



## **12 ROWE STREET, FRESHWATER**

**STATEMENT OF ENVIRONMENTAL EFFECTS  
FOR DEMOLITION OF A DWELLING AND  
CONSTRUCTION OF A NEW DWELLING WITH A DOUBLE CARPORT**



Report prepared for  
**Icon Homes**  
May 2025

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## **1. Introduction**

- 1.1 This is a statement of environmental effects for demolition of the existing dwelling and construction of a new two storey dwelling at 12 Rowe Street, Freshwater.
- 1.2 The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2011, and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3 This statement of environmental effects has been prepared with reference to the following:
- Site visit
  - Site Survey prepared by Donovan Associates
  - DA Plans prepared by Accurate Design and Drafting
  - BASIX Certificate
  - Landscape Plan prepared by pdla Landscape Architects
  - Council's Flood Information Report
  - Flood Impact Assessment Report prepared by VNK Consulting
  - Stormwater Management Plan prepared by VNK Consulting
  - Arborist Report prepared by Growing My Way Tree Services
  - Waste Management Plan
- 1.4 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and the coastal setting and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

## 2. The site and its locality

- 2.1 The subject site is located on the western side of Rowe Street, approximately 50 metres north of its intersection with Waine and Girard Streets in Freshwater. It is legally described as Lot 4 DP 14291 and is known as 12 Rowe Street, Freshwater.
- 2.2 It is an irregular shaped lot with front boundary (east) of 13.41 metres, rear boundary of 10.475 metres (west) and side boundaries of 41.175 metres (south) and 38.22 metres (north). It has frontage to and vehicular access from Rowe Street and comprises an area of 470.8m<sup>2</sup>.
- 2.3 The site is currently occupied by a one storey, brick dwelling with a tile roof, with a brick building in the rear yard and a single carport at the front. It is set within a residential lot and is fairly level with a minimal slope to the rear.
- 2.4 The property is surrounded by a mix of detached residential dwellings and residential flat buildings within immediate proximity. Industrial development is located to the south west. The site is located in close proximity to Freshwater Village and Freshwater Beach to the east.

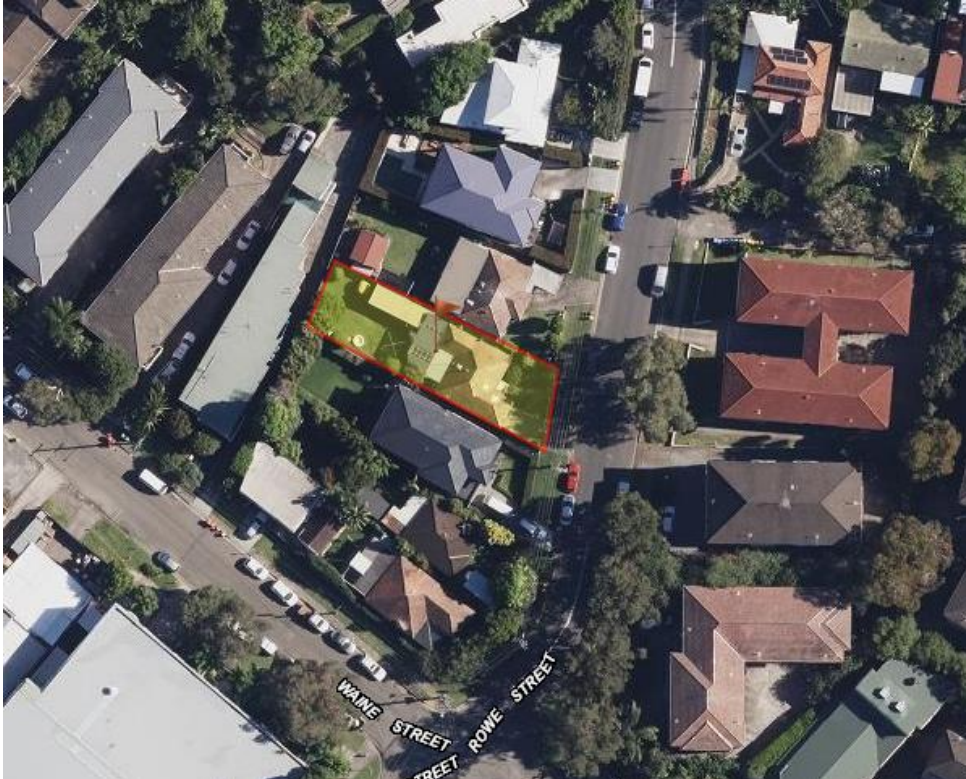


Figure 1. Aerial Image of the subject site



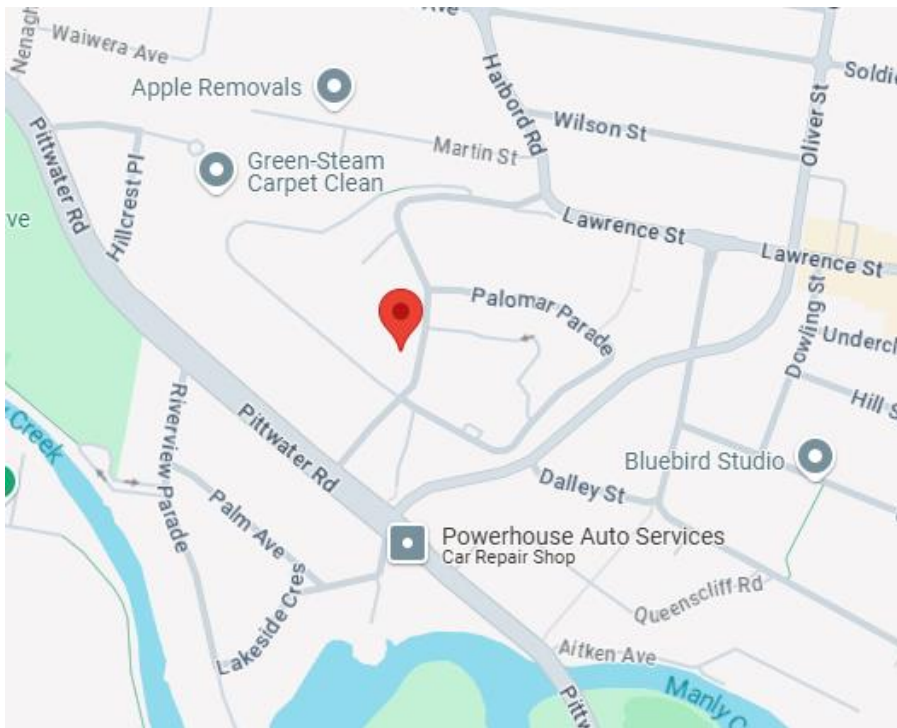


Figure 2. The site within the locality

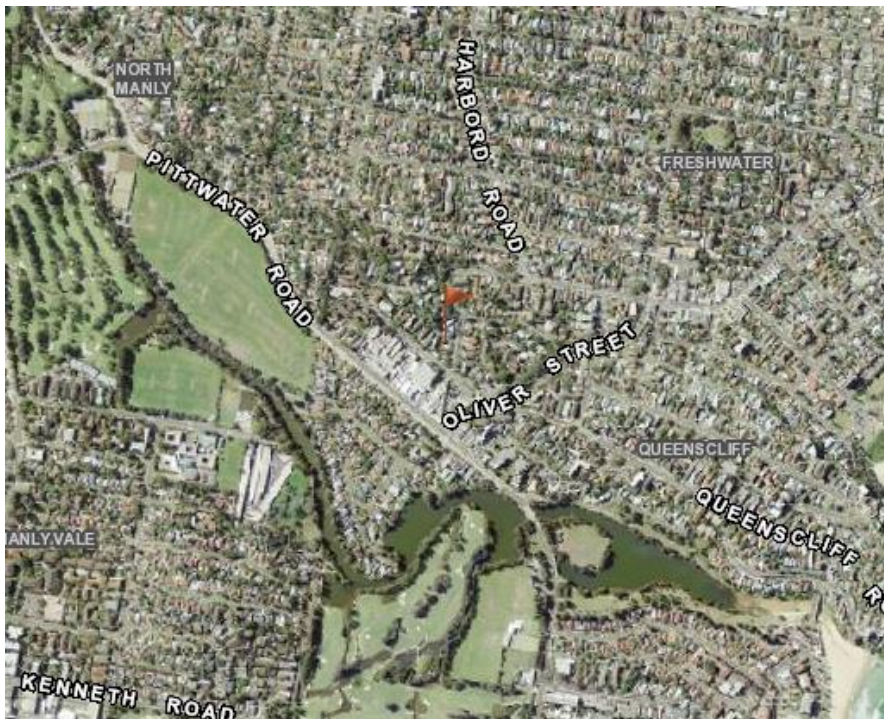


Figure 3. Aerial Image of the site within the locality

### 3. Site Photos



**Figure 4. The existing dwelling, looking west from Rowe Street**



**Figure 5. The rear yard and elevation of the dwelling, looking east**





**Figure 6. The rear (western) neighbour at No. 1 Waine Street, viewed from rear yard**



**Figure 7. The rear yard and barbecue, looking towards the northern neighbour at No. 14 Rowe Street**



**Figure 8. The southern boundary and neighbour at No. 10 Rowe Street, looking east**



**Figure 9. The existing carport in the front setback, looking south**



## **4. Proposed Development**

- 4.1 The proposed development is for the demolition of the existing dwelling, and the construction of a new two storey dwelling with a double carport.
- 4.2 The proposed dwelling has been designed to ensure that it compliments and improves the existing streetscape maintaining a scale consistent with dwellings in the locality and on Rowe Street.
- 4.3 The proposed will be made up as follows:

### **Existing dwelling**

- To be demolished, including carport, and rear outbuilding
- Trees, paths in front and rear yard to be removed
- Demolish crossover
- Remove garden walls in rear yard

### **New dwelling**

#### **Ground floor**

- Double garage
- Entry porch
- Storeroom accessed from double carport
- Mud room/laundry
- Entry foyer/stairs
- Guest bedroom with built-in robe
- Family/ dining / kitchen (open plan)
- Butler's pantry
- Powder room
- Covered alfresco area at rear
- 2 x 4000L rainwater tanks under deck

#### **First floor**

- Master bedroom with ensuite/ walk-in robe
- Bedrooms 2, 3 and 4 with robes
- Activity room
- Bathroom
- Stairs and hall with linen closet

**Site**

- A new crossover and driveway on the southern side of the site to access the double carport
- New steps to front porch
- Steps to garden from rear deck

4.4 The proposed design has taken into consideration the location of neighbouring sites, existing windows and private open space areas.

4.5 Materials choices have been made to complement the coastal location.



## **5. Statutory Framework**

### **5.1 State Environmental Planning Policies**

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

##### Chapter 2 Vegetation in Non-Rural Areas

This chapter aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. Although the proposed development involves tree removal, it remains consistent with the provisions of the SEPP. See attached Arborist Report.

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

##### Chapter 4 Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

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

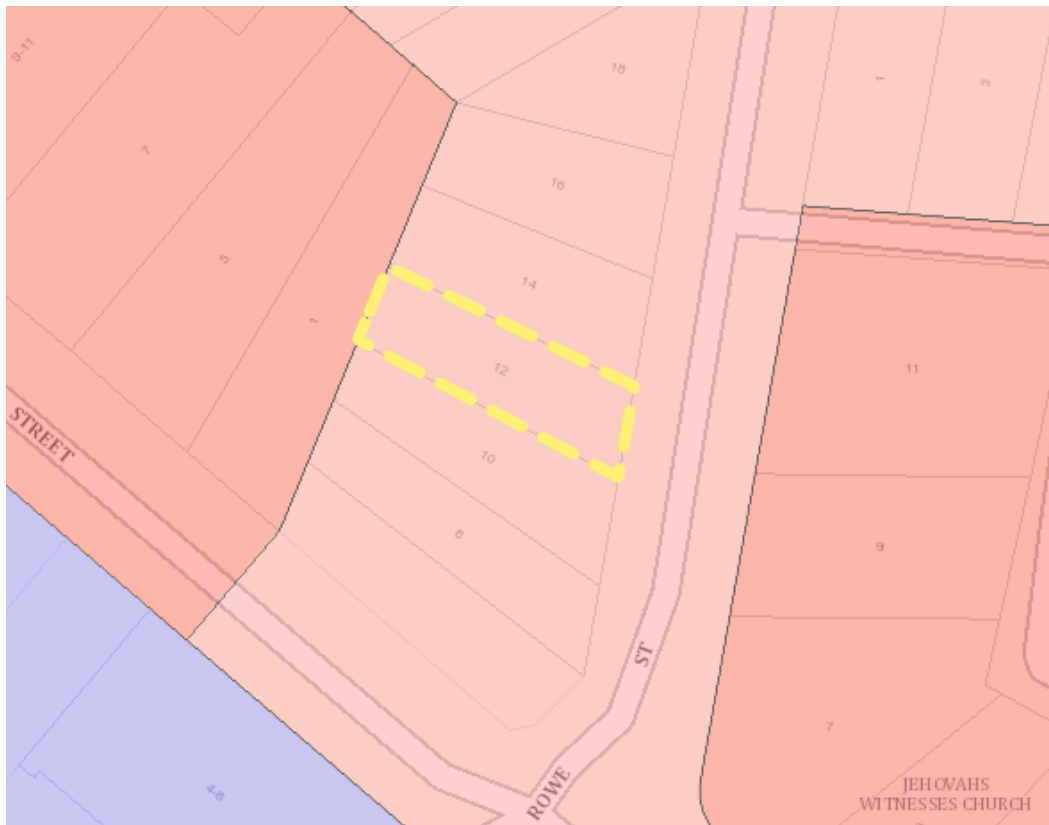
Schedule 1 of SEPP (Sustainable Buildings) 2022 sets out the standards for thermal performance and energy requirements for BASIX development in NSW. The proposal is BASIX development (as defined by the EPA Regulation 2021), and a compliant BASIX certificate is provided with this application.

## 5.2 Warringah Local Environmental Plan 2011

The relevant clauses of the Warringah Local Environmental Plan 2011 are addressed below.

### Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Warringah Local Environmental Plan 2011. The proposed development is for a new dwelling which is permissible with development consent in the R2 zone.



**Figure 10. Extract from Warringah LEP 2011 Zoning Map**

### Demolition

Demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the new dwelling.

### Minimum Lot Size

The site is mapped with a minimum lot size of 450m<sup>2</sup>. The subject site comprises a compliant area of 470.8m<sup>2</sup> and no subdivision is proposed.



## Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes a compliant maximum height of 8.47 metres. See Figure 11 below.

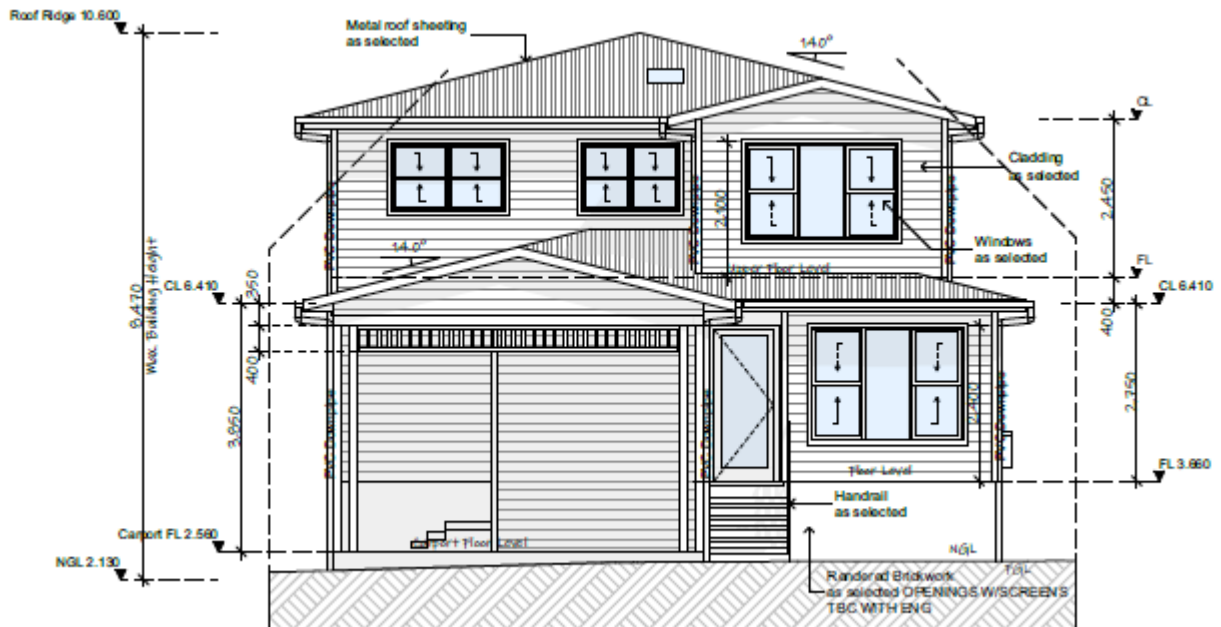


Figure 11. Extract from DA Plans showing the compliant maximum building height

## Heritage Conservation

The subject site is not mapped as a heritage item, located within a heritage conservation area or within close proximity to any heritage items.

## Flood Planning

The subject site is identified as medium and high risk precinct on the Northern Beaches Council Flood Hazard Map.

The flood information report provided with this application, identifies that the site has a maximum flood planning level (FPL) of 3.69 metres AHD. The development proposes a compliant floor level of 3.66m AHD to the habitable floor space of the dwelling. A Flood Impact Report, prepared by VNK Consulting, is attached.

See Figure 12 below.

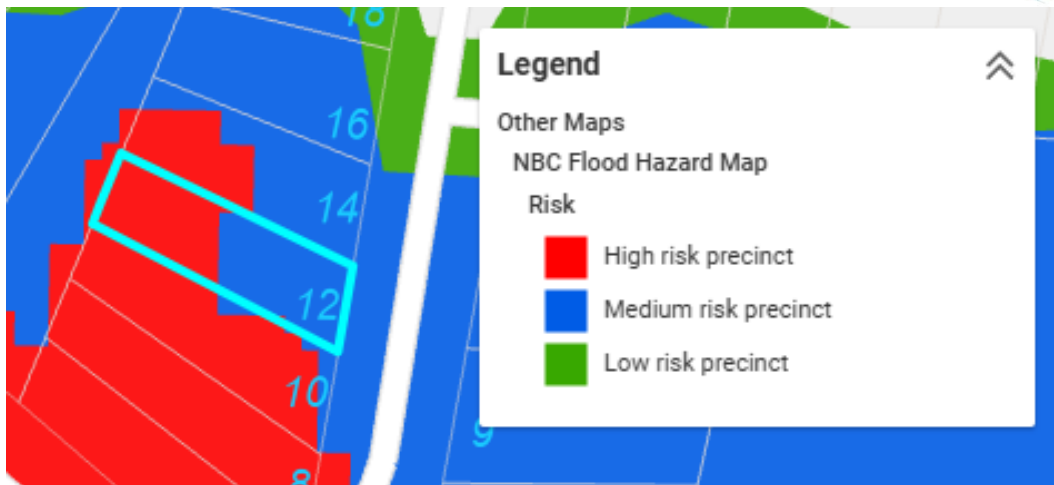


Figure 12. Extract from NBC Flood Hazard Map

### Acid Sulfate Soils

The site is nominated as Class 4 and 5 Acid Sulfate soils. The proposed works are minor and are not likely to lower the watertable more than 1 metre below the natural ground surface.

### Earthworks

Minor earthworks are proposed for the new dwelling.

Standard erosion and sediment control measures will be implemented, and any engineering specifications and conditions of consent adhered to, to ensure best practice procedures are followed.

### Development on Sloping Land

The site is located in the area nominated the LEP maps as Area A – Slope <5. As such the consent authority must be 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.*

Due to the low level risk within Area A, no additional details are required at DA stage.



## 5.4 Warringah Development Control Plan

The relevant sections of the DCP are addressed below.

### Part A Introduction

#### Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

### Part B General Controls

#### Wall Heights

A maximum wall height of 7.2 metres is permitted by the DCP and the development proposes compliant maximum wall heights of 7.023 metres on the northern side and 7.137 metres on the southern side.

#### Side Building Envelope

The site requires a side boundary envelope of 5m/45°. A variation is proposed to the side boundary envelope on both the northern and southern sides at first floor level. On the southern side the variation runs for the length of the site, and on the northern side the encroachment occurs towards the rear at first floor level. The encroachment is considered to have a negligible and appropriate impact for this smaller sized lot.

The northern wall is compliant at the front and varies the envelope up to 1.0m towards the rear. The southern wall varies the envelope from 820mm at the front to 960mm at the rear.

A variation to the side boundary envelope is considered appropriate, in this case, as the proposal remains consistent with the objectives of the control, despite the variation, as addressed below:

#### *Objectives of the control:*

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*

### Comment

The new dwelling complies with the 8.5 metre building height control for the location, with a maximum height of 8.47 metres. The works proposes compliant setbacks and remains consistent with the built form in the locality. Wall heights are also easily compliant. The design introduces a variety of building materials and will not present with excessive bulk when viewed from neighbouring properties or Rowe Street.

- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*

### Comment

The shadow diagrams included with this application, demonstrate that the development maintains compliant solar access, with direct sunlight available to more than 50% of the private open space of the subject site and adjoining dwellings at 9am, 12pm and 3pm.

The new dwelling incorporates a number of privacy measures including compliant setbacks, orienting windows to the front and rear of the lot, high sill heights, obscured glazing and privacy screening to the northern and southern sides of the alfresco area.

- *To ensure that development responds to the topography of the site.*

### Comment

The site is relatively level and does not have topographic constraints. The new dwelling sits within a similar footprint the existing buildings on the site.

It is concluded that the proposed variation will have no significant impacts on neighbouring properties and remains consistent with the objectives of this clause, despite the non-compliance.

### **Side Boundary Setbacks**

Side setbacks of 900mm are permitted on the subject site by the DCP.

The new dwelling proposes compliant side setbacks of 0.955 metres (north) and 1.0 metre (south) to the ground floor level. At first floor level the development proposes a compliant minimum side setback (north) of 1.17 metres and 1.0 metre on the southern side.

### **Front Setback**

A front setback of 6.5 metres is required by the DCP.

A setback of 6.5 metres is provided to the ground floor and 7.969 metres is proposed to the first floor.

### **Rear Setback**

A rear setback of 6 metres is required by the DCP. A compliant rear setback of 11.847 metres is proposed to the covered alfresco area and 10 metres to the stair to the alfresco area.

### **Part C Siting Factors**

#### **Traffic, access and safety**

The subject site currently has vehicular access from Rowe Street and no changes are proposed.

#### **Parking facilities**

The DCP requires that the carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.

A double carport is proposed for the new dwelling, with a width of 5.7 metres. The building width equates to 10.3 metres, thus the allowable carport width is 5.2 metres. Therefore, proposal results in a 10.7% variation to this control.

A variation to the width of the carport is considered appropriate, in this case, as the development remains consistent with the objectives of the control, despite the variation, as addressed below:

#### *Objectives of the control:*

- *To provide adequate off street carparking.*

The development proposes two, compliant off street parking spaces within the carport to cater for this family sized home in accordance with the DCP requirement.

- *To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.*

It is considered that there is no prominent or established streetscape character within the section of Rowe Street, with large residential flat buildings directly opposite the site having garage parking at ground floor level on the street frontage.

The visual impact of the carport is considered acceptable. The proposed carport replaces an existing single carport that is sited within the front setback and the development incorporates a double, open sided carport set behind the 6.5 metre setback.



**Figure 13. The residential flat buildings opposite the subject site**

- *To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.*

The proposed carport is open sided and set behind the front 6.5 metre setback to ensure that it does not dominate the street frontage. The compliant front setback also allows for a front setback that is free of built structures and landscaping, which will soften the impact of the carport. The roof to the proposed carport matches the roof to the new dwelling, ensuring that the design integrates with the development of the site.

### **Stormwater**

The subject lot drains to the street and is proposed to connect to Council's existing stormwater system. A concept stormwater plan is provided with the development application.

### **Excavation and Landfill**

Very minor earthworks are proposed as a part of the application, as demonstrated on the attached DA Plans.



Standard erosion and sediment control measures will be implemented, and any engineering specifications and conditions of consent adhered to, to ensure best practice procedures are followed.

### **Demolition and Construction**

The proposed development includes demolition of the existing dwelling, rear building and carport. All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

### **Waste Management**

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

The design includes appropriate waste storage areas on the external eastern wall of the garage, with waste to be collected by Councils regular service.

### **Part D Design**

#### **Landscaped open space and bushland setting**

The DCP requires 40% landscaped area on the site which is equivalent to 188.32m<sup>2</sup> for the site area of 470.8m<sup>2</sup>. The development proposes a landscape area of 184.06m<sup>2</sup> or 39.09%, resulting in a very minor variation of 4.26m<sup>2</sup>.

A variation to the numerical landscaped area control is considered appropriate, in this case, as the development remains consistent with the objectives of the control, despite the variation, as addressed below.

*Objectives of the control:*

- *To enable planting to maintain and enhance the streetscape.*

#### **Comment**

Consistent. The site maintains sufficient area to enable onsite planting for the enhancement of the streetscape. The accompanying landscape plan demonstrates a positive streetscape with concentrated planting on the frontage including landscaping adjacent to the driveway on the southern side. A compliant front setback also enables ample soft landscaping to be provided forward of the front building line.

- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

#### Comment

Not relevant to the subject site.

- *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.*

#### Comment

Consistent. The new dwelling proposes a large usable open space area at the rear and a sizable panting area in the frontage, both which will be sufficient for trees and plantings to mitigate the built form of the site and its surroundings.

- *To enhance privacy between buildings.*

#### Comment

Consistent. As discussed in detail, earlier in this report, privacy is easily maintained between dwellings, with appropriate building setbacks. Additionally, the development incorporates privacy measures into the building design, including screening to the northern and southern sides of the rear alfresco area.

- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*

#### Comment

Consistent. The new dwelling proposes a large usable open space area at the rear. Additionally, it is noted that there is a covered terrace area, which will allow for a table and BBQ area, which is excluded from the landscape area, which further contributes to outdoor recreational opportunities.

- *To provide space for service functions, including clothes drying.*

#### Comment

Consistent. There is sufficient area to accommodate service functions including clothes drying.

- *To facilitate water management, including on-site detention and infiltration of stormwater.*

### Comment

Consistent. Stormwater from the proposed development will be connected to the existing drainage infrastructure on the site. A Stormwater Management Plan is provided with this application.

### **Private open space**

Private open space area in excess of 60m<sup>2</sup> will be retained in the rear yard as required by the DCP.

### **Noise**

The development is appropriate and will not result in noise levels inappropriate to a residential area. Key living areas are provided on the ground floor and windows have been appropriately located. The upper level incorporates primarily bedrooms are unlikely to result in any unreasonable impact for neighbours, with high sill windows and obscured glazing on the side elevations.

### **Access to sunlight**

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this clause DCP.

The following observations are made of the shadow diagrams included with this application:

**9am** – The development will result in shadowing over the southern side of the subject site and to the northern side and rear of the neighbour at No. 10 Rowe Street.

**12pm** – The development will result in shadowing over the front of the subject site and to the northern side and a small portion of the front of the lot at No. 10 Rowe Street.

**3pm** – The development will result in shadowing over the front yard of the subject site and to the northern side and front of No. 10 Rowe Street.

It is concluded that the private open space of the subject site and the adjoining properties maintain compliant solar access, with direct sunlight available to more than 50% of the rear yard between 9am and 3pm.

## **Views**

The subject site has been visited and no views are present or impacted by the proposed development.

## **Privacy**

Privacy will be retained for neighbours with the design being considerate of window placement and use of upper-level rooms. The new dwelling incorporates a number of privacy measures including compliant setbacks, orienting windows to the front and rear of the lot, high sill heights, obscured glazing and privacy screening.

## **Building Bulk**

The proposed development incorporates both articulation and varied materials to alleviate bulk. The design is also of a scale consistent with surrounding development and the works will result in a contemporary and complementary addition to the site and Rowe Street.

## **Building Colours and Materials**

The proposed building materials include rendered brickwork and metal sheet roofing. All materials and finishes are complementary to the coastal and residential surrounds and are consistent with a modern finish. See accompanying materials and colours schedule.

## **Roofs**

The new works propose metal roof sheeting with a 14° roof pitch.

## **Glare & Reflection**

Materials have been chosen to ensure no glare or reflection issues.

## **Side and Rear Fences**

The existing timber side and rear fencing is proposed to be retained.

## **Site Facilities**

Appropriate waste, recycling areas and drying facilities are proposed as part of the proposed application.



### **Safety and Security**

The proposed new dwelling will improve safety and security features of the site, allowing for casual surveillance of the street and safer access to the site and dwelling.

### **Conservation of Energy and Water**

The design has achieved a BASIX Certificate which accompanies the application.

### **Part E: The Natural Environment**

#### **Preservation of Trees or Bushland Vegetation**

No significant trees are to be removed or detrimentally impacted as a result of the proposed development.

#### **Prescribed Vegetation**

The subject site is not mapped as native vegetation, High Conservation Habitat or Wildlife Corridor.

#### **Retaining unique Environmental Features**

No unique environmental features will be impacted by the proposal.

#### **Development on land adjoining public open space**

The subject site is not mapped as land adjoining public open space.

#### **Landslip Risk**

The site is located in the area nominated the LEP maps as Area A – <5 and no additional information is need in this regard.

## 6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Warringah LEP 2011 and the Warringah DCP 2011.

	Standard	Proposed	Compliance
<b>Warringah LEP 2011</b>			
Lot Size	450m <sup>2</sup>	470.8m <sup>2</sup>	Yes – no change
Building Height	8.5 metres	8.47m	Yes
Floor Space Ratio	Not identified	-	
<b>Warringah DCP 2011</b>			
Wall Height	7.2 metres	North: 7.023m  South: 7.137m	Yes  Yes
Number of Stories	Not identified	-	
Side Boundary Envelope	5 metres / 45 degrees	Encroachment at first floor level	Compliance with objectives achieved
Site Coverage	Not identified	-	
Side Boundary Setbacks	0.9 metres	North: 955 mm  South: 1 metre	Yes  Yes
Front Boundary Setback	6.5 metres		
Rear Boundary Setbacks	6.5 metres	6.5 metres to carport	Yes
Parking	2 spaces  Carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser Building width is 10.3m, equates to a max carport opening width of 5.15m	Double carport  Carport opening 5.7m, resulting in a 10.7% variation	Yes  Compliance with objectives achieved

	Standard	Proposed	Compliance
Landscaped Open Space and Bushland Setting	40% of lot area (188.32m <sup>2</sup> for a site area of 470.8m <sup>2</sup> )	184.06m <sup>2</sup> (39.09%)	Compliance with objectives achieved
Private Open Space	60m <sup>2</sup>	Complies	Yes
View loss - Identify properties			N/A
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Complies	Yes

## 7. Section 4.15 Considerations

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 former Department of Urban Affairs and Planning. The relevant issues are:

### 7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the R2 zone.

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

#### ***Context and Setting***

*What is the relationship to the region and local context in terms of:*

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement, appendices and attached specialist reports.

*What are the potential impacts on adjacent properties in terms of:*

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed new dwelling has been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.



## **Access, transport and traffic**

*Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:*

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

## **Public domain**

The proposed development will not impact the public domain.

## **Utilities**

There will be no impact on the site, which is already serviced.

## **Flora and fauna**

There will be no impact.

## **Waste**

There will be no impact.

## **Natural hazards**

The site is mapped as affected by flooding and a Flood Impact Study is attached to this development application package.

## **Economic impact in the locality**

There will be no impact, other than the possibility of a small amount of employment during construction.

### **Site design and internal design**

*Is the development design sensitive to environmental conditions and site attributes including:*

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and is well suited to the coastal and residential surrounds.

*How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

### **Construction**

*What would be the impacts of construction activities in terms of:*

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

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

*Does the proposal fit in the locality?*

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints and is highly conducive the proposed dwelling.

*Are the site attributes conducive to development?*

The site is appropriate for the proposed dwelling.

#### **7.4 Any submissions received in accordance with this Act or the regulations**

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

#### **7.5 The public interest**

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

## **8. Conclusions**

- 8.1 The proposed development for a new two storey dwelling, with a double carport, at 12 Rowe Street, Freshwater is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 The minor variations proposed to building envelope, width of carport and landscape area are easily justified through consideration of the constraints of the site configuration, the context in which it sits and the positive design and amenity that result.
- 8.4 Considering all the issues, the development is considered worthy of Council's consent.



## Planner Declaration

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### This report was prepared by:

Senior Planner: Susan May-Roberts

Report Version: Final

### Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
20/05/2025	Susan May-Roberts Senior Planner	Sarah McNeilly Director

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