sit near any neighbouring trees.</p>	Yes
D17 – Tennis Courts	N/A		N/A
D18 – Accessibility	<p>Safe and secure access for persons with a disability to be provided where required</p>	<p>Not applicable to residential development</p>	N/A
D19 – Site Consolidation in the R3 and IN1 Zone	N/A		N/A

<p>D20 – Safety and Security</p>	<p>Buildings to enhance the security of the community.</p> <p>Buildings are to provide for casual surveillance of the street.</p>	<p>The proposed works will not reduce the security of the street area or the subject property. Casual surveillance of the street is available from the dwelling to the street over and through the front landscaped area.</p>	<p>Yes</p>
<p>D21 – Provision and Location of Utility Services</p>	<p>Utility services to be provided</p>	<p>Normal utility services are available to the site</p>	<p>Yes</p>
<p>D22 – Conservation of Energy and Water</p>	<p>Compliance with SEPP BASIX</p>	<p>A BASIX Certificate is provided to support the development</p>	<p>Yes</p>
<p>D23 – Signs</p>	<p>Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views vehicles, pedestrians or potentially hazardous road features or traffic control devices.</p>	<p>No signage proposed</p>	<p>N/A</p>

<b>Part E – The Natural Environment</b>			
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented	The proposal will retain significant trees within the site as detailed in the submitted Construction Impact & Management Statement prepared by Growing My Way Tree Services, dated November 2024 with the remaining trees on site to be maintained in accordance with the recommendations of the Consulting Arborist  New plantings are to be provided throughout the site to soften and screen the built form of the development.	Yes
E2 – Prescribed Vegetation	Not identified on map		N/A
E3 – Threatened species, populations, ecological communities	Not identified on map		N/A
E4 – Wildlife Corridors	Not identified on map		N/A
E5 – Native Vegetation	Not identified on map		N/A
E6 – Retaining unique environmental features	Not identified on map	No significant features within site	Yes
E7 – Development on land adjoining public open space	Not identified on map		N/A
E8 – Waterways and Riparian Lands	Not identified on map		N/A
E9 – Coastline Hazard	Not identified on map		N/A
E10 – Landslip Risk	Identified on map as Area A.	The site is noted on Council’s Landslip Risk Map as being within Area A. The works will see some excavation to accommodate the new	Yes

		garage level works. The works will be carried out in accordance with the recommendations of the consulting Structural Engineer, and will therefore satisfy the provisions of this clause.	
E11 – Flood Prone Land	Not identified on map		N/A

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

**7.1 The provisions of any environmental planning instrument**

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

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

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

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

**7.3 Any development control plan**

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

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

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

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

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

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

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

It is considered that the proposal, which seeks consent for the demolition of an existing dwelling and construction of a new dwelling, driveway and swimming pool, which have been located and designed to appropriately minimise impacts on the amenity of adjoining properties and are compatible with and will complement the character of the area.

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

### **7.7 The suitability of the site for the development**

The site is considered suitable for the proposed development.

The proposal will provide for the demolition of an existing dwelling and construction of a new dwelling, driveway and swimming pool.

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

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

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

### **7.9 The public interest**

The proposal will not impact upon the environment or the character of the locality and the modest extent of changes will ensure that there are no unreasonable visual impacts on the amenity of adjoining properties. The works are therefore considered to be within the public interest.

## **8.0 Conclusion**

The principal objective of this development is to provide for the demolition of the existing dwelling and the construction of a new dwelling with basement garage and swimming pool, together with associated landscaping, which respect and complement the site's location.

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

The outcome is a modernised new rear recreational area of exceptional design quality which displays a highly articulated building form which appropriately responds to the site's geometry and the constraints imposed by the siting and design of adjoining development in relation to privacy, solar access and views.

The proposal displays a complementary and compatible building form when compared to other development located along this section of Hilma Street and within the site's visual catchment generally.

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

By maintaining our neighbour's amenity and by complementing the scale and form of other development in the immediate locality, the stated objectives have been satisfied.

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

### **VAUGHAN MILLIGAN**

Town Planner

Graduate Diploma Urban and Regional Planning (UNE)