

STATEMENT OF ENVIRONMENTAL EFFECTS

**Proposed alterations and usage
change to Existing Dwelling**

at

No 6 Wearden Road Belrose

Lot 2651 DP 752038

TABLE OF CONTENTS

| | PAGE NO |
|--------------------------------------|--------------------|
| 1.0 INTRODUCTION | 1 |
| 2.0 THE SITE AND ITS CONTEXT | 2 |
| 2.1 The Subject Site | 2 |
| 2.2 Site Context | 4 |
| 3.0 PROPOSED DEVELOPMENT | 6 |
| 4.0 WARRINGAH LEP 2011 | 7 |
| 5.0 WARRINGAH DCP 2011 | 11 |
| 6.0 SECTION 79 (C) EVALUATION | 31 |
| 7.0 CONCLUSION | 33 |

• INTRODUCTION

This statement of environmental effects has been prepared to accompany a development application that is being submitted to Northern Beaches Council. The applicant seeks development consent to undertake the following development on land known as No 6 Wearden Road Belrose:

- Alterations to the existing dwelling inclusive of:
 - Internal walls, renovation of bathrooms and kitchen, the removal of internal non-load bearing walls and creation of an open living floor plan; and
 - Re-instate a garage on the site
- Change of use from a hall to a residence on land zoned R2 Low Density Residential

The proposal has been prepared in accordance with the provisions of Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011.

This statement of environmental effects is intended to assist Northern Beaches Council in its assessment of the development application and includes;

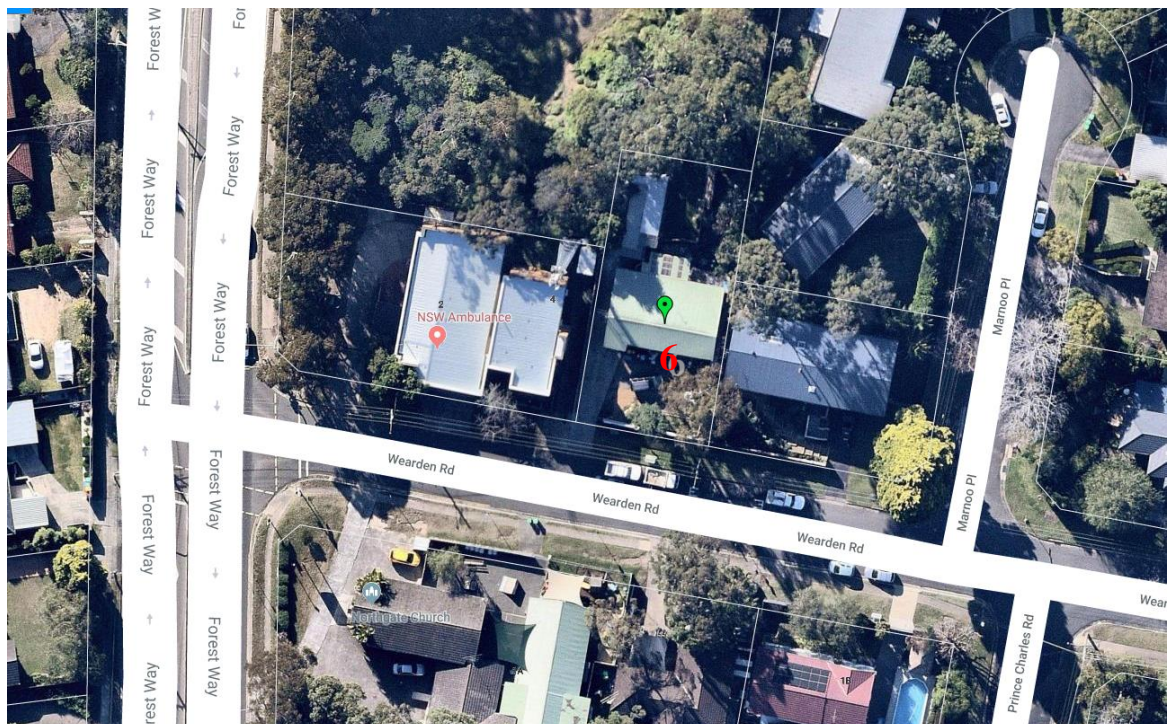
- A description of the site and the locality and a description of the proposed development; A description of the statutory framework in which the development application will be assessed inclusive of the local planning instruments and the provisions of the Environmental Planning and Assessment Act 1979; and Conclusions in respect of the proposed development.

This statement of environmental effects should be considered in conjunction with the development plans prepared by Mireality Designs

2.0 SITE AND CONTEXT

2.1 Subject Site

The subject site is situated on the Northern Beaches, near the corner of Forest Way and Wearden Road at No 6 Wearden Road, Belrose.



Locality Plan

The subject site is legally identified as *Lot 2651 DP 752038*. The subject site is regular in configuration.

The subject site has a total area of approximately **695.6m²**. A survey plan is included with the development plans.

Existing improvements on the subject site consist of a well presented single storey rendered residence with metal roof. The existing dwelling is in good condition. A garage is also located on the property and has been reverted to its original state (cladding and metal roof).



Subject Site

With regards to topography the subject site has a gradual cross-fall from the north of the site to the south enabling stormwater drainage to be directed via gravity flow to existing stormwater drainage in Wearden Road. The applicant does not propose to alter existing drainage arrangements.

The building is not listed under the Warringah Local Environmental Plan 2011 as having any heritage significance nor is it in the immediate vicinity of any items of heritage significance.

There are no trees requiring removal to facilitate the proposed development.

Ample green space exists around the dwelling to assist with natural absorption.

2.2 Site Context

The subject site is situated within an established low density residential precinct characterised by a mix of single and two storey dwellings. The dwellings in the precinct are generally well presented.

Existing development on the immediately adjoining properties comprise the following:

- Adjoining the subject site to the west is a double storey brick building which is an Ambulance station. This adjoining dwelling fronts Wearden Road and both side building setbacks are separated by driveway along the common boundary. There is no overshadowing issues given the siting of the existing buildings and given the orientation of the land.



Neighbouring Western Dwelling

- Adjoining the subject site to the east is a single storey rendered residence known as No 1 Marnoo Place. The orientation of this adjoining dwelling is to the street. The existing setback coupled with the existing buildings orientation will ensure that adequate levels of privacy and solar access will be maintained between the two properties.



Neighbouring Eastern Dwelling

- Opposite the subject site to the south is a single storey residence and a Church (Northgate Church) known as No 1A Wearden Road. A single storey brick residence and rendered buildings.



Neighbouring Dwellings opposite

3.0 PROPOSED DEVELOPMENT

The applicant seeks development consent to undertake the following at No 6 Wearden Road Belrose:

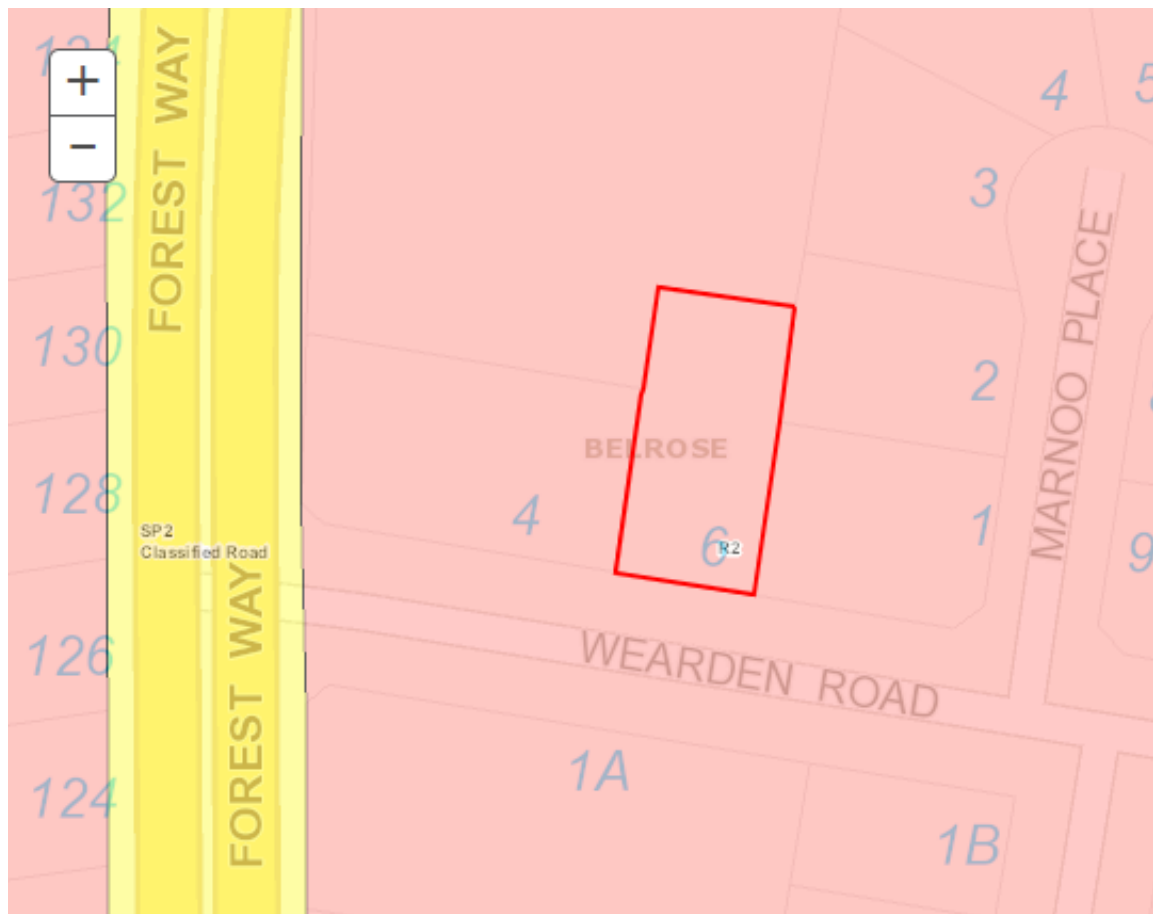
- Alterations to the existing dwelling inclusive of:
 - Internal walls, renovation of bathrooms and kitchen, the removal of internal non-load bearing walls and creation of an open living floor plan with 4 bedrooms; and
 - Addition of a door – street facing, a new laundry window - north facing, and a new bathroom frosted window - east facing
- Change of use from a scout hall to a residence on land zoned R2 Low Density Residential

Note: there is no change to building envelope and no earthworks in this proposal

4.0 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

4.1 Zoning and Zone Objectives

The subject land is zoned **R2 Low Density Residential** pursuant to Warringah LEP 2011.



Land Zoning Extract – R2 Low Density Residential

A dwelling is defined to mean *a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.*

The proposed works are ancillary to a dwelling and complies with the above definitions. The proposal is permissible in the zone with development consent.

The specified zone objectives for the R2 zone are as follows:

- *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.*

Comment:

An assessment of the proposal against the Residential R2 zone objectives indicates that the zone objectives can be met.

The salient elements of this assessment follow:

- The proposed development provides an enhanced level of amenity to the residents on-site. No change in intensification of the use of the dwelling is proposed thus maintaining the low density residential environment. Ample green space will be retained on-site.
- The urban design, streetscape and residential character issues relating to the development of the site have been considered, the proposal is appropriate in respect of such considerations.
- The proposed development will contribute to the quality of housing stock in the precinct and act as a catalyst for future home improvements in the precinct. The proposal will therefore be consistent with desired future development character of the locality and will establish an appropriate form of housing, which is in harmony with the environment.
- There is no proposal to carry out other land use activities.

Having regard to the above, the proposal is consistent with the zone objectives and represents a form of development that by virtue of the objectives is encouraged in the locality.

4.3 Relevant Clauses of the LEP

Clause 4.3 of the LEP sets a maximum **height** for development in accordance with the Building Height Map. The building height map specifies a maximum permissible height limit within the zone of 8.5m.

The proposed development complies with the building height provisions.

Clause 4.4 of the LEP relates to **Floor Space Ratio**. There is no floor space ratio control applicable to the site.

Clause 6.1 of the LEP relates to **Acid Sulphate Soils**. The subject site is not subject to acid sulphate soil consideration. Accordingly acid sulphate soils do not constitute a constraint to the development of the subject site.

Clause 6.2 of the LEP relates to **Earthworks**. No earthworks are required to facilitate the proposal.

Clause 6.3 of the LEP relates to **Flood planning**. The subject site is not flood affected.

Clause 6.4 of the LEP relates to Development on sloping land and states the following:

- 1. The objectives of this clause are as follows:*
 - a. to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,*
 - b. to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,*

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

Comment:

The subject site is relatively level and the dwelling benefits from a level platform and has resisted movement over the years.

The subject site is identified as being in landslip Area A

The works are internal and to the façade, and will not disturb the existing terrain.

The proposed works will have no influence on water flows.

5.0 DEVELOPMENT CONTROL PLAN 2011

Warringah Development Control Plan (DCP) 2011 was adopted by Council on 12th May 2010 and came into effect on 9th November 2010.

The DCP applies to all land within the Warringah Local Government Area (LGA) and provides complimentary controls and considerations to the Warringah Local Environmental Plan (LEP) 2011.

The DCP is to be read in conjunction with LEP 2011.

The DCP contains 4 relevant parts relating to built form controls, siting factors, design and the natural environment.

5.1 Context and Site Analysis

A site analysis plan accompanies the architectural plans. A written analysis of the site and context supplements the site analysis plan under section 2 of this statement of environmental effects.

Part B - Built Form Control Objectives

B1 Wall Height

Objectives

- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*
- *To ensure development is generally beneath the existing tree canopy level.*
- *To provide a reasonable sharing of views to and from public and private properties.*
- *To minimise the impact of development on adjoining or nearby properties.*
- *To ensure that development responds to site topography and to discourage excavation of the natural landform.*
- *To provide sufficient scope for innovative roof pitch and variation in roof design.*

Requirements

1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).

Exceptions

This control may be varied for land shown on DCP Wall Height Map on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building:

- does not exceed the 8.5 metre height development standard;*
- is designed and located to minimise bulk and scale; and*
- has a minimal visual impact when viewed from the downslope sides of the land.*

Comment:

The proposal complies with the maximum wall height provision.

B2 Number of Storeys

Objectives

- To ensure development does not visually dominate its surrounds.*
- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*
- To provide equitable sharing of views to and from public and private properties.*
- To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.*
- To provide sufficient scope for innovative roof pitch and variation in roof design.*
- To complement the height of buildings control in the LEP with a number of storeys control.*

Comment:

The Number of Storeys DCP map does not indicate a maximum number of storeys applying to the subject site.

B3 Side Boundary Envelope

Objectives

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*
- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*
- *To ensure that development responds to the topography of the site.*

Requirements

1. *Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:*
 - **4 metres, or**
 - *5 metres**as identified on the map.*

Comment:

The proposal does not encroach into the side boundary envelope.

B4 Site Coverage

Objectives

- *To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation.*
- *To minimise the bulk and scale of development.*
- *To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.*
- *To limit impervious areas and encourage natural drainage into the sub-surface.*

Comment:

The proposed development is domestic in nature. The proposal is effectively contained within the footprint of the

dwelling. Ample green space exists on-site and the proposed development will enhance the streetscape.

No change is proposed to the existing drainage arrangements on-site.

B5 Side Boundary Setbacks

Objectives

- *To provide opportunities for deep soil landscape areas.*
- *To ensure that development does not become visually dominant.*
- *To ensure that the scale and bulk of buildings is minimised.*
- *To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.*
- *To provide reasonable sharing of views to and from public and private properties.*

Comment:

The proposal is contained within the footprint of the existing dwelling. The existing side boundary setbacks are therefore maintained.

B7 Front Boundary Setbacks

Objectives

- *To create a sense of openness.*
- *To maintain the visual continuity and pattern of buildings and landscape elements.*
- *To protect and enhance the visual quality of streetscapes and public spaces.*
- *To achieve reasonable view sharing.*

Comment:

The existing front setbacks to Wearden Road are maintained.

B9 Rear Boundary Setbacks

Objectives

- *To ensure opportunities for deep soil landscape areas are maintained.*
- *To create a sense of openness in rear yards.*
- *To preserve the amenity of adjacent land, particularly relating to privacy between buildings.*
- *To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.*
- *To provide opportunities to maintain privacy between dwellings.*

Comment:

There is no change proposed to the existing rear setback.

Part C - Siting Factors

C1 Subdivision N/A

C2 Traffic Access and Safety

Objectives

To minimise:

- *traffic hazards;*
- *vehicles queuing on public roads*
- *the number of vehicle crossings in a street;*
- *traffic, pedestrian and cyclist conflict;*
- *interference with public transport facilities; and*
- *the loss of “on street” kerbside parking.*

Comment:

There is no change to driveway and no change to pedestrian access. Therefore no change to traffic access or safety.

C3 Parking Facilities

Objectives

- *To provide adequate off street car parking.*
- *To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.*
- *To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.*

Comment:

The subject site presently accommodates parking for one car in the driveway. The applicant proposes to re-instate the garage in the rear of the property ensuring that two on-site car spaces are available.

C4 Stormwater

Objectives

- *To ensure the appropriate management of stormwater.*
- *To ensure the appropriate management of stormwater.*
- *To minimise the quantity of stormwater run-off.*
- *To incorporate Water Sensitive Urban Design techniques and On-Site Stormwater Detention (OSD) Technical Specification into all new developments.*
- *To ensure the peak discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD).*

Comment:

No change is proposed to the existing drainage arrangements on-site. There is no increase in the site coverage proposed. The existing property is currently capable of directing stormwater via gravity flow to Wearden Road.

C5 Erosion and Sediment Control

Objectives

- *To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.*
- *To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.*
- *To prevent any reduction in water quality downstream of the development site.*

Comment:

No external construction is required. The applicant will abide by appropriate conditions of consent in this regard.

C6 Building Over or Adjacent to Constructed Council's Drainage Easements

Objectives

- *To ensure efficient construction, replacement, maintenance or access for emergency purposes to constructed public drainage systems located within private property.*

Comment: N/A

C7 Excavation and Landfill

Objectives

- *To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties.*
- *To require that excavation and landfill does not create airborne pollution.*
- *To preserve the integrity of the physical environment.*
- *To maintain and enhance visual and scenic quality.*

Comment:

No excavation or land fill is required.

C8 Demolition and Construction

Objectives

- *To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment.*
- *To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.*
- *To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan*
- *To discourage illegal dumping.*

Comment: Noted.

C9 Waste Management

Objectives

- *To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).*
- *To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.*
- *To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.*
- *To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.*
- *To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.*
- *To minimise any adverse environmental impacts associated with the storage and collection of waste.*
- *To discourage illegal dumping.*

Comment:

Appropriate waste management procedures will be implemented during the construction phase.

Part D – Design**D1 Landscape Open Space and Bushland Setting***Objectives*

- *To enable planting to maintain and enhance the streetscape.*
- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*
- *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.*
- *To enhance privacy between buildings.*
- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*
- *To provide space for service functions, including clothes drying.*
- *To facilitate water management, including on-site detention and infiltration of stormwater.*

Comment:

The proposed development does not impact on existing landscaping on-site. There will be no adverse affect on native vegetation. There are no trees requiring removal to facilitate the proposal.

Ample open space and recreation space exists on-site to the benefit of the residents.

D2 Private Open Space

Objectives

- *To ensure that all residential development is provided with functional, well located areas of private open space.*
- *To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.*
- *To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.*
- *To ensure that private open space receives sufficient solar access and privacy.*

Comment:

The open space areas on site benefit from ample solar access.

D3 Noise

Objectives

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.*

Comment:

No adverse noise is anticipated from a typically domestic use.

D4 Electromagnetic Radiation

Objectives

- *To ensure the safety of the community from electromagnetic radiation.*

- *To ensure that mobile phone base station and associated infrastructure and equipment does not result in an adverse visual impact on the natural or built environment.*

Comment: N/A

D6 Access to Sunlight

Objectives

- *To ensure that reasonable access to sunlight is maintained.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To promote passive solar design and the use of solar energy.*

Note: *Overshadowing by vegetation will not form part of Council's assessment of access to sunlight.*

The planning principle established in the Benevolent Society v Waverly Council (2010) NSWLEC 1082 will be used in the assessment of sunlight.

Exceptions

Council may consider a variation to this control in the particular circumstances of a proposal, where an applicant can demonstrate, to the satisfaction of Council that:

- i) the slope or topography of the site or adjoining property makes compliance impractical; and*
- ii) other design options have been investigated which would comply but would unreasonably constrain the development of an otherwise compliant building.*

Comment:

No external form is being altered. There will be no increase in overshadowing. Accordingly no issues arise in respect of overshadowing.

D7 Views

Objectives

- *To allow for the reasonable sharing of views.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure existing canopy trees have priority over views.*

Requirements

1. *Development shall provide for the reasonable sharing of views.*

Note: *Assessment of applications will refer to the Planning Principle established by the Land and Environment Court in Tenacity Consulting v Warringah Council (2004) NSWLEC 140.*

Comment:

The subject site is not situated within a view corridor.

D8 Privacy

Objectives

- *To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To provide personal and property security for occupants and visitors.*

Requirements

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.

Comment:

The proposed development does not result in any significant loss of privacy for adjoining dwellings. The dwelling is well distant from adjoining dwellings.

Privacy is well maintained between sites.

The proposal is consistent with the privacy provisions of the DCP, which seek to protect the amenity of residents.

D9 Building Bulk

Objectives

- *To encourage good design and innovative architecture to improve the urban environment.*
- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*

Comment:

There is no change to building bulk

D10 Building Colours and Materials

Objectives

- *To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.*

Comment:

The external façade has been rendered and is sympathetic to the built environment in terms of colour and materials. Neutral colour tones have been used.

D11 Roofs

Objectives

- *To encourage innovative design solutions to improve the urban environment.*
- *Roofs are to be designed to complement the local skyline.*
- *Roofs are to be designed to conceal plant and equipment.*

Comment:

A conventional pitched roof exists. No change to the roof pitch is required to the dwelling.

D12 Glare and Reflection*Objectives*

- *To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.*
- *To maintain and improve the amenity of public and private land.*
- *To encourage innovative design solutions to improve the urban environment.*

Comment:

No change is proposed to the external form. Therefore, no undue impact with regards to overspill glare and reflection will be incurred.

D13 Front Fences and Walls*Objectives*

- *To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To avoid a 'walled in' streetscape.*

Comment:

No changes are proposed to the existing fencing on the subject site.

D14 Site Facilities*Objectives*

- *To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To make servicing the site as efficient and easy as possible.*
- *To allow for discreet and easily serviceable placement of site facilities in new development.*

Comment:

All site facilities are currently available to the site in accordance with Clause D14. It is not proposed to alter the current arrangement in terms of site facilities.

D15 Side and Rear Fences*Objectives*

- *To encourage innovative design solutions to improve the urban environment.*

Comment:

No change proposed.

D16 Swimming Pools and Spa Pools*Objectives*

- *To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.*
- *To encourage innovative design solutions to improve the urban environment.*

Comment:

N/A.

D17 Tennis Courts

Comment: N/A

D18 Accessibility

Objectives

- *To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety.*
- *To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability.*

Comment: N/A

D19 Site Consolidation in R3 and IN1 Zones

Comment: N/A

D20 Safety and Security

Objectives

- *To ensure that development maintains and enhances the security and safety of the community.*

Comment:

The entrance to the building is easily identified and well lit.

D21 Provision and Location of Utility Services

Objectives

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure that adequate utility services are provided to land being developed.*

Comment: Noted

D22 Conservation of Energy and Water

Objectives

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure energy and water use is minimised.*

Comment:

The proposal already incorporates the following ESD design features in the completed development:

- Appropriate insulation which achieves an “R” value is to be included in roof and ceiling.
- Water efficient fixtures are installed to lessen the demand for mains water and wastewater discharge.
- Energy efficient globes are installed in the dwelling.

D23 Signs

Objectives

- *To encourage well designed and suitably located signs that allow for the identification of a land use, business or activity to which the sign relates.*
- *To achieve well designed and coordinated signage that uses high quality materials.*
- *To ensure that signs do not result in an adverse visual impact on the streetscape or the surrounding locality.*
- *To ensure the provision of signs does not adversely impact on the amenity of residential properties.*
- *To protect open space areas and heritage items or conservation areas from the adverse impacts of inappropriate signage.*

Comment:

N/A

Part E – The Natural Environment

E1 Private Property Tree Management

Objectives

- *To improve air quality, prevent soil erosion and assist in improving; water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.*
- *To protect human life and property through professional management of trees in an urban environment.*
- *To provide habitat for local wildlife.*
- *Promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term with regard to the original 1750 community. See Warringah Natural Area Survey, August 2005.*
- *To preserve and enhance the area's amenity.*

Comment: N/A

E2 Prescribed Vegetation

Objectives

- *To preserve and enhance the area's amenity, whilst protecting human life and property.*
- *To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.*
- *To provide habitat for local wildlife, generate shade for residents and provide psychological & social benefits.*
- *To protect and promote the recovery of threatened species, populations and endangered ecological communities.*
- *To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.*
- *To retain and enhance native vegetation communities and the ecological functions of wildlife corridors.*
- *To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological functions of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community.*
- *Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal communities to survive in the long-term.*

Comment: N/A

E4 Wildlife Corridors

Comment: N/A

E5 Native Vegetation

This control applies to land identified on DCP Map Native Vegetation.

Comment:

The subject site is not identified on the DCP map as having native vegetation.

E6 Retaining unique environmental features

Objectives

- *To conserve those parts of land which distinguish it from its surroundings.*

Requirements

- 1. Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land.*
- 2. Development should respond to these features through location of structures, outlook, design and materials.*

Comment: N/A

E7 Development on land adjoining public open space

Comment: N/A

E8 Waterways and Riparian Lands

Comment: N/A

E9 Coastline Hazard

Comment: N/A

E10 Landslip Risk

Objectives

- *To ensure development is geotechnically stable.*
- *To ensure good engineering practice.*
- *To ensure there is no adverse impact on existing subsurface flow conditions.*
- *To ensure there is no adverse impact resulting from stormwater discharge.*

Comment:

The subject site is identified as being situated within a landslip risk prone - Area A. The proposal is for internal alterations and the existing dwelling has resisted movement over a number of years.

E11 Flood Prone Land

Comment:

The subject site is not identified as flood prone land.

6.0 SECTION 79(C) CHECKLIST

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

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), and*
- v. any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,*

Comment:

The proposal is permissible and satisfies the objectives of Warringah Local Environmental Plan 2011 and prescriptive and performance controls of the DCP.

The proposal is appropriate in consideration of the streetscape objectives, overshadowing and privacy.

- 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:

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

In view of the above the proposal will have acceptable social and environmental implications given the nature of the zone.

c. the suitability of the site for the development.

Comment:

The subject site has an area and configuration suited to the form of development proposed. The proposal responds positively to the characteristics of the site and adjoining development.

d. any submissions made in accordance with the Act or the regulations.

Comment: Nil

e. the public interest

Comment:

The proposal is purely domestic in nature and is within the footprint of the existing dwelling therefore satisfying urban consolidation initiatives and furthering the public interest.

7.0 CONCLUSION

The proposal is consistent with the zoning and zone objectives. The proposal is satisfactory in consideration of the design principles prescribed under the DCP improving the quality of living space on-site.

The proposal is compliant with the building height plane and other prescriptive controls.

The proposal provides for an improved level of amenity for the residents. The proposal has been rendered to enhance the appearance of the dwelling without compromising that of adjoining residents.

The proposal is respectful of the amenity of neighbouring properties and will not give rise to adverse overshadowing or privacy impacts in the context of site circumstances. The proposal is pursuant to the provisions of the LEP/DCP.

In view of the above, the proposed development is appropriate and Council approval is recommended.