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# STATEMENT OF ENVIRONMENTAL EFFECTS - Version 3

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Alterations & Additions to an Existing Residence at  
1 James Wheeler Place  
Wheeler Heights NSW 2097



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# INTRODUCTION

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Proposed Use:	Residential
Address:	1 James Wheeler Place, Wheeler Heights NSW 2097
Lot No:	Lot 28 / DP 262862
Area:	4295m <sup>2</sup>
Street Frontage:	107.8m
Zoning:	R2 – Low Density Residential
Permissibility:	Dwelling houses permitted with consent

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## 1.1 Overview & Statutory Context

This Statement of Environmental Effects (SoEE) has been prepared by Micheal Fountain Architects Pty. Ltd. on behalf of Alex and Ashlee Smith to accompany a Development Application for alterations and additions to an existing house, including driveway realignment, repurposing an existing swimming pool to an underground water tank, construction of a new tennis pavilion and swimming pool, and extensive landscaping upgrades at 1 James Wheeler Place, Wheeler Heights NSW 2097.

In particular, this SoEE includes:

- a review of the site and the surrounding context;
- a comprehensive description of the proposed development;
- an assessment of the proposal against the provisions of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2011, applicable State Environmental Planning Policies, and other relevant statutory controls; and
- a summary and conclusion.

This SoEE has been prepared in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979, which requires an assessment of environmental impacts, the suitability of the site for the proposed development, and broader public interest considerations. This statement addresses the following key considerations as outlined in the Act:

- adherence to relevant environmental planning instruments, draft instruments under public consultation, development control plans, and any applicable planning agreements or proposed agreements under section 7.4;
- assessment of the potential impacts of the development, including effects on the natural and built environments, as well as social and economic implications within the locality;
- consideration of the site's appropriateness for the proposed development;
- review of any public submissions received in accordance with the Act or regulations; and
- confirmation that the development is consistent with the broader public interest.

This SoEE determines that the proposal aligns with the objectives and provisions of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011. We are pleased to submit this SoEE for alterations and additions to an existing residential dwelling that will enhance the amenity and recreational facilities of the property, promote sustainable water management through innovative design, and respect the site's heritage and environmental attributes, thereby contributing positively to the local community and maintaining the character of Wheeler Heights.

## 1.2 Supporting Documentation

This SoEE should be read in conjunction with the following supporting documents submitted with the DA:

- |   |   |
|---|---|
| • Architectural Drawings (Site Plan, Floor Plans, Elevations, Sections) | • Statement of Heritage Impact (SoHI)         |
| • Landscape Architecture Design   | • Bushfire Assessment Report                  |
| • Stormwater Management Plan & Details                                  | • Arboricultural Impact Assessment            |
| • Survey Plan   | • BASIX Certificate                           |
| • Geotechnical Report   | • Waste Management Plan                       |
| • Acid Sulfate Soils Management Plan                                    | • Clause 4.6 Variation Report (Front Setback) |

# SITE LOCALITY AND CHARACTER

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## 2.1 Local Character

The site is situated within an established R2 Low Density Residential zone characterised by large residential allotments and substantial landscaped buffers between dwellings. The locality exhibits a predominantly low-scale built environment with single detached dwellings and ancillary recreational facilities, contributing to a suburban yet semi-rural atmosphere consistent with the Northern Beaches Council area. The presence of the locally significant heritage item—the James Wheeler Grave—infuses the area with historical value and emphasises a landscape setting sensitive to cultural heritage conservation. The adjoining environs feature mature vegetation and recreational open spaces, reflecting a community emphasis on private amenity and natural character. Environmental factors such as bushfire prone land classification and mapped acid sulfate soils further shape land use patterns, requiring development to be responsive to site constraints and resilient design principles.

## 2.2 Neighbourhood Scale & Streetscape

At the neighbourhood level, the streetscape along James Wheeler Place presents a low-density, leafy residential character with generous setbacks and varied landscaping that soften the building forms. The street maintains a sense of openness and visual permeability, reinforced by natural topography and fragmented built elements. Properties are generally oriented to maximise privacy and outlook across natural settings or recreational facilities. The nominated setbacks, driveway realignment, and site planning serve to respect and maintain this streetscape rhythm, while the retention and buffering of the heritage grave combine with new landscaping to mitigate visual intrusion. The surrounding neighbourhood also includes tennis courts and open recreational spaces consistent with communal recreational opportunities, which the proposed tennis pavilion complements and enhances without compromising the visual continuity or scale of the street.

## 2.3 Site Scale

The site occupies a substantial allotment of approximately **4,295 square metres**, accommodating an existing dwelling, a swimming pool to be repurposed as an underground water tank, and other ancillary uses. The development proposal demonstrates detailed consideration of site-specific constraints including the conservation of the James Wheeler Grave set within an appropriate landscape buffer, minimising impact through driveway realignment and limited landscaping near the heritage item. The site topography supports efficient water management strategies, with the underground water tank integrated to encourage sustainable irrigation and stormwater detention. New recreational and residential additions—such as the tennis pavilion and new pool—are sited to maintain appropriate separation from sensitive features and comply with development controls relating to height and setbacks. Extensive landscaping upgrades across the majority of the site enhance visual amenity, reinforce privacy, and complement the existing mature tree canopy which covers a significant proportion of the site. The bushfire-prone classification is addressed through design measures consistent with protection guidelines, ensuring site safety and environmental stewardship.

# PROPOSED DEVELOPMENT

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## 3.1 Summary of Works

The proposed development involves comprehensive alterations and additions to the existing dwelling, including realignment of the driveway to improve site access and circulation while maintaining appropriate separation from the on-site heritage item. The works also include the strategic removal of trees for construction access and to ensure compliance with bushfire safety requirements, as detailed in the Arboricultural Impact Assessment. The existing swimming pool is to be repurposed into an underground water tank designed for rainwater harvesting to support irrigation and stormwater management on the property. A new swimming pool is proposed adjacent to the main residence to enhance recreational amenities.

A new tennis pavilion will be constructed adjacent to the existing tennis court to provide improved recreational facilities. Additional site works include the construction of a new carport and the extension of the undercroft office area with sympathetic architectural detailing, including sandstone columns for structural and aesthetic purposes.

Extensive landscaping upgrades are proposed throughout the site comprising new hardstand areas, pavements, widened staircases, and pathways linking outdoor recreational spaces with the existing dwelling. New garden beds, lawn areas, and planting will complement the upgraded outdoor environment, with landscaping deliberately limited near the heritage grave to preserve its cultural significance. A new bifold gate and modifications to the existing road crossing are also proposed to improve site security and accessibility.

Overall, the development incorporates sustainable water management practices through the retention and reuse of rainwater, enhanced recreational infrastructure including the tennis pavilion and new pool, and sensitive landscaping that respects the heritage item and environmental constraints of the site. The design adopts a cohesive architectural approach consistent with the existing dwelling's style and scale, ensuring a maximum building height of approximately 7.5 metres and a gross floor area of 852 square metres distributed over the existing and new additions. Parking provision includes six car spaces, with these integrated discreetly within the site layout.

## ENVIRONMENTAL IMPACTS

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### 4.1 Built Form and Visual Impact

The proposed alterations and additions have been designed to be sympathetic to the scale and character of the existing dwelling and the surrounding area. The new tennis pavilion is a low-scale structure, sited to minimise its visual impact. To mitigate bushfire risk, the pavilion will be constructed from non-combustible external materials as recommended by the specialist Bushfire Report. Other materials and finishes will be selected to complement the existing dwelling and blend with the natural bushland setting. The overall bulk and scale are consistent with the low-density residential character of the locality.

### 4.2 Heritage

The proposal has been designed with due regard to the heritage-listed **Grave of James Wheeler**. A detailed Statement of Heritage Impact (SoHI) has been prepared and accompanies this application. Key protective measures include:

- Maintaining a buffer of **2.5 metres** between the edge of the realigned driveway and the gravesite boundary, as detailed in the SoHI.
- No new buildings or structures are proposed in the immediate vicinity of the grave.
- The gravesite will be fenced off and protected as per the recommendations of the SoHI throughout the construction period to prevent any accidental damage. The proposal will have no adverse impact on the heritage significance of the item.

### 4.3 Stormwater Management

The proposed stormwater management strategy represents a significant environmental improvement.

- **Water Conservation:** The capture and reuse of approximately 60,000L of roof water will drastically reduce the property's demand for non-potable uses like irrigation.
- **Water Quality:** Directing hard surface runoff through a series of vegetated swales will filter sediments and pollutants, improving the quality of water leaving the site via the existing overland flow path. The system has been designed in accordance with Council's engineering requirements and represents best practice in water-sensitive urban design, which is particularly important given the site's proximity to the sensitive downstream environments of the Narrabeen Lagoon catchment.

### 4.4 Traffic, Access, and Parking

The proposed works will not increase traffic generation beyond that which is typical for a single residential dwelling. The provision of a second hardstand area increases on-site parking, ensuring all vehicles associated with the residence can be accommodated off-street. The reworked vehicle crossing will improve sightlines and safety for vehicles entering and exiting the property.

### 4.5 Landscaping and Vegetation

The development involves a significant landscaping upgrade designed by a registered Landscape Architect. An Arboricultural Impact Assessment (AIA) has been prepared to guide the works. The AIA assessed 39 trees on the

site and determined that 14 trees require removal to accommodate the development and to comply with bushfire safety requirements, with one additional tree recommended for removal due to its poor condition. The current canopy cover of 42.7% will be reduced to approximately 28.9%, satisfying the mandated <30% coverage for the APZ.

All 24 trees designated for retention will be protected according to a comprehensive Tree Protection Plan (TPP) prepared in accordance with AS 4970-2009. This includes the installation of tree protection fencing and supervision by a project arborist for any works near retained trees, ensuring their long-term viability.

The new landscape design focuses on the planting of appropriate native species to enhance the site's bushland character. The design also incorporates the specific landscaping principles of Planning for Bushfire Protection 2019, including the use of low-flammability species, creating separation between canopy trees, and restricting plantings in the immediate vicinity of the building to manage the Asset Protection Zone effectively. While some vegetation removal is necessary, it has been minimised.

#### 4.6 Privacy and Amenity

The proposal will not result in any unreasonable loss of privacy or amenity to neighbouring properties. The new pavilion is located a significant distance from any neighbouring dwelling. The additions to the main house are oriented to maintain privacy and will not create any new overlooking issues.

#### 4.7 Waste Management

A Waste Management Plan has been submitted with the application, detailing procedures for the management of demolition and construction waste in accordance with Council's policies to maximise reuse and recycling.

#### 4.8 Erosion and Sediment Control

An Erosion and Sediment Control Plan will be implemented prior to the commencement of any works on site. Measures such as sediment fences and stabilised access points will be installed and maintained throughout the construction period to prevent soil loss and protect downstream waterways.

# COMPLIANCE TABLE

## 5.1 Zoning and Permissibility (WLEP 2011)

The site is zoned R2 Low Density Residential under the Warringah Local Environmental Plan 2011.

### Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

**Permitted without consent** Home-based child care; Home occupations

**Permitted with consent** Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

**Prohibited** Any development not specified in item 2 or 3

The proposed development, consisting of alterations and additions to an existing dwelling house and ancillary structures, is a use permitted with consent in the R2 zone. The proposal aligns with the zone's objectives by enhancing the housing environment through respectful modifications that maintain the low-density character and landscaped setting. The development respects the natural and cultural heritage of the site, thereby harmonising with the natural environment. The ancillary structures such as the tennis pavilion support recreational uses consistent with facilities provided within a residential zone.

## 5.2 Warringah Local Environmental Plan 2011 (WLEP 2011) - Compliance Table

CLAUSE/CONTROL	REQUIREMENT	PROPOSED	COMPLIANCE
<b>PART 1 - PRELIMINARY</b>			
<b>1.6 CONSENT AUTHORITY</b>	The consent authority is the Council.	This Development Application is lodged with Northern Beaches Council for determination.	<b>Yes</b>
<b>PART 2 - PERMITTED OR PROHIBITED DEVELOPMENT</b>			
<b>2.1 LAND USE ZONES</b>	Refers to the Land Zoning Map.	The site is zoned R2 Low Density Residential, where the development is permissible with consent.	<b>Yes</b>
<b>2.7 DEMOLITION REQUIRES DEVELOPMENT CONSENT</b>	Demolition of a building or work requires development consent.	Consent is sought for the partial demolition required to facilitate the proposed alterations and additions.	<b>Yes</b>
<b>PART 4 - PRINCIPAL DEVELOPMENT STANDARDS</b>			
<b>4.3 HEIGHT OF BUILDINGS</b>	8.5m maximum height.	The maximum height of the proposed works is approximately 7.5m, which is well below the 8.5m limit.	<b>Yes</b>
<b>4.4 FLOOR SPACE RATIO</b>	The WLEP 2011 does not specify a numeric FSR control for this site.	The proposed Gross Floor Area is 852m <sup>2</sup> , resulting in an FSR of approximately 0.198:1 (19.8%) on a 4,295m <sup>2</sup> site.	<b>Yes</b>
<b>4.5 CALCULATION OF FSR AND SITE AREA</b>	Defines how FSR and site area are calculated.	The GFA has been calculated in accordance with the definition in the LEP Dictionary.	<b>Yes</b>
<b>PART 5 - MISCELLANEOUS PROVISIONS</b>			

<b>5.10 HERITAGE CONSERVATION</b>	Development consent is required for works affecting a heritage item. The proposal must not adversely affect the heritage significance of the item.	The proposal maintains a buffer of 2.5m to the Grave of James Wheeler (I33). Protective measures will be implemented as per the detailed Statement of Heritage Impact.	<b>Yes</b>
<b>5.11 BUSH FIRE HAZARD REDUCTION</b>	Permits bush fire hazard reduction work.	The proposal has been designed to comply with <i>Planning for Bush Fire Protection 2019</i> as detailed in the specialist Bushfire Report.	<b>Yes</b>
<b>PART 6 - ADDITIONAL LOCAL PROVISIONS</b>			
<b>6.1 ACID SULFATE SOILS</b>	The site contains Class 2 and 5 Acid Sulfate Soils.	A specialist Acid Sulfate Soils Management Plan has been prepared. Recommendations will be implemented during construction.	<b>Yes</b>
<b>6.2 EARTHWORKS</b>	Requires consideration of impacts from earthworks.	The proposal involves earthworks which have been designed to minimise impact, manage drainage, and ensure site stability, as detailed in the Geotechnical Report.	<b>Yes</b>
<b>6.4 DEVELOPMENT ON SLOPING LAND</b>	Site is mapped as Landslide Risk Area D.	A Geotechnical Report confirms the site is suitable for the proposed development, subject to implementation of its recommendations.	<b>Yes</b>

### 5.3 Warringah Development Control Plan 2011 (WDCP 2011) - Compliance Table

CLAUSE/CONTROL	REQUIREMENT	PROPOSED	COMPLIANCE
<b>PART B - BUILT FORM CONTROLS</b>			
<b>B1 WALL HEIGHTS</b>	Max 7.2m wall height.	All proposed wall heights are less than 7.2m.	<b>Yes</b>
<b>B4 SITE COVERAGE</b>	A specific numerical site coverage control is not applicable to this lot size. The primary control is Landscaped Area (D1).	Proposed site coverage is 2,200m <sup>2</sup> (51.2%). The proposed landscaped area is 2,095m <sup>2</sup> (48.8%).	<b>Yes</b>
<b>B5 SIDE SETBACKS</b>	0.9m minimum side setback.	All new works comply. Minor existing encroachments are not being exacerbated.	<b>Yes</b>
<b>B7 FRONT SETBACK</b>	6.5m minimum front setback.	A minor corner of the new pool (approx. 1m <sup>2</sup> ) encroaches into the setback by a maximum of 1m. <b>Refer Sec 4.6 Application</b>	<b>No</b>
<b>B9 REAR SETBACK</b>	6.0m minimum rear setback.	All buildings are sited more than 6.0m from the rear boundary.	<b>Yes</b>
<b>PART C - SITING FACTORS</b>			
<b>C2 TRAFFIC, ACCESS &amp; SAFETY</b>	Ensure safe access and minimal impact on traffic flow.	Driveway realignment and crossing upgrade will improve site access and safety for vehicles entering/exiting in a forward direction.	<b>Yes</b>
<b>C3 PARKING FACILITIES</b>	Provide adequate off-street parking.	Existing parking is retained and a new hardstand area provides additional off-street parking for a total of 6 spaces.	<b>Yes</b>
<b>C4 STORMWATER</b>	Manage stormwater in accordance with Council requirements.	Comprehensive system proposed, including a 60,000L reuse tank and landscaped swales for water quality treatment.	<b>Yes</b>
<b>C7 EXCAVATION &amp; LANDFILL</b>	Minimise excavation and fill.	Works are designed to balance cut and fill where possible. Refer to Geotechnical Report.	<b>Yes</b>
<b>C8 DEMOLITION &amp; CONSTRUCTION</b>	Manage impacts during demolition and construction.	A detailed construction management plan, including sediment and erosion control, will be implemented.	<b>Yes</b>



<b>C9 WASTE MANAGEMENT</b>	Manage waste appropriately.	A Waste Management Plan has been submitted detailing procedures for recycling and disposal of waste.	<b>Yes</b>
<b>PART D - DESIGN</b>			
<b>D1 LANDSCAPED OPEN SPACE</b>	Minimum 40% of the site (1,718m <sup>2</sup> ).	The proposal provides a landscaped area of 2,095m <sup>2</sup> (48.8%), which significantly exceeds the minimum requirement.	<b>Yes</b>
<b>D2 PRIVATE OPEN SPACE</b>	Minimum 60m <sup>2</sup> with 5m minimum dimension.	Multiple areas of compliant Private Open Space are provided, including new terraces and landscaped areas.	<b>Yes</b>
<b>D3 NOISE</b>	Minimise adverse noise impacts on neighbours.	Use is residential and consistent with the locality. Construction noise will be temporary and managed in accordance with standard hours.	<b>Yes</b>
<b>D6 ACCESS TO SUNLIGHT</b>	Maintain reasonable solar access to neighbouring properties.	Due to the large lot size and generous separation, the proposal will not cause any adverse overshadowing impacts.	<b>Yes</b>
<b>D7 VIEWS</b>	Allow for reasonable sharing of views.	The low-scale additions and pavilion are sited to avoid any impact on significant views from neighbouring properties.	<b>Yes</b>
<b>D8 PRIVACY</b>	Maintain reasonable levels of privacy.	Large setbacks and extensive new and existing landscaping ensure a high level of privacy is maintained for all properties.	<b>Yes</b>
<b>D9 BUILDING BULK</b>	Articulate building form to reduce perceived bulk.	The design uses varied materials, roof forms, and articulation to break down the building mass and reduce visual bulk.	<b>Yes</b>
<b>D10 BUILDING COLOURS/MATERIALS</b>	Use colours and materials that complement the environment.	A schedule of high-quality, recessive materials and finishes has been provided, appropriate for the bushland setting.	<b>Yes</b>
<b>D11 ROOFS</b>	Ensure roof design is articulated and sympathetic.	The proposed roof forms complement the existing dwelling and reduce the overall building scale.	<b>Yes</b>
<b>D12 GLARE &amp; REFLECTION</b>	Minimise glare from reflective surfaces.	Materials and finishes have been selected to be low-reflectivity, minimising potential for glare.	<b>Yes</b>
<b>D13 FRONT FENCES &amp; WALLS</b>	Ensure appropriate design for front fences and gates.	The proposal retains the existing compliant fence and introduces a new gate that is consistent with the streetscape character.	<b>Yes</b>
<b>D14 SITE FACILITIES</b>	Screen site facilities from public view.	Bins, clotheslines and other facilities will be located discreetly and screened from public view.	<b>Yes</b>
<b>D16 SWIMMING POOLS</b>	Must have compliant safety barrier. Must not be located in front setback.	The new pool will have a compliant safety barrier. A minor corner encroaches into the front setback (refer to B7 above and Clause 4.6 Report).	<b>Yes</b> (Subject to approval of variation)
<b>PART E - THE NATURAL ENVIRONMENT</b>			
<b>E1 PRESERVATION OF TREES</b>	Retain and protect trees where possible.	An Arboricultural Impact Assessment has been undertaken. 14 trees will be removed for valid reasons (construction conflict and bushfire compliance) and the 24 trees to be retained will be protected as per the TPP.	<b>Yes</b>
<b>E4 WILDLIFE CORRIDORS</b>	Retain and enhance ecological function of wildlife corridors.	The site is within a wildlife corridor. The proposal retains the bushland setting to the rear and proposes extensive native landscaping, enhancing habitat.	<b>Yes</b>

<b>E11 FLOOD PRONE LAND</b>	Ensure development responds to flood risk.	The site is not identified on the Flood Risk Precinct Maps. Therefore, no specific flood-related controls apply.	<b>Yes</b>
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## 5.4 State Environmental Planning Policies (SEPPs)

An assessment of the relevant SEPPs applicable to the site, as identified in the S10.7 Planning Certificate, is provided below.

- **SEPP (Resilience and Hazards) 2021:**
  - **Chapter 2 - Coastal Management:** The S10.7 certificate notes the land is wholly affected by this chapter, specifically due to being in the "Proximity Area for Coastal Wetlands" associated with Narrabeen Lagoon. The proposed works are contained within the already developed footprint of the property. As detailed in the Waterway Impact Statement, the closest part of the development is **approximately 55 metres** from the top of the bank, providing a substantial buffer. The comprehensive stormwater management plan, including the reuse tank and vegetated swales, will improve the quality of runoff, ensuring no adverse impacts on the downstream coastal wetland environment. The proposal is therefore consistent with the objectives of this chapter.
  - **Chapter 4 - Remediation of Land:** The site is not known to be contaminated, and this chapter is not prohibitive to the proposed development.
  - **Bushfire Prone Land:** The property is mapped as bushfire prone land. A detailed Bushfire Assessment Report has been prepared by a qualified consultant and its recommendations have been incorporated into the design. This includes designing all new works to the residence to a construction standard of BAL-40 in accordance with AS 3959-2018 and implementing the required Asset Protection Zones (APZs). In line with the report's recommendations, the entire property will be managed as an Asset Protection Zone in perpetuity, ensuring the landscape is maintained to reduce bushfire hazard to an acceptable level. The proposal is consistent with the requirements of *Planning for Bush Fire Protection 2019*.
- **SEPP (Biodiversity and Conservation) 2021:**
  - **Chapter 2 - Vegetation in Non-Rural Areas:** The proposal has been designed to minimise the removal of native vegetation. An Arboricultural Impact Assessment has been prepared to identify significant trees and specify protection measures. The Landscape Architect's design focuses on enhancing the biodiversity of the site through the removal of weed species and planting of appropriate native species. The provisions of this chapter have been addressed.
- **SEPP (Housing) 2021:** This policy aims to facilitate the delivery of diverse housing. The proposal involves alterations and additions to an existing dwelling house and does not seek to create additional dwellings under this policy. The works improve the amenity and functionality of the existing housing stock.
- **SEPP (Exempt and Complying Development Codes) 2008:** The S10.7 certificate notes that complying development is restricted on the land due to the presence of a heritage item, Class 2 Acid Sulfate Soils, and proximity to coastal wetlands. As this application is a Development Application, not a Complying Development Certificate, these restrictions do not prevent approval, but highlight the site's sensitivities which have been addressed through specialist reports.
- **SEPP (Precincts – Eastern Harbour City) 2021:** This SEPP applies to the land. It provides planning controls for the Eastern Harbour City. The proposal for alterations and additions to a single dwelling is of a scale and nature that is consistent with the objectives of this policy.
- **Other SEPPs:** The S10.7 certificate also lists SEPP (Primary Production) 2021, SEPP (Resources and Energy) 2021, SEPP (Industry and Employment) 2021, and SEPP (Transport and Infrastructure) 2021 as applying to the land. An assessment of these policies confirms they contain no specific provisions that are relevant to or would prevent the proposed residential alterations and additions.

## 5.5 Other Policies

The proposed development is also considered to be consistent with the provisions of **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**. A BASIX Certificate has been prepared and submitted with the Development Application.

# CONCLUSION

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The proposed alterations and additions, new tennis pavilion, pool, and associated works at 1 James Wheeler Place, Wheeler Heights, have been carefully considered in the context of the site's opportunities and constraints.

The development will result in a significant upgrade to the existing residence and its amenity, providing high-quality living and recreation spaces for its occupants. Crucially, a key feature of this proposal is the repurposing of the existing swimming pool into a substantial underground water tank, with an approximate capacity of 60,000 litres. This innovative approach to rainwater harvesting will significantly reduce the property's reliance on mains water for irrigation and topping up the new pool, representing a major contribution to sustainable water management.

The design is respectful of the site's heritage item, its natural environmental qualities, and the amenity of the surrounding residential area. As demonstrated in the tables above and the detailed assessment, the proposal is consistent with the objectives and controls of the WLEP 2011, WDCP 2011, and relevant SEPPs, with the exception of a minor and well-justified variation to the front setback for which a Clause 4.6 report has been submitted. The proposal is supported by a comprehensive suite of specialist consultant reports which address all identified site constraints.

For these reasons, it is considered that the proposal is in the public interest, and we respectfully request that Council grant its favourable consideration and approval of the Development Application.

# PLANNING MAPS

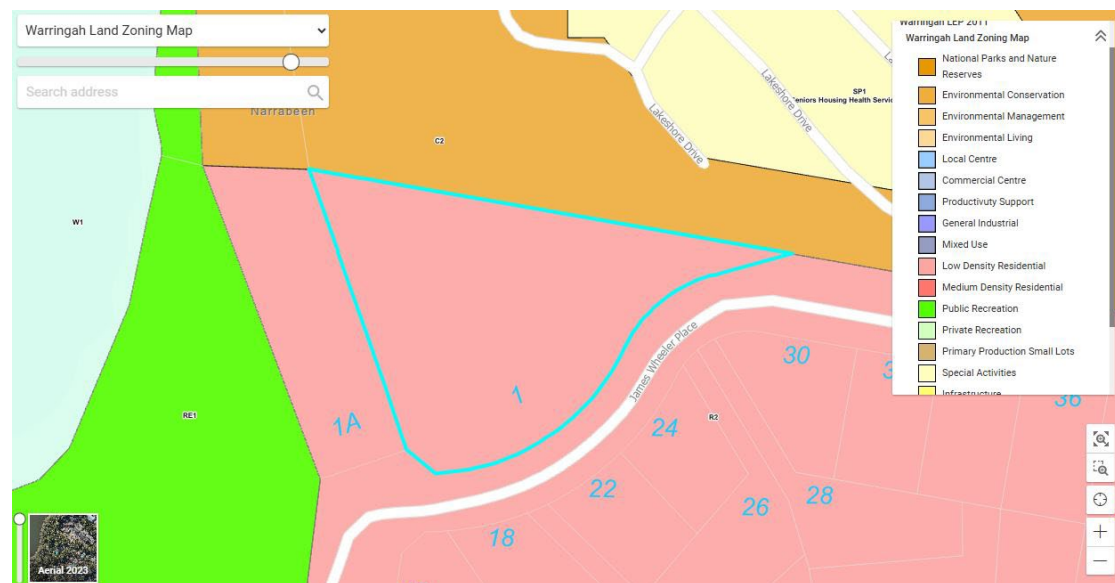


Figure 1. Warringah LEP Land Zoning Map

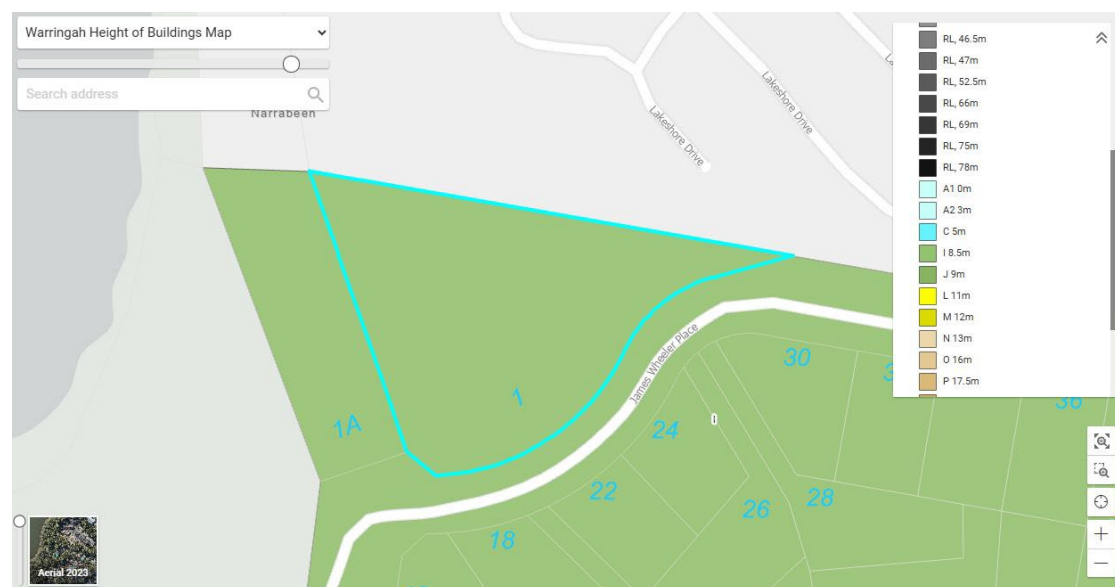


Figure 2: Warringah LEP Heights of Buildings Map

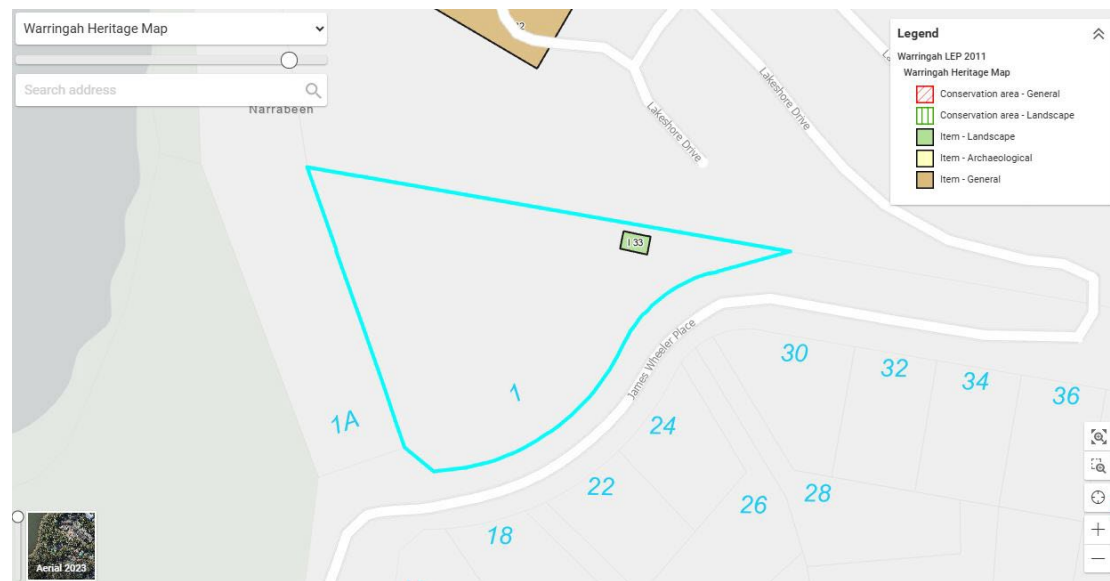


Figure 3: Warringah LEP Heritage Map

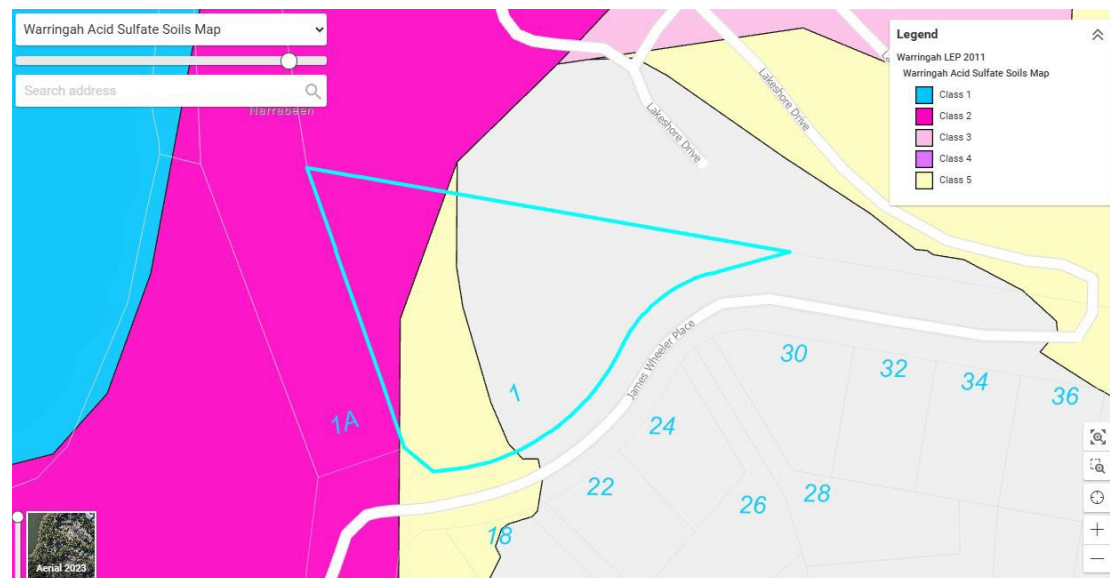


Figure 4: Warringah LEP Acid Sulphate Soils Map



Figure 5: Warringah LEP Landslip Hazard Map

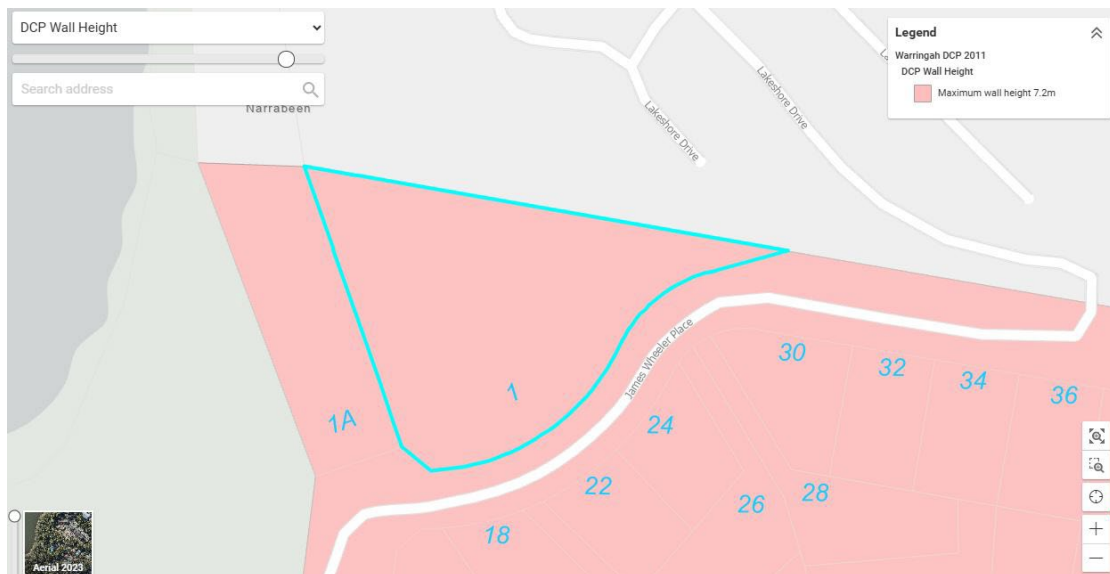


Figure 6 Warringah DCP Wall Height



Figure 7 Side Boundary Envelopes

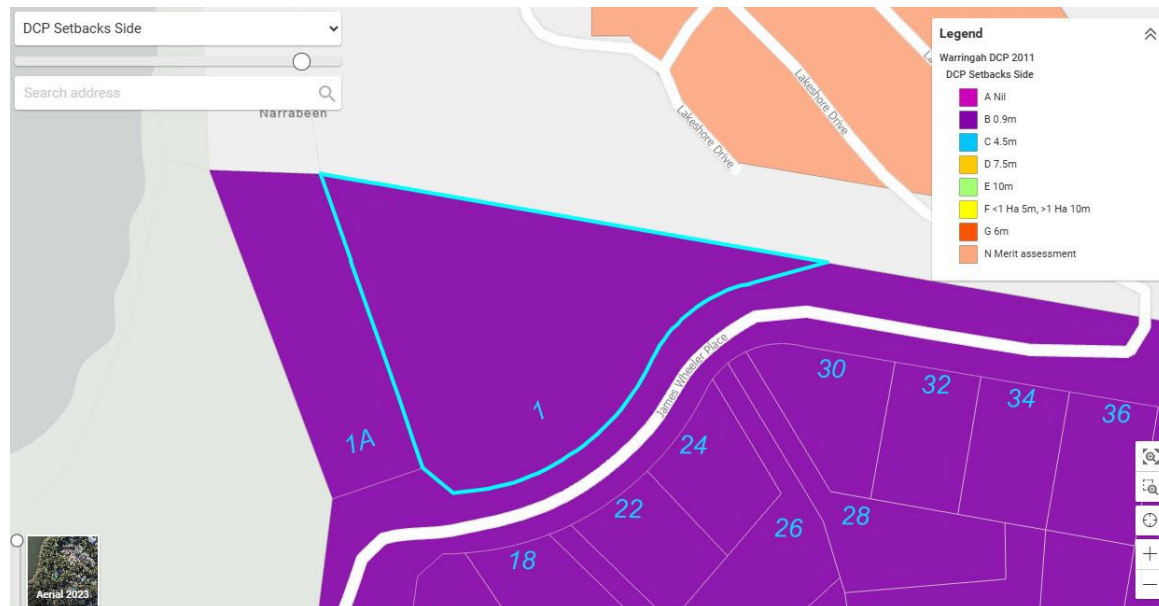


Figure 8 Side Boundary Setbacks





Figure 9 Front Boundary Setback

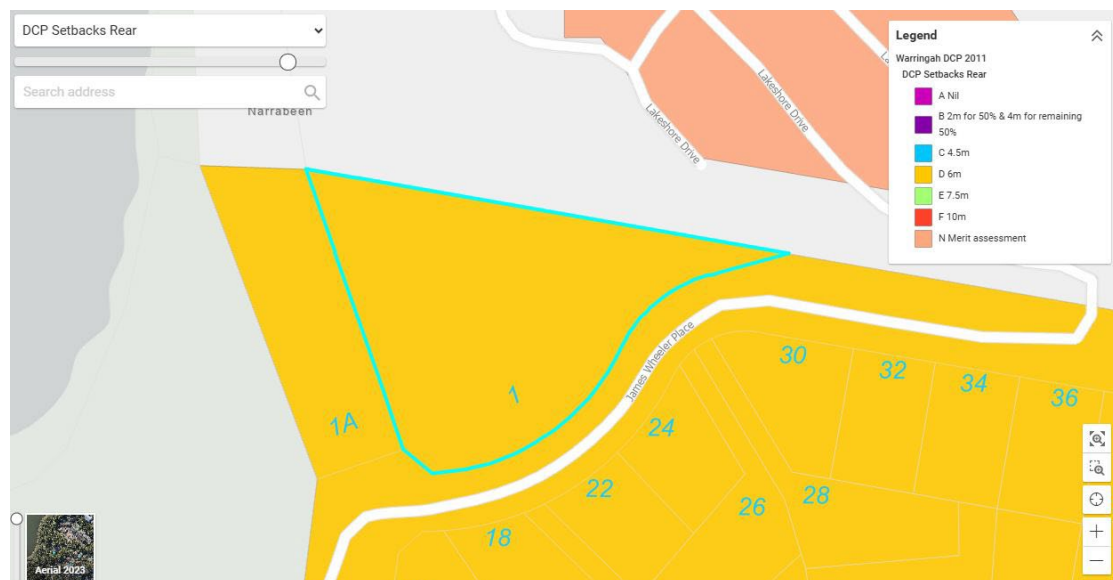


Figure 10 Rear Boundary Setback

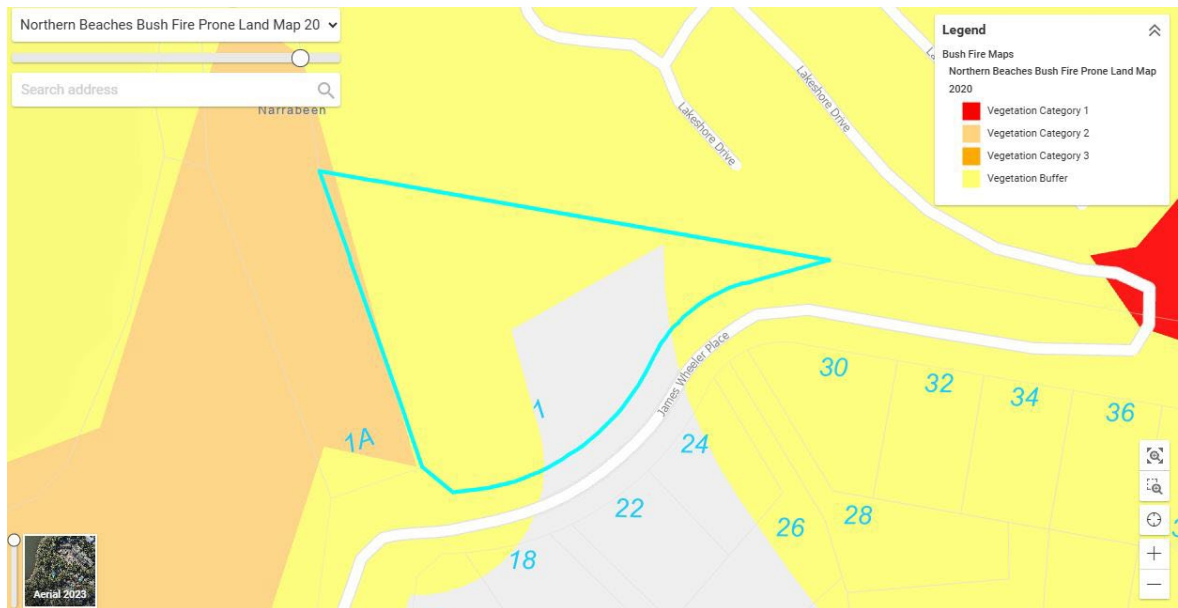


Figure 11 Bushfire Prone Land

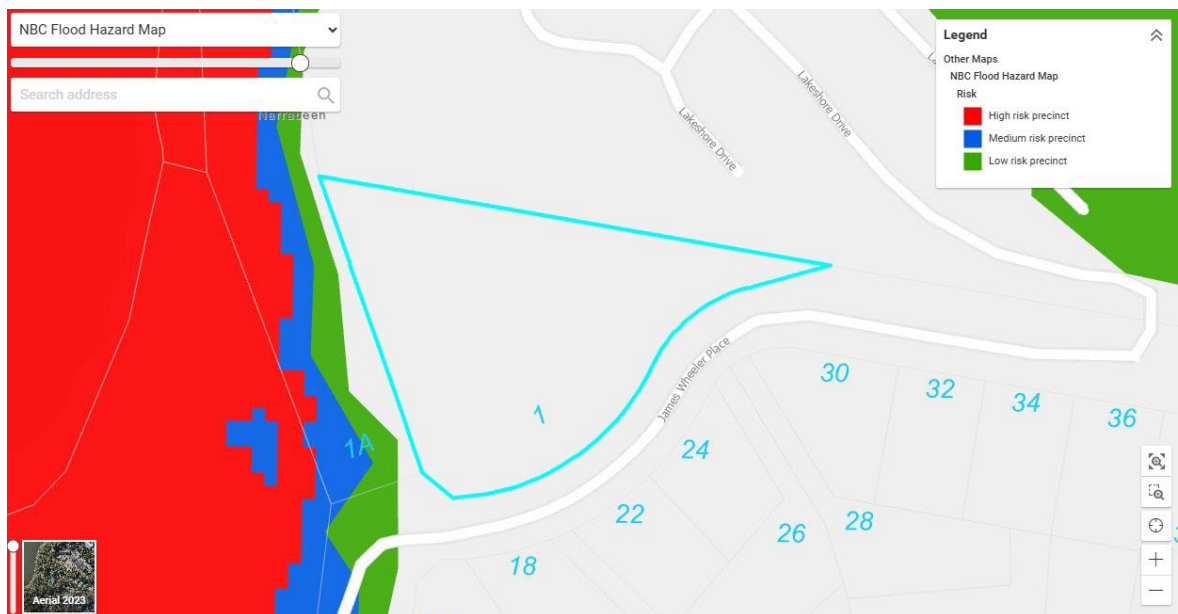


Figure 12 Flood Hazard Map

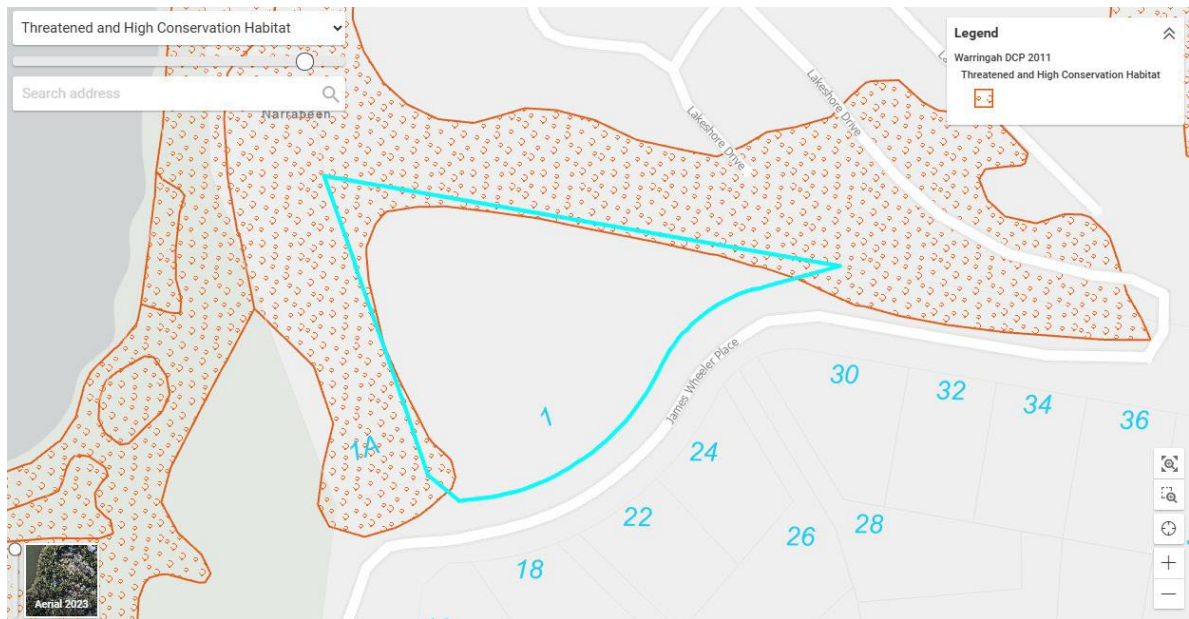


Figure 13 High Conservation Habitat

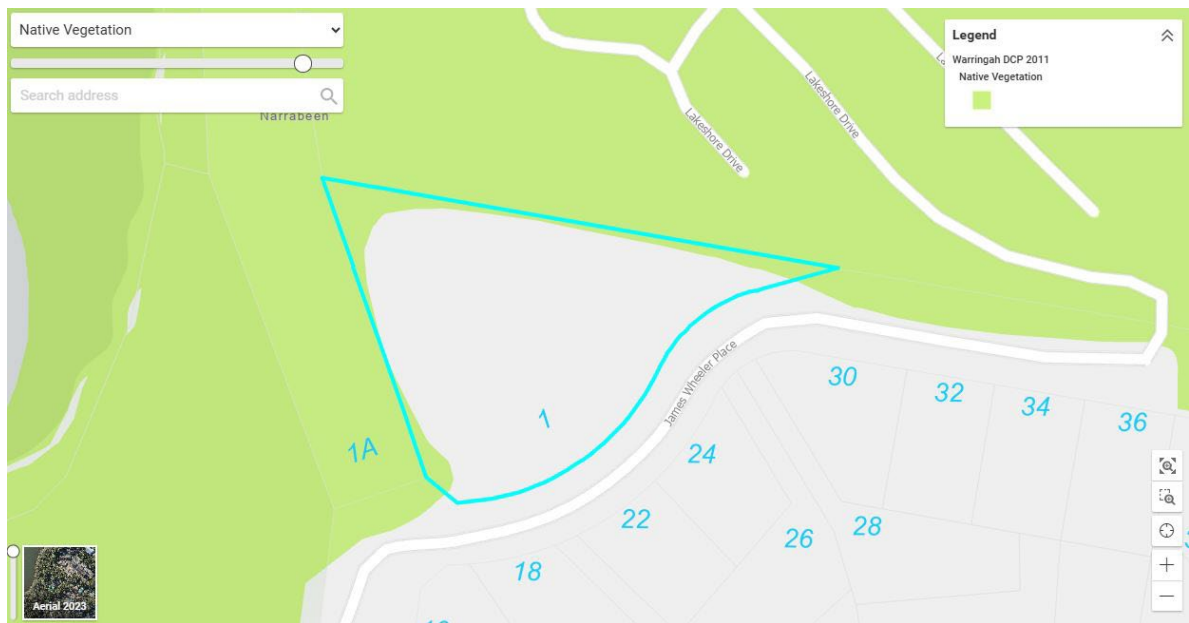


Figure 14 Native Vegetation



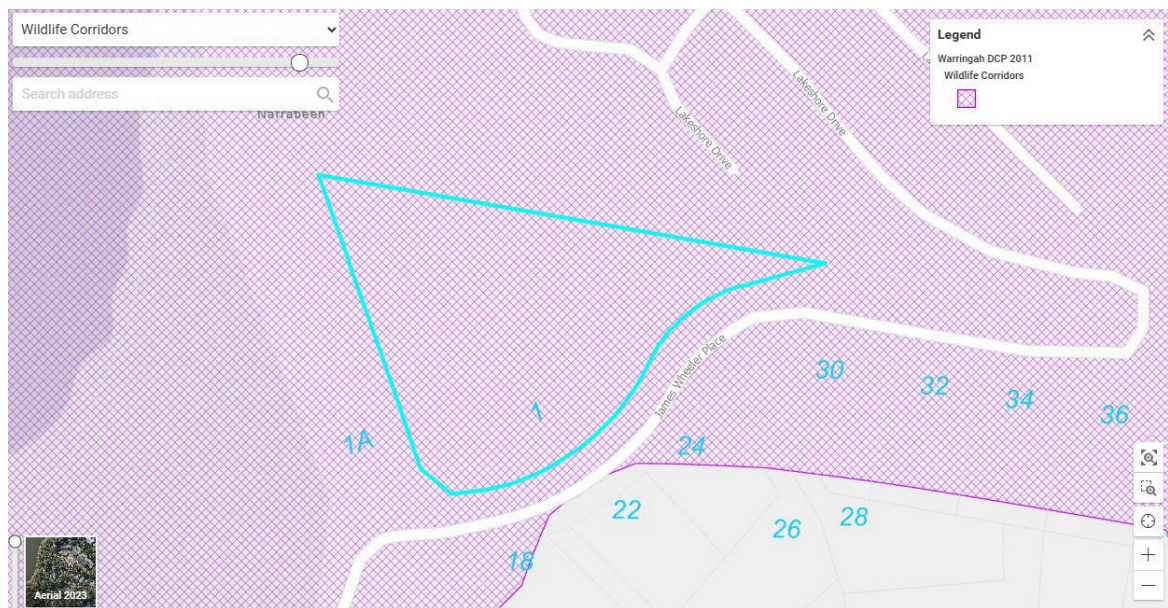


Figure 15 Wildlife Corridors

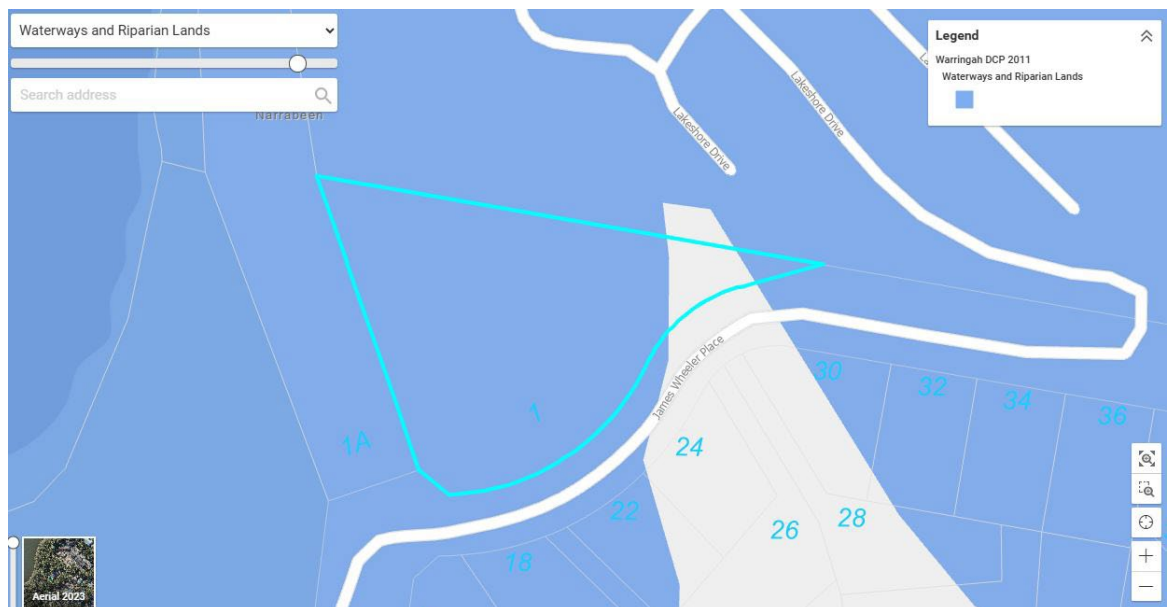


Figure 16 Waterway and Riparian Lands

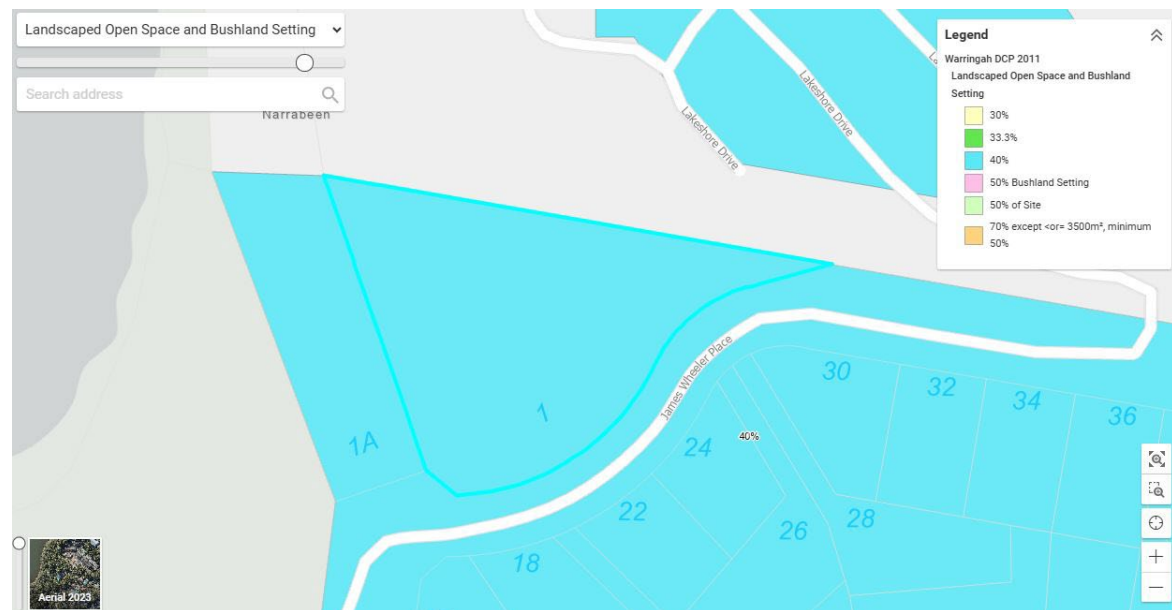


Figure 17 Landscape Open Space