

**STATEMENT OF ENVIRONMENTAL EFFECTS**

**FOR**

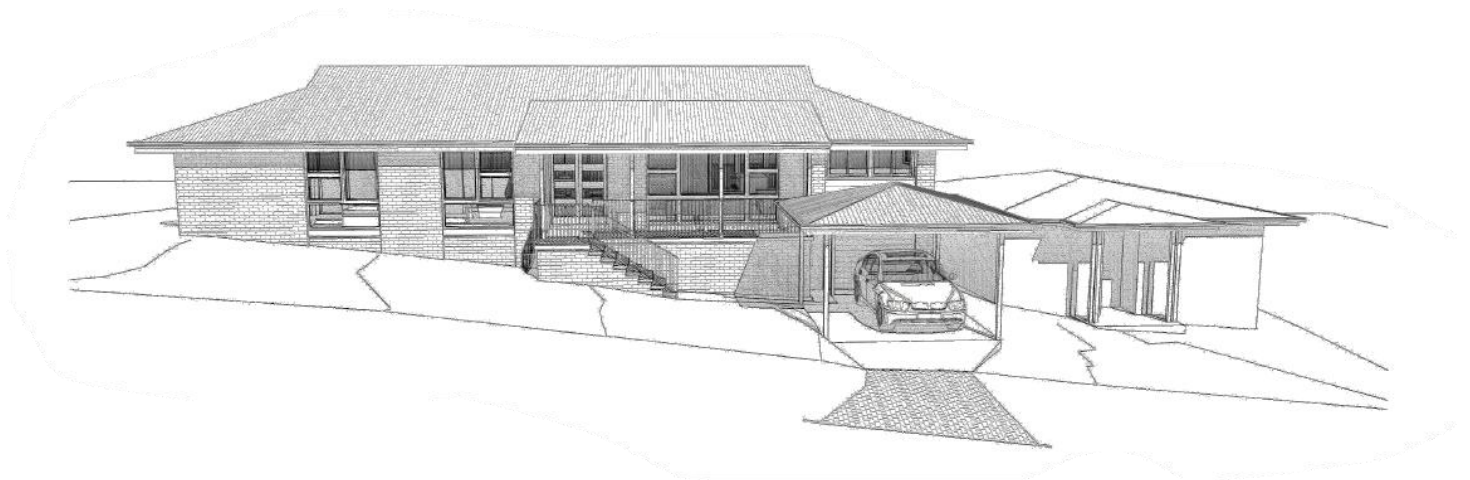
**PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING**

**LOCATED AT**

**46 COOYONG ROAD, TERREY HILLS**

**FOR**

**SKENDER AND PAULA CAMERON**



**Prepared  
June 2025**

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## **1.0 Introduction**

This Statement of Environmental Effects accompanies architectural details prepared on behalf Skender and Paula Cameron by Northern Beaches Designs, Job Number 2510, Drawing No. DA1 – DA17, dated 19 May 2025, to seek consent for the construction of alterations and additions to an existing dwelling at **46 Cooyong Road, Terrey Hills**.

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

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

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

## **2.0 Property Description**

The subject allotment is described as 46 Cooyong Road, Terrey Hills, being Lot 20 within Deposited Plan 239260 and is zoned R2 Low Density Residential within the provisions of the Warringah Local Environmental Plan 2011.

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

The land is noted as being Landslip Area A and B. Accordingly, a Preliminary Geotechnical Assessment has been prepared by White Geotechnical Group, Report Reference J6071 dated 4 June 2025 and accompanies this submission.

There are no other known hazards affecting this site.

### 3.0 Site Description

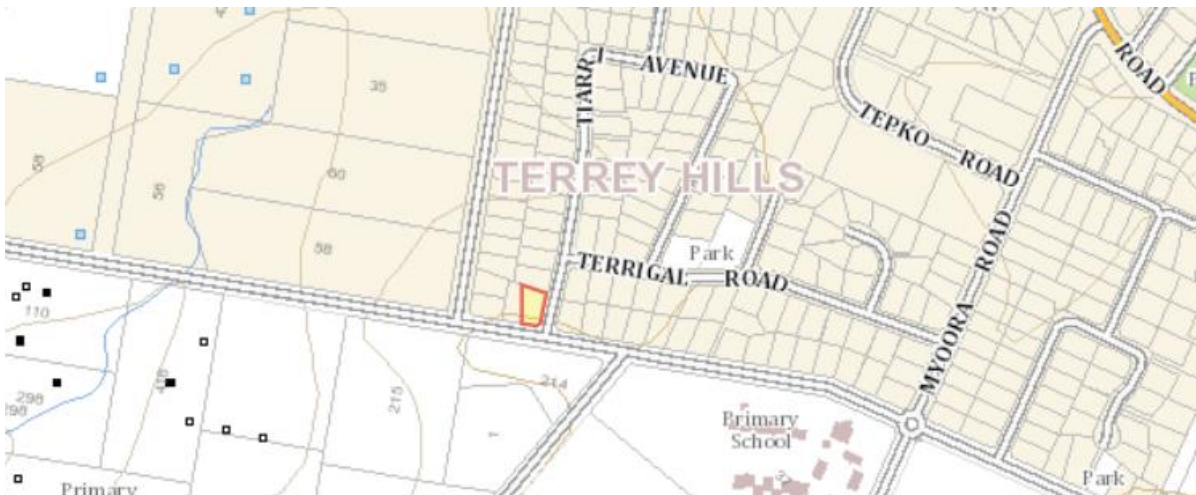
The property is located on the corner of Cooyong Road and Tiarri Avenue, Terrey Hills.

The land is irregular in shape with a boundary adjacent to the corner measuring 5.35m. The eastern primary frontage to Tiarri Avenue measures 29.17m and the southern secondary frontage to Cooyong Road measures 13.095m. The northern and western side boundaries measure 25.885m and 38.155m respectively. The site has a total area of 730.1m<sup>2</sup>.

The site has a gentle fall with a minor slope from of approximately 3m from the southern secondary frontage to the northern side boundary, and stormwater drains to the street gutter in Tiarri Avenue.

The site is currently developed with a one storey residence with a brick roof. There is an existing single storey detached secondary located to the north of the dwelling. Vehicular access is currently available via a concrete driveway.

The details of the site are included on the survey plan prepared by Waterview Surveying Services, Project No. 2012, dated 12 March 2025, which accompanies the DA submission.



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



**Fig 2: View of the subject site, looking west from Tiarri Avenue**



**Fig 3: View of the subject site, looking west from the intersection of Cooyong Road and Tiarri Avenue**





**Fig 4: View of the location of the proposed single carport forward of the current garage, looking north-west from the Tiarri Avenue frontage**



**Fig 5: View of a similar open carport opposite the site at No 44 Cooyong Road, looking east and from Tiarri Avenue**





**Fig 6: View of the location of the proposed rear deck, looking south along the western boundary of the site**



**Fig 7: View looking west towards the rear neighbour at No 48 Cooyong Road and existing blank rear wall facing the subject property**



#### 4.0 The Surrounding Environment

Surrounding the site is a variety of single detached dwellings and associated ancillary structures such as garages and swimming pools, reflective of the R2 zoning of the locality.

The subject site and properties adjoining to the north and east are within the R2 Low Density Residential zone. The properties directly to the south and west are within the RU4 Primary Production Small Lots.

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



**Fig 8: Aerial view of locality**  
(Source: Six Maps)



## 5.0 Proposed Development

As detailed within the accompanying architectural plans prepared by Northern Beaches Designs, the proposal seeks approval for the construction of alterations and additions to the existing dwelling, including a new single carport.

The new works comprise the following works:

### Garage Floor

- Alterations and additions to convert existing undersized garage to a storage room

### Entry Floor

- Alterations and additions to entry level to provide for Bedroom 4 and a new laundry
- Construction of new rear deck with a privacy screen to the northern elevation

### External Works

- New single open carport over the existing driveway access from Tiarri Avenue

The proposed works represent a quality architectural design solution that will provide a significant enhancement to the amenity and usability of the existing dwelling.

The proposed new works largely maintain the existing bulk and scale of the dwelling, which are in keeping with the bulk and scale of existing development along Cooyong Avenue.

The collected roof water will be directed to the street in Tiarri Avenue in accordance with existing arrangements.

The proposal will not see the removal of any significant trees to accommodate the new works.

The proposal results in the following development indices:

|                           |                             |
|---------------------------|-----------------------------|
| Site Area:                | 730.1m <sup>2</sup>         |
| Required Building Height  | 8.5m                        |
| Proposed Building Height  | 3.4m (new works)            |
| Required Landscaped Area: | 40% or 292.04m <sup>2</sup> |
| Proposed Landscaped Area: | 47% or 344.06m <sup>2</sup> |

## **6.0 Zoning and Development Controls**

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

#### Chapter 2 Vegetation in non-rural areas

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

There are no trees within the site that have been identified as Heritage Items or identified within a Significant Tree Register.

No trees are to be removed as a result of the works, meaning there is no adverse impact on the biodiversity value for the site or the locality. No further consideration under the SEPP is required.

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

SEPP (Resilience and Hazards) 2021 and in particular Clause 4.6(1)(a) suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Given the history of residential use of the land, the site is not considered to be subject to contamination and further investigation is not required at this stage.

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

In accordance with the provisions of the SEPP, The proposal has been designed to respect the water, thermal and energy standards required by BASIX. A BASIX Certificate has been provided to support the proposed works.

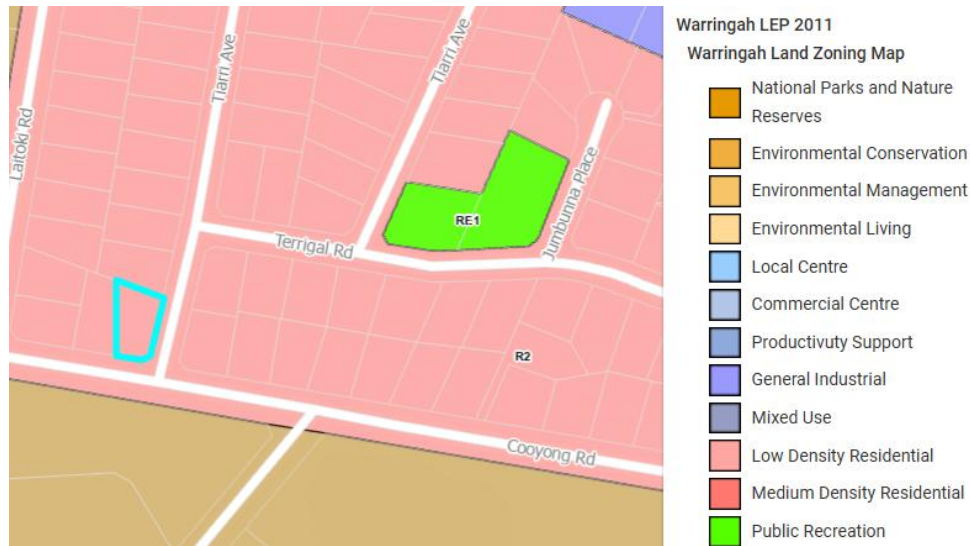
### **6.4 Warringah Local Environmental Plan 2011**

The site is zoned R2 Low Density Residential under the provisions of Warringah LEP 2011. Dwelling houses and alterations and additions are permissible in the R2 zone with the consent of Council.

The development of and use of the land for residential purposes within the R2 Low Density Residential Zone is consistent with the zone objectives, which are noted over as:

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





**Fig 9: Extract of Warringah Local Environmental Plan 2011**

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

- The proposal will be consistent with and complement the existing detached style housing within the locality.
- The proposed development respects the scale and form of other new development in the vicinity and therefore compliments the locality.
- The setbacks are compatible with the existing surrounding development.
- The proposal will maintain a suitable landscaped area and will not unreasonably affect long distance views for the surrounding properties.

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

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

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

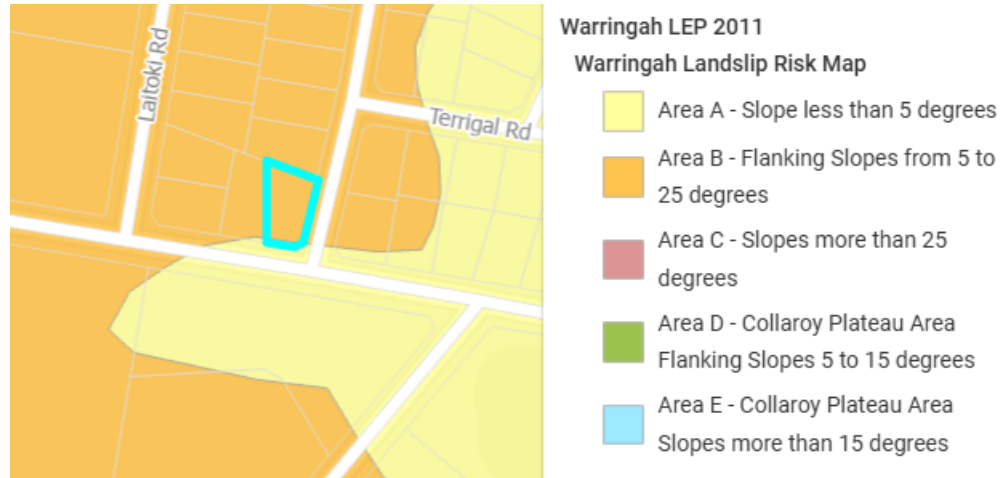
The building height limit for development in this portion of Terrey Hills is 8.5m. The new works will not see any change to the existing compliant building height.

**Clause 6.2** relates to earthworks.

The proposal will not require any significant site disturbance. The works will be carried out in accordance with the recommendations of a qualified Structural Engineer and will satisfy the provisions of this clause.

**Clause 6.4** relates to development on sloping land. The site is noted on Council's Landslip Risk Map as being within Area A and B.

Accordingly, a Preliminary Geotechnical Assessment has been prepared by White Geotechnical Group, Report Reference J6071 dated 4 June 2025 accompanies this submission. All works for the dwelling will be carried out in accordance with the recommendations of a qualified Structural Engineer and will therefore satisfy the provisions of this clause.



**Fig 10: Extract of Warringah Landslip Risk Map**

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



## 6.4 Warringah Development Control Plan

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

| Part B - Built Form Controls                    |  |  |                |
|---|--|--|----------------|
| Standard  | Required   | Proposed   | Compliance     |
| B1 – Wall heights                               | Max 7.2m   | The existing wall height remains unchanged.  | Yes            |
| B2 – Number of storeys                          | No requirement identified on map                   |  | N/A            |
| B3 – Side Boundary Envelope and Side Setback    | Building envelope 45 degrees from 4m. Setback 0.9m | The new works are within the requires side boundary envelope.  | Yes            |
| B4 – Site Coverage                              | No requirement identified on map                   |  | N/A            |
| B5 – Side Boundary setbacks                     | R2 zoned land 0.9m                                 | The proposed new deck along the western side of the dwelling complies with the side boundary setback control.  | Yes            |
| B6 – Merit assessment of Side Boundary Setbacks | No requirement identified on map                   |  | N/A            |
| B7 – Front Boundary Setbacks                    | Minimum 6.5m                                       | <p>The new carport is setback a minimum of 2.350m from Tiarri Avenue.</p> <p>The carport comprises of a modest open structure to provide covered parking for a single car. The carport has been designed to complement the architectural style of the existing dwelling and the character of the surrounding locality.</p> | Yes, on merit. |

|  |   |   |     |
|--|---|---|-----|
|  |   | <p>Strict compliance with the front boundary control is unnecessary in these circumstances given the constraints of the corner allotment and the existing dwelling.</p> <p>A generous amount of soft landscaped area will remain within the front setback to soften the built form.</p> |     |
| B8 – Merit assessment of front boundary setbacks | No requirement identified on map  |   | N/A |
| B9 – Rear Boundary Setbacks                      | <p>Min 6m rear setback</p> <p>R2 Zoned land swimming pool not to exceed 50% of rear setback area.</p> | N/A – no rear setback for corner allotment.   | N/A |
| B10 – Merit Assessment of rear boundary setbacks | No requirement identified on map  |   | N/A |
| B11 – Foreshore Building Setback                 | No requirement identified on map  |   | N/A |
| B12 – National Parks Setback                     | No requirement identified on map  |   | N/A |
| B13 – Coastal Cliffs Setback                     | No requirement identified on map  |   | N/A |
| B14 – Main Roads Setback                         | No requirement identified on map  |   | N/A |
| B15 – Minimum Floor to Ceiling Height            | No requirement identified on map  |   | N/A |



| Part C – Siting Factors         |   |   |                |
|---------------------------------|---|---|----------------|
| C2 – Traffic, Access and Safety | Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy                                    | The existing vehicle crossing will be maintained.   | Yes            |
| C3 – Parking Facilities         | Garages not to visually dominate façade<br>Parking to be in accordance with AS/NZS 2890.1                                 | <p>The existing garage that does not meet the minimum width dimension under the Australian Standard or Council's DCP control (3.0m) will be converted to a garage and a new carport is provided forward of the dwelling.</p> <p>The single modest structure is not expected to dominate the frontage as the form has been designed to compliment the existing dwelling and is an open structure.</p> <p>The carport will provide compliant and approved car parking for one vehicle. Although this is a variation to the control requiring two car parking spaces, it is an improvement on the current situation where there is no approved or compliant car parking on site.</p> | Yes, on merit. |
| C4 – Stormwater                 | Hydraulic Design to be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments | New stormwater runoff from additional roofed areas will be directed to the Council drainage system in Tiarri Avenue in  | Yes            |

|  |                                    |  |     |
|--|------------------------------------|--|-----|
|  | and Minor Works Specification      | accordance with existing arrangements.   |     |
| C5 – Erosion and Sedimentation   | Soil and Water Management required | The proposal will provide for sediment and erosion control if deemed necessary during the construction period. | Yes |
| C6 – Building over or adjacent to Constructed Council Drainage Easements | N/A                                |  | N/A |
| C7 – Excavation and Landfill   | Site stability to be maintained    | No excavation is required to accommodate the proposed new works.   | Yes |
| C8 – Demolition and Construction   | Waste management plan required     | Waste management measures to be employed   | Yes |
| C9 – Waste Management  | Waste storage area to be provided  | Bins storage provided adjacent to dwelling   | Yes |



| Part D – Design                         |   |  |     |
|---|---|--|-----|
| D1 – Landscaped Open Space and Bushland | Min 40% Landscaped Area to be maintained  | The proposal will retain an existing compliant level of soft landscaping. The available landscaped area at 47.12% complies with Council's requirement.   | Yes |
| D2 – Private Open Space                 | Dwelling houses with three or more bedrooms<br>Min 60m <sup>2</sup> with min dimension 5m   | The existing private open space within the rear yard is maintained. The private open space is directly accessible from the dwelling, with good access to the northern sun.                           | Yes |
| D3 – Noise                              | Mechanical noise is to be attenuated to maintain adjoining unit amenity.<br>Compliance with NSW Industrial Noise Policy Requirements  | Given the residential nature of the proposal, no noise impacts are anticipated.  | Yes |
| D4 – Electromagnetic Radiation          | N/A to proposed development   |  | N/A |
| D5 – Orientation and Energy Efficiency  | Dwellings to be orientated to receive northern sun<br>Appropriate construction to enhance thermal properties and ventilation/natural cooling<br>Compliance with SEPP (BASIX) requirements | The site enjoys good access to northern sun to the front and rear yards. The modest extent of the new works will ensure that the solar access enjoyed by the adjoining properties will be protected. | Yes |
| D6 – Access to sunlight                 | This control requires that sunlight to at least 50% of private open space to adjoining properties is not to be reduced to less than 2 hours between 9am and 3pm on the winter solstice.   | As demonstrated by the Shadow diagrams that have been prepared to support the development the site and neighbouring properties will maintain suitable solar access to their internal                 | Yes |

|              |   |   |     |
|--------------|---|---|-----|
|              |   | and external living areas during the day.   |     |
| D7 – Views   | View sharing to be maintained   | <p>The controls require that development should enable the reasonable sharing of views. The works see minor alterations and additions to the existing dwelling.</p> <p>The existing built form remains largely unchanged, which ensures that the primary outlook for the surrounding properties is not unreasonably diminished.</p>   | Yes |
| D8 – Privacy | This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties | <p>The minor alterations and additions will not result in any adverse privacy impacts to neighbouring properties.</p> <p>The proposed new decking at the rear of the dwelling does not directly overlook the neighbouring dwellings private open space. It is considered there is a reasonable separation to reduce any overlooking.</p> <p>The proposal is therefore considered to maintain suitable privacy for the adjoining neighbours.</p> | Yes |

|                                      |  |   |     |
|--------------------------------------|--|---|-----|
| D9 – Building Bulk                   | This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby and adjoining properties and not to visually dominate the street or surrounding spaces | <p>The existing surrounding development comprises a mix of one and two storey dwellings.</p> <p>The form of the proposed alterations and additions are modest in height and scale and as a result will not visually dominate Tiarra Avenue and is not likely to be visible from</p> <p>The open style design of the carport ensures bulk and scale is minimised to Tiarri Avenue.</p> <p>Sufficient landscaped areas are retained on the site, particularly in the front setback in order to provide appropriate landscaped area to screen and soften the built form.</p> | Yes |
| D10 – Building Colours and materials |  | The proposed new works will be finished in colours which complement the existing development on site and the locality.  | Yes |
| D11 – Roofs                          | The LEP requires that roofs should not dominate the local skyline.   | The proposal will not see any change to the existing roof form.   | Yes |
| D12 – Glare and Reflection           | Glare impacts from artificial illumination minimised.<br>Reflective building materials to be minimised   | The existing external finishes and colours will be retained and the proposed new finishes will complement the existing dwelling.  | Yes |

|   |   |  |     |
|---|---|--|-----|
|   |   | No significant glare impacts will result from proposed new works.  |     |
| D13 – Front Fences and Front Walls              | Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street                             | N/A – no new front fencing proposed  | N/A |
| D14 – Site Facilities                           | Garbage storage areas and mailboxes to have minimal visual impact to the street<br>Landscaping to be provided to reduce the view of the site facilities         | Bin storage area is available adjacent to the dwelling.<br><br>The existing mailbox is to be maintained. | Yes |
| D15 – Side and Rear Fences                      | Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991  | The existing side and rear boundary fencing will be maintained as existing.                              | N/A |
| D16 – Swimming Pools and Spa Pools              | Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees. | N/A  | Yes |
| D17 – Tennis Courts                             | N/A   |  | N/A |
| D18 – Accessibility                             | Safe and secure access for persons with a disability to be provided where required  | Not applicable to residential development  | N/A |
| D19 – Site Consolidation in the R3 and IN1 Zone | N/A   |  | N/A |
| D20 – Safety and Security                       | Buildings to enhance the security of the community.<br><br>Buildings are to provide for casual  | The proposed works will not reduce the security of the street area or the subject property.              | Yes |



|  |  |  |     |
|--|--|--|-----|
|  | surveillance of the street.  | Casual surveillance of Tiarri Avenue and Cooyong Avenue is available from the dwelling to the street over and through the front landscaped area. |     |
| D21 – Provision and Location of Utility Services             | Utility services to be provided  | Normal utility services are available to the site  | Yes |
| D22 – Conservation of Energy and Water                       | Compliance with SEPP BASIX   | BASIX Certificate Provided   | Yes |
| D23 – Signs  | Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views vehicles, pedestrians or potentially hazardous road features or traffic control devices. | No signage proposed  | N/A |
| <b>Part E – The Natural Environment</b>                      |  |  |     |
| E1 – Private Property Tree Management                        | Arboricultural report to be provided to support development where impacts to trees are presented   | No significant or protected trees are affected by the works.   | Yes |
| E2 – Prescribed Vegetation                                   | Not identified on map  |  | N/A |
| E3 – Threatened species, populations, ecological communities | Not identified on map  |  | N/A |
| E4 – Wildlife Corridors                                      | Not identified on map  |  | N/A |
| E5 – Native Vegetation                                       | Not identified on map  |  | N/A |
| E6 – Retaining unique environmental features                 | Not identified on map  | No significant features within the site.   | Yes |
| E7 – Development on land adjoining public open space         | Not identified on map  |  | N/A |
| E8 – Waterways and Riparian Lands                            | Not identified on map  |  | N/A |
| E9 – Coastline Hazard  | Not identified on map  |  | N/A |

|                        |                                    |  |     |
|------------------------|------------------------------------|--|-----|
| E10 – Landslip Risk    | Identified on map as Area A and B. | <p>The site is noted on Council’s Landslip Risk Map as being within Area A and B.</p> <p>Accordingly Preliminary Geotechnical Assessment has been prepared by White Geotechnical Group, Report Reference J6071 dated 4 June 2025.</p> <p>The works will be carried out in accordance with the recommendations of a qualified Structural Engineer and will therefore satisfy the provisions of this clause.</p> | Yes |
| E11 – Flood Prone Land | Not identified on map              |  | N/A |

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

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

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

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

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

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

**7.3 Any development control plan**

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

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

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

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

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

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

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

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

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

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

The site is considered suitable for the proposed development.

The proposal will provide for the construction of alterations and additions to an existing dwelling.

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

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

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

## **7.9 The public interest**

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

## **8.0 Conclusion**

The principal objective of this development is to provide for the construction of alterations and additions to an existing dwelling, which respects and complements the site's location and context.

It is considered that the proposed additions satisfy the stated objectives of WLEP 2011, Warringah DCP and other relevant plans and policies.

The outcome is a modernised dwelling of exceptional design quality which displays a highly articulated building form which appropriately responds to the sites existing dwelling, geometry and the constraints imposed by the siting and design of adjoining development in relation to privacy, solar access and views.

The proposed development is a high-quality design solution which seeks to maximise amenity for occupants of the subject site whilst minimising impacts to adjoining properties.

The proposal provides a complementary and compatible building form when compared to the existing dwelling, other development located along this section of Cooyong Road and within the site's visual catchment generally.

As the proposed development will not have any significant adverse impacts on the environment, scenic quality of the area or the amenity of the adjoining allotments, there is no statutory impediment or meritorious reason as to why Council should not grant consent to the proposed development.

## **VAUGHAN MILLIGAN**

Town Planner

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