

Statement of Environmental Effects Application for Modification

2 Tourmaline Street Narrabeen Proposed Kitchen Extension and Façade Revisions



Submitted to
Northern Beaches Council
On Behalf of Tony and Alison Nicol

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Prepared by

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Statement of Environmental Effects

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Issue	Date	Description	By	Reviewed By
A	25.07.2018	Statement of Environmental Effects (SEE)	MD	TN
B	11.09.2018	Statement of Environmental Effects (SEE)	MD	TN
C	14.08.2019	DA Modification (SEE)	MD	TN

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1.0 INTRODUCTION

1.1 Preamble

This report constitutes a Statement of Environmental Effects and is submitted to The Northern Beaches Council in support of an Application for Modification for the proposed kitchen extension and revised facade at 2 Tourmaline Street Narrabeen.

The application seeks consent for:

- Partial demolition of the existing external ground floor wall within the existing kitchen space;
- Construction of proposed kitchen extension;
- Proposed cladding at front façade; and
- Minor changes on window sizes

A Development Consent for the proposed alterations and additions to the existing dwelling was approved by Council 8 February 2019, this SEE seeks a modification to the DA consent to extend the kitchen space and introduce Copper cladding to the northern facade (street elevation) of the dwelling.

A more detailed description of the proposed works and uses are found at Section 3 of this report.

1.2 Purpose

The purpose of this report is to:

- Describe the components of the proposal;
- Discuss the potential environmental effects of the proposal;
- Draw conclusions as to the significance of any impacts; and
- Make a recommendation to Northern Beaches Council as to whether the development application should be approved.

The development proposal has been assessed based on the characteristics of the site and locality, Warringah Local Environmental Plan 2011, Warringah Development Control Plan 2011, other relevant local planning controls, and the requirements of section 79C of the Environmental Planning and Assessment Act, 1979.

This Statement of Environmental Effects report has been prepared by Micris Design Pty Ltd on behalf of the applicant, Tony and Alison Nicol. It should be read in conjunction with the following relevant material:

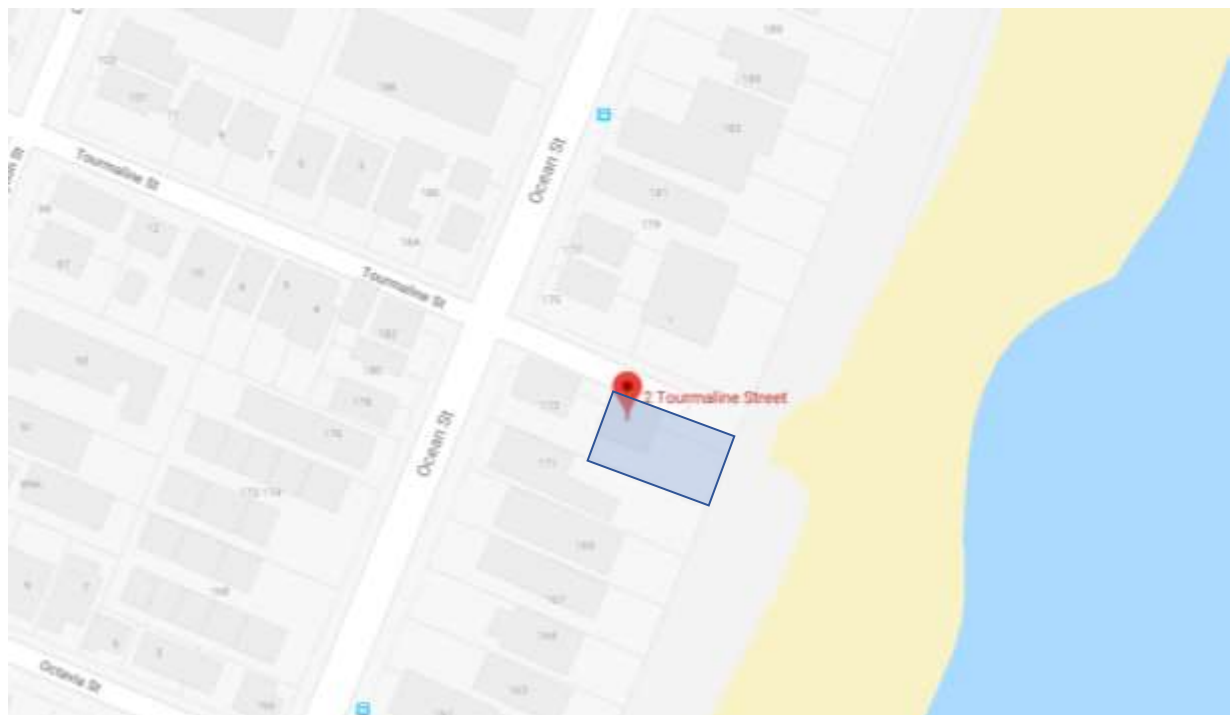
- Architectural Plans; and
- Basix Certificate

2.0 SITE & LOCALITY DESCRIPTION

2.1 Site Location

The subject site is situated on the southern alignment of Tourmaline Street, approximately 47 meters west of its intersection with Ocean Street. Narrabeen is a beachside suburb in northern Sydney, Narrabeen is 23 kilometres north-east of the Sydney central business district.

The site's locational context is shown at **Figure 1**.



The Subject Site 

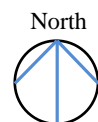


Figure 1 – Locality Plan

2.2 Site Description

The subject site comprises of a single allotment situated on the southern alignment of Tourmaline Street. The subject site is known as 2 Tourmaline Street, Narrabeen. The subject site is legally identified as Lot B in DP 377414.

The site falls moderately to the beach side of the property and appears to have been lowered from the street level.

The subject site has a fall of approximately 1.44 meters from West to East this equates to a minimal landscape slope of 3.97%, there is also a minor cross fall of approximately 0.04 meters from north to south which equates to a minimal landscape slope of 0.25%.

The subject site has a street frontage of 36.27 meters, a western side boundary dimension of 15.635, and eastern side boundary dimension of 15.71 meters and a northern boundary dimension of 36.345 meters. The overall site area is 569.1m².

The site currently contains a c1965 Single storey masonry dwelling that has been altered renovated and repairs over the years. It does not display any outstanding or notable features as an example of its type.

The existing dwelling on the subject site is not listed as having any heritage significance under the governing planning instruments. There are no identified heritage items located on adjoining properties or within reasonable proximity of the subject site.

Dwelling position within the subject site, due to the orientation of the site the dwelling has been position to take advantage of the location, the building form has only slightly changed since its approval in 1965 with a forward-facing garage.

The existing dwelling has a number of front setbacks of approximately 1.2 meters from the garage, 2.2 meters to the main entry of the dwelling, 3.7 and 6.7 meters respectfully from the primary building line to the street boundary, a western side setback of approximately 1.1 meters, an eastern side setback of approximately 15.16 meters, and a northern setback of 1.4 meters.

An aerial photo of the site is shown at **Figure 2**.



The Subject Site

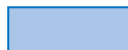
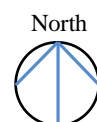


Figure 2 – Site Plan



The following 4 photos show the site in its surrounding context:



Photo 1 – Photo of subject site – 2 Tourmaline Street Narrabeen, street entrance



Photo 2 – Photo of east facade of subject site - 2 Tourmaline Street Narrabeen



Photo 3 – Photo of yard and open space of subject site



Photo 4 – Photo of existing dwelling and roadway taken from end of the road (beach side)

3.0 PROPOSED DEVELOPMENT

Consent is sought for the following development:

- Partial demolition of the existing external ground floor wall within the existing kitchen space;
- Construction of proposed kitchen extension;
- Proposed cladding at front façade; and
- Minor changes on window sizes

3.1 Details of Proposed Development

Proposed Dwelling	Description
<i>Demolition</i>	Partial demolition of the existing external wall at ground floor to provide substantial space for the proposed kitchen.
<i>External Finishes</i>	Proposed accent wall at northern façade – copper cladding panels
<i>Windows</i>	Slight change to window sizes at first floor ENS and walk-in robe due to reconfiguration of bedroom and ENS.

3.2 Development Statistics

Area calculation

Total site area	569.1m ²
Existing floor area	261.44m ² (existing area)
First Floor area (excluding Balcony)	142.21m ² (as approved by DA 2018/1290)
Additional area (for proposed kitchen)	13.98m ²
Total Floor Area (excluding Garage and Balcony)	417.63m²

The proposed kitchen extension will not change or have any impact on building setbacks, height or building envelope

3.3 Technical Matters/Specialist Reports

This application is accompanied by the following documents:

- BASIX certificate;

3.4 Design Changes

Changes to the development, from the Development Application (DA2018/1290) lodged 9th of November 2018, were made to increase kitchen area and improve front facade. The changes also incorporate the DA conditions requiring a larger setback and window sill.

This entailed a slight decrease in the balcony area overlooking the beach. Specifically, the following revisions have been made:

- Proposed new kitchen layout with additional windows to suit.
- Proposed copper cladding panels to accent walls of northern façade.
- Minor change in window sizes of WIR and ENS of first floor due to bedroom reconfiguration.

4.0 DEVELOPMENT ISSUES

4.1 Site Suitability

The site is located in well-established area within Narrabeen. The immediate locality is mostly covered by residential zoning as shown on the LEP. The current zoning of the site implies continued use of the site as a residential use with due regard to site constraints, physical constraints, development controls and physical appearance.

The subject site is located at Tourmaline Street. The precinct has been predominantly occupied by single dwellings (single and double storey) for residential use, however there appears to be an increasing trend in multi storey or apartment building being developed within the locality.

The site is considered suitable for proposed development based on the following:

- a. The existing building is out dated and of no significance, and does not present any viable constraint to the redevelopment of the site.
- b. The proposed development maintains the streetscape and local character
- c. The proposed building facade has no striking features and intended colours that stand out in the street.
- d. The development proposal does not have any impact on the neighbourhood lots and surroundings.
- e. The proposed development adheres to the zoning outlined in the Warringah LEP 2011.

4.2 Present and Previous Uses

The subject site is presently used as private residence. The site appears to have been used as residential since the original subdivision of this parcel of land. There is no evidence presently that would confirm the contamination status of site and subsoil.

4.3 Design Guidelines and Assessment

The relevant site planning and Development Control guidelines are clearly outlined in policies such as

- a. Warringah Development Control Plan 2011 (DCP)
- b. Warringah Local Environmental Plan 2011 (LEP)

The following table is a summary of compliance of the proposed development to these policies.

Assessment against controls and guidelines:

Controls	Compliance	Comments
Warringah Local Environmental Plan 2011		
Clause 1.2 [Relevant] Aims of Plan		
(2) The particular aims of this Plan are as follows:		
(a) to create a land use framework for controlling development in Warringah that allows detailed provisions to be made in any development control plan made by the Council,	Yes	This proposal meets the requirements of the planning provisions within the DCP
(c) to maintain and enhance the existing amenity and quality of life of the local community by providing for a balance of development that caters for the housing, employment, entertainment, cultural, welfare and recreational needs of residents and visitors,	Yes	The proposal includes renovations and extensions to the kitchen to suit the requirements of the residents
(d) in relation to residential development, to: (i) protect and enhance the residential use and amenity of existing residential environments, and (ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and (iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,	N/A	The scale of the proposal remains the same as the approved development lodged in November 2018.
(f) in relation to environmental quality, to: (i) achieve development outcomes of	Yes	The proposal does not negatively impact on the environment.

quality urban design, and (ii) encourage development that demonstrates efficient and sustainable use of energy and resources, and (iii) achieve land use relationships that promote the efficient use of infrastructure, and (iv) ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and (v) protect, conserve and manage biodiversity and the natural environment, and (vi) manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity,		The proposed copper façade is sustainable with highly recyclable and longevity features which allow a decrease in energy required for constant maintenance.
(g) in relation to environmental heritage, to recognise, protect and conserve items and areas of natural, indigenous and built heritage that contribute to the environmental and cultural heritage of Warringah,	N/A	Not applicable as the site does not contain a heritage item and is not located within a conservation area.
Zone R2 Low Density Residential Objectives		
• To provide for the housing needs of the community within a low density residential environment.	Yes	The proposal provides an addition and renovation to the existing kitchen area. The proposal is permissible under the current site zoning.
• To enable other land uses that provide facilities or services to meet the day to day needs of residents.	N/A	
• To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.	N/A	Existing soft areas, no change to any landscape areas within the site
4.3 Height of buildings (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	N/A	No change in height from the approved development lodged in November 2018.
4.4 Floor space ratio (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	N/A	The site does not contain FSR controls therefore this clause is not applicable.
5.10 Heritage conservation (2) Requirement for consent	N/A	The site does not contain any heritage items and is not located within a

<p>Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(f) subdividing land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p>		<p>heritage conservation area. This heritage clause does not apply to the proposed development.</p>
<p>6.1 Acid Sulfate Soils</p> <p>(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.</p>	<p>N/A</p>	<p>Not applicable as an Acid Sulfate Soils report has been undertaken as part of the initial development application lodged in November 2018.</p>
<p>6.2 Earthworks</p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,</p> <p>(b) to allow earthworks of a minor nature without requiring separate development consent.</p> <p>(2) Development consent is required for earthworks unless:</p> <p>(a) the work is exempt development under this Plan or another applicable environmental planning instrument, or</p> <p>(b) the work is ancillary to other development for which development consent has been given.</p> <p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters:</p> <p>(a) the likely disruption of, or any detrimental effect on, existing</p>	<p>N/A</p>	<p>No excavation works are to be undertaken as part of this proposal.</p>

<p>drainage patterns and soil stability in the locality,</p> <p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p>		
Warringah Development Control Plan 2011		
<p>A.5 The Objectives of the Warringah DCP are:</p> <ul style="list-style-type: none"> • To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood • To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome • To inspire design innovation for residential, commercial and industrial development • To provide a high level of access to and within development. • To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained • To achieve environmentally, economically and socially sustainable development for the community of Warringah 		<ul style="list-style-type: none"> • The proposal modernises and upgrades the existing residential dwelling. • The proposal does not create any amenity or privacy issues for neighbours and creates an attractive design outcome that will positively contribute to the streetscape. • The proposal does not impact environment or ecological values. • The proposal represents an economic and socially sustainable development with the extensions and renovations to the main dwelling maintaining materials and parts of the building that are reusable.
PART B – BUILT FORM CONTROLS		
B5 Side Boundary Setbacks		
1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain	Yes	The first floor western wall has been amended to provide a setback of 3.0m from the boundary, as per development

a minimum setback from side boundaries as shown on the map.		consent conditions dated 8 February 2019.
B9 Rear Boundary Setbacks		
1. Development on land shown coloured on the DCP Map Rear Boundary Setbacks is to maintain a minimum setback from rear boundaries as shown on the map.	Yes	The first floor southern wall has been amended to provide a setback of 2.5m from the boundary, as per development consent conditions dated 8 February 2019.
PART C – SITING FACTORS		
C4 Stormwater		
1. Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. 2. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Water Management Policy.	Yes	Stormwater system has been updated to comply with Council control
C5 Erosion and Sedimentation		
1. All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised. 2. Any erosion and sedimentation is to be managed at the source. 3. Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy. 4. An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of up to 2500m ² of land. 5. Soil and Water Management Plan must be prepared in accordance with Landcom's Managing Urban Stormwater:	N/A	No significant disturbance of the soil is proposed for this project.

Soil and Construction Manual (2004) for all development which involves the disturbance of more than 2500m ² of land.		
C7 Excavation and Landfill		
<p>1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</p> <p>2. Excavation and landfill works must not result in any adverse impact on adjoining land.</p> <p>3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</p> <p>4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</p> <p>5. Rehabilitation and revegetation techniques shall be applied to the fill.</p> <p>6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.</p>	N/A	No excavation or fill is proposed for this project.
C8 Demolition and Construction		
1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	Yes	<p>Waste during demolition and construction will be removed by an approved waste contractor.</p> <p>Skip bins will be located on site to collect and store waste during the build.</p> <p>A Waste Management Plan has been provided with this application</p>
C9 Waste Management		
1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	Yes	<p>Waste during demolition and construction will be removed by an approved waste contractor.</p> <p>Skip bins will be located on site to collect and store waste during the build.</p> <p>A Waste Management Plan has been provided with this application</p>
PART D – DESIGN CONTROLS		
D1 Landscaped Open Space and Bushland Setting		

1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting.	Existing (yes)	This remains unchanged from the existing.
D3 Noise		
1. Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.	Yes	Site is not located in close proximity to any noise generating land uses.
D7 Views		
1. Development shall provide for the reasonable sharing of views.	Yes	Proposed extension does not have any adverse impact on neighbouring properties due to the extension being at the kitchen area only.
D8 Privacy		
1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties. 2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking. 3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass. 4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings. 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.	Yes	No privacy issues have been identified to neighbouring properties and appropriate glazing will be utilized to provide necessary level of privacy to the occupants.
D10 Building Colours and Materials		

<p>1. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.</p> <p>2. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</p>	Yes	<p>The proposed cladding and rendered finishes have been selected to blend into the existing landscape and coastal setting and are of a neutral palette</p> <p>The alteration will improve and complement existing structures on site.</p>
D12 Glare and Reflection		
<p>1. The overspill from artificial illumination or sun reflection is to be minimised.</p>	Yes	<p>External roof finish has been amended to a darker range in order to minimise solar reflections to neighbouring properties as per development consent conditions dated 8 February 2019.</p>
D21 Provision and Location of Utility Services		
<p>1. If a proposed development will involve a need for them, utility services must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.</p> <p>2. Habitable buildings must be connected to Sydney Water's sewerage system where the density is one dwelling per 1050 square metres or greater.</p>	Yes	<p>The existing utilities and services will remain and be utilised, however the stormwater system will be upgraded</p>
D22 Conservation of Energy and Water		
<p>1. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.</p> <p>2. Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties.</p> <p>3. Buildings are to be designed to minimize energy and water consumption. Landscape design is to assist in the conservation of energy and water.</p> <p>4. Reuse of stormwater for on-site</p>	Yes	<p>A BASIX certificate was prepared with this application.</p>

irrigation and domestic use is to be encouraged, subject to consideration of public health risks. 5. All development must comply with Council's Water Management Policy.		
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4.5 Privacy and Overshadowing

The issue of privacy has been considered and actioned in the DA2018/1290 additional to the steps taken in the approved DA, The window positions has been chosen to minimise overlooking and the glazing type have been appropriately used and positioned to avoid overlooking into private areas.

No change in the mass of the building has been done.

4.6 Access and Traffic

No change, the development remains to suit for 2 parking spaces.

4.7 General Accessibility

The proposed development will have sufficient paving surrounding the site of the development. The open space layout and design will contribute to the accessibility of the site by pedestrians and residents.

4.8 Solar Access

The proposed development will allow northerly and easterly sunlight into the proposed kitchen extension.

4.9 Air and Noise

Not applicable to this development

4.10 Heritage

Not applicable to this development

4.11 Flood Affected

In the absence of a detailed flood study, based on our observation and the location of the subject site, the risk of flooding to this site would be at a minimum.

5.0 PLANNING MATTERS FOR CONSIDERATION SECTION 79C(1)

The following provides an assessment of the proposal against the provisions of Section 79 C of the Environmental Planning and Assessment Act 1979 (as amended).

1. Matters for consideration – General

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) *the provisions of:*
 - (i) *any environmental planning instrument, and*
 - (ii) *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 Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iiia) *any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,*

Comment:

The proposal is permissible in the zone and satisfies the zone objectives of the Warringah Local Environmental Plan 2011.

The proposal meets the controls, performance and prescriptive standard requirements of the Warringah Development Control Plan 2011 (DCP).

- b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

Comment:

A detailed site analysis was undertaken to determine the appropriate form of development having regard to Council's planning controls, the circumstances of the site, neighbouring properties and the existing and desired future character of the locality.

The proposal is appropriate in respect of streetscape considerations and its relationship to neighbouring properties.

The proposal provides for a high degree of amenity for future occupants and is respectful of the amenity of neighbouring properties

The proposal provides for a diversity of housing choice in the locality.

In view of the above the development will have acceptable social and environmental impacts given the nature of the zone.

(c) *the suitability of the site for the development,*

Comment:

The site is zoned for low density rural housing and there is no question as to its locational benefits with regard to existing neighbourhood facilities and services.

In summary the site is presently developed for residential housing, it has good solar orientation. The site is considered to be well suited for the proposed development.

(d) *any submissions made in accordance with this Act or the regulations,*

Comment: Nil

(e) *the public interest.*

Comment:

The implementation of Council's planning goals, while providing due consideration to the amenity and impact upon its neighbours, is considered to be in the public interest. In this case the proposal is a “good neighbour” and in the public interest as it is:

- A development of a form, character, type and use, anticipated and promoted by the zoning and prevailing developed character of Narrabeen and in particular Tourmaline Street.
- Energy efficient with regard to BASIX requirements
- Solar access and privacy for adjoining residents will be maintained to acceptable standard for a suburban locality

6.0 CONCLUSION

The relevant facts, planning guidelines and issues that will assist council in its assessment of the proposal, have been highlighted in this report.

The subject proposal has merit with regard to the provision of well-planned housing incorporating suitable living spaces and focusing on traditional design elements with high standards of amenity, located within a highly desirable locality.

Revitalising and enhancing streetscape qualities and adding to the stock of modern residential accommodation are objectives embraced by the Warringah LEP. This proposed development meets these objectives.

Having regard to the above assessment it is concluded that the proposed development is appropriate on the site and within the locality, and should therefore be supported by Council.

