



6 FLORENCE COURT NORTH BALGOWLAH

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO A DWELLING AND CARPORT



Report prepared for
Ali and Guy Fisher
September 2025

Contents

1. INTRODUCTION
2. THE SITE AND ITS LOCALITY
3. SITE PHOTOS
4. PROPOSED DEVELOPMENT
5. STATUTORY FRAMEWORK
6. NUMERICAL CONTROL TABLE
7. SECTION 4.15 CONSIDERATIONS
8. CONCLUSIONS

1. Introduction

- 1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling house, including a new double carport and a new first floor, at 6 Florence Court, North Balgowlah.

The report describes how the application addresses and satisfies the objectives and standards of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2011 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

- 1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Survey prepared by CMS Surveyors Pty Ltd
- ◆ Site visit
- ◆ DA Plans prepared by Action Plans
- ◆ BASIX Certificate prepared by Action Plans
- ◆ Geotechnical Report prepared by AscentGEO
- ◆ Stormwater Management Plan prepared by Taylor Consulting
- ◆ Arborist Report prepared by Hugh the Arborist

- 1.3 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and the streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1 The subject site is located on the eastern side of Florence Court in the heel of the cul-de-sac, approximately 60 metres north of its intersection with Winsome Avenue in North Balgowlah. The site is legally described as Lot 6 DP 20261.
- 2.2 It is an irregular shaped lot with boundaries of 6.57 metres and 17.375 metres (west - Florence Court frontage), 19.41 metres and 13.715 metres (rear-east), 19.95 metres (north - side) and 21.335 (south - side). The site has an area of 540.3m² and gently slopes from west to east (from the street frontage down towards the rear by approximately 1.5 metres). The site has vehicular access from Florence Court.
- 2.3 The site is currently occupied by a single storey rendered and clad dwelling with a tile and metal roof, a garden shed and swimming pool in the north eastern corner of the lot. A hardstand tandem parking area is adjacent to the southern (side) boundary.
- 2.4 The property is surrounded by detached residential dwellings in all directions. The site is located in close proximity to Balgowlah Village centre to the south-east, Seaforth village to the south and Balgowlah Golf Course to the south-east. Transport services are available on Woodbine Street.

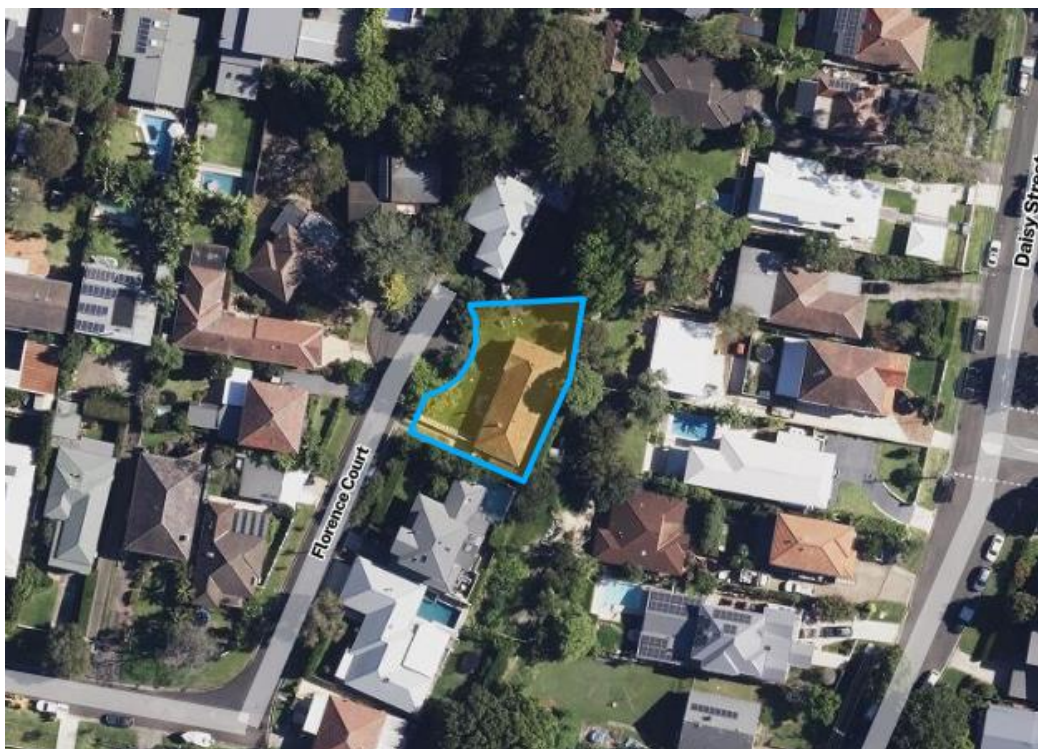


Figure 1. The site and its immediate surrounds

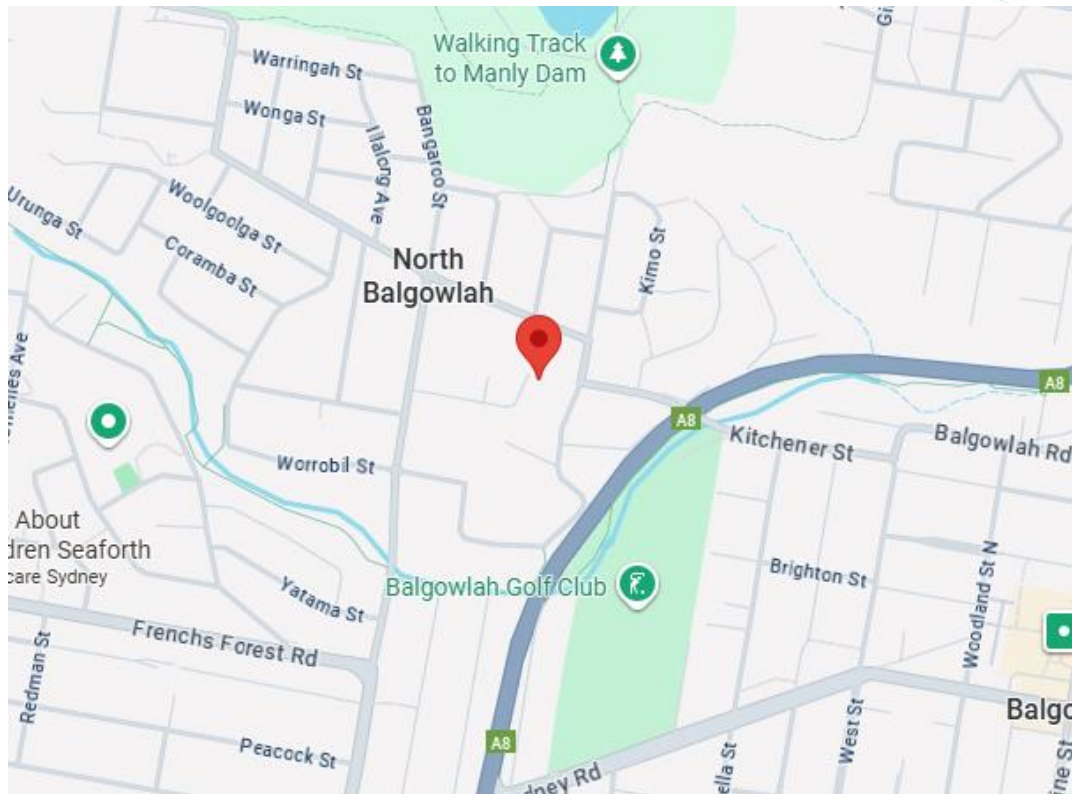


Figure 2. The site within the locality

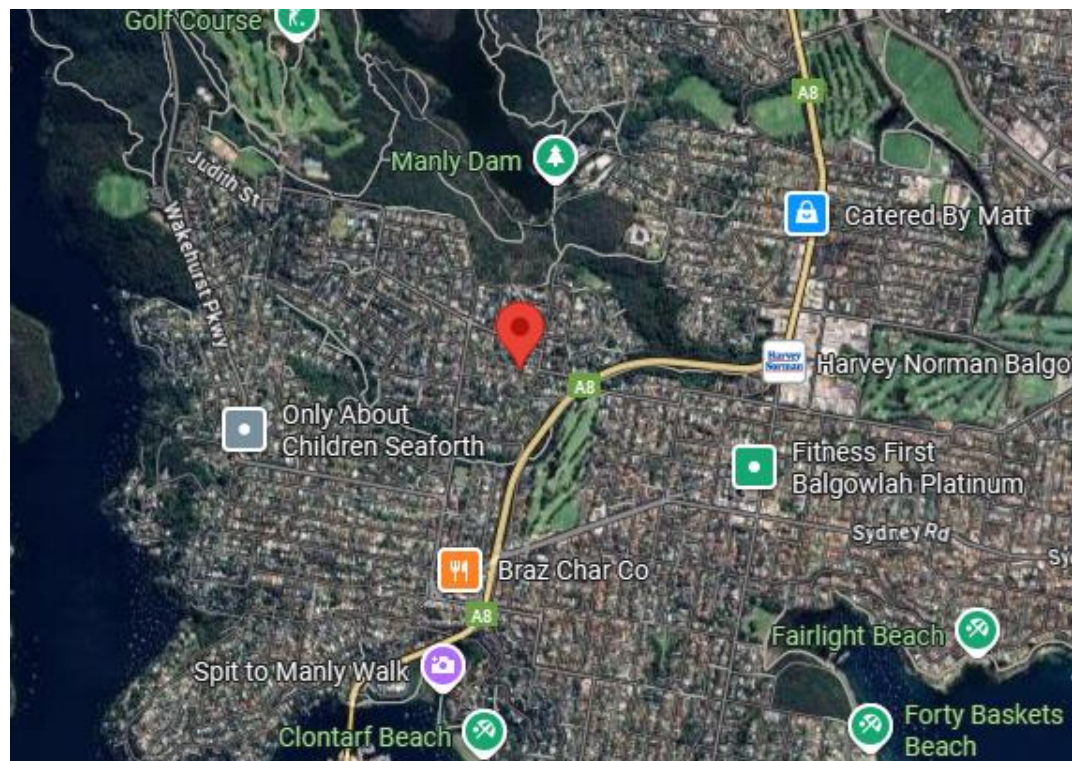


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4. Looking east, the front of the existing dwelling and existing hardstand parking area



Figure 5. The existing hardstand and driveway in the front yard at the subject site



Figure 6. The front of the dwelling, looking south-east



Figure 7. Looking north, the rear of the property



Figure 8. Looking east, the existing swimming pool in the north-east corner of the lot



Figure 9. Looking east, the southern boundary



Figure 10. Looking east, the northern boundary including the existing pool area

4. Proposed Development

- 4.1 The proposed development is for alterations and additions to an existing single storey dwelling, to provide a new first floor level, a double carport and a new driveway, on the site.
- 4.2 The proposed development remains consistent with the streetscape and the locality. The proposal is consistent with Council controls and ensures privacy and solar access are maintained for both the adjoining properties and the subject site.
- 4.3 The proposed development includes the following:

Ground Floor Level

- Demolition of existing living room, entry, bedroom 3, kitchen, bedroom 1 robes and wall adjoining study,
- Demolition of laundry and bathroom fittings,
- Demolition of rear walkway and landing,
- Construct new entry, mudroom, and stairway in place of study,
- Convert bedroom 1 to guest room with built-in robe,
- New open plan dining/living/kitchen area with walk-in pantry,
- New laundry and bathroom fit out,
- Bedroom 4 becomes bedroom 1 with new robe,
- Bedroom 2 becomes new second living room,
- New rear landing, off laundry, with new steps,
- New doors/windows,
- New roof over existing deck at front of dwelling,
- Retain existing workshop.

New First Floor Level

- Internal stairs, hallway with storage and linen cupboard,
- Master bedroom with walk-in robe and ensuite,
- Bedrooms 3 and 4 with built-in robes and desks,
- Bathroom,
- Skylights/windows/doors.

Carport and Driveway

- Demolish concrete hardstand parking area, driveway and crossover, fencing adjacent to driveway,

- Construct a new crossover and driveway,
- Construct a double carport with a bin area and storage, new steps and fencing adjacent the carport and a pedestrian access with gate.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in Non-Rural Areas

This chapter aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose to remove any significant vegetation. See attached Arborist Report.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

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

State Environmental Planning Policy (Sustainable Buildings) 2022

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

5.2 Warringah Local Environment Plan 2011

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

Zoning

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



Figure 11. Extract from Warringah LEP zoning map

Demolition

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

Minimum Lot Size

The site is mapped with a minimum lot size of 600m². The subject site is an existing non-compliant parcel, comprising an area of 540.3m² and no subdivision is proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The proposed dwelling has a compliant maximum building height of 8.434 metres and the carport of 3.89 metres, as illustrated on within the attached DA Plan set, Drawing DA12 Long Section and DA10 South Elevation.

Heritage Conservation

The property is not a heritage item, is not located within a heritage conservation area and is not located in close proximity to any heritage items.

Acid Sulfate Soils

The site is not located in an area nominated as Acid Sulfate soils.

Earthworks

Minor earthworks are proposed to prepare the site for the construction of the new carport and driveway. Standard erosion and sediment control measures will be implemented and any engineering specifications and conditions of consent adhered to, to ensure best practice procedures are followed.

Development on Sloping Land

The site is located in the area nominated as Area B – Flanking Slopes Angle 5° - 25°. As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

The attached Geotechnical Report prepared by AscentGeo demonstrates the proposal complies with Council controls.

5.4 Warringah Development Control Plan 2011

The relevant sections of the Warringah DCP 2011 are addressed below.

Part A Introduction

Objectives

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

Part B General Controls

Wall Heights

A maximum wall height of 7.2 metres is permitted by the DCP and the development will result in compliant maximum wall heights of 2.821 metres (north) and 3.551 metres (south) for the dwelling.

Side Boundary Envelope

The DCP requires a side boundary envelope of 4m/45°. The proposed development complies with this requirement, as illustrated within the attached Architectural Drawing package.

Setbacks

Side Boundary Setbacks

Side setbacks of 900mm are permitted on the subject site and the development proposes the following side setbacks:

Dwelling (all compliant)

Existing:

Ground level

6.137m (north)

1.080m (south)

Proposed:

First floor level

10.828m (north)

3.323m (south)

Carport (non-compliant)

Proposed:

150mm (south)

The variation to permit the carport is considered appropriate as the development remains consistent with the objectives of the control, despite the variation, as addressed below:

Objectives of the control:

- *To provide opportunities for deep soil landscape areas.*

Comment

The proposed carport is located over the existing hardstand area, and results in a negligible change to the landscaped area at the front of the lot. Thus, the current opportunities for deep soil landscape areas will be retained. The proposal will increase the landscaping within the rear setback area, therefore allowing for reasonable opportunities for further deep soil and landscaped areas.

- *To ensure that development does not become visually dominant.*

Comment

The proposal is for an open carport structure that utilises the southern side of the site. The carport proposes height compliance and will ensure a sense of openness within the frontage is maintained. The existing landscaping in front of the dwelling will be retained and enhanced softening the built form. As such, the proposal is considered to not impose any unreasonable sense of visual dominance, being consistent with neighbouring development.

- *To ensure that the scale and bulk of buildings is minimised.*

Comment

As stated above, the proposed carport is an open structure with a similar setback to neighbouring carports and garages in the street, ensuring minimal visual impact when viewed from the streetscape. The design of the carport, with the half flat, and half pitched roof, as well as a half-height garage door, results in an appropriate height and scale for the site and the street. It also provides visual consistency with surrounding built form.

The retention of a large, landscaped area forward of the dwelling also ensures any additional bulk and scale is minimised.

- *To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.*

Comment

Privacy will be retained for neighbours with appropriate setbacks proposed and no direct overlooking into any key living areas or private open space.

The proposed carport maintains height compliance, is a modest open structure, and will allow an adequate level of separation maintaining the existing level of privacy, amenity and solar access.

- *To provide reasonable sharing of views to and from public and private properties.*

Comment

The proposed carport will not unreasonably affect the sharing of views from public and private properties.

Front Setback

A front setback of 6.5 metres is required by the DCP. The development proposes the following front setbacks:

Dwelling

Proposed:

Ground level – non-compliant

4.456m to post of new roof over existing deck

4.09m to new roof over deck

Carport

Proposed:

1.767m

A variation to the front setback is considered appropriate, as the dwelling retains a setback consistent with the existing dwelling and adjoining properties. Florence Court has an established pattern of carports and garages within the front setback, as illustrated in Figures 12-14 above.

In addition, the development remains consistent with the objectives of the control, despite the variation, as addressed below.

Objectives of the control:

- *To create a sense of openness.*

Comment

The non-compliance to the side boundary is through the conversion of the existing hardstand area to a carport within the side (and front) setback, with no side walls or screening which maintains the sense of openness in the location. Similarly, the addition of a roof to the existing deck will maintain a sense of openness when viewed from the street. A large, turfed lawn and landscaped area at the front of the site ensures that a sense of openness is retained, accompanied with the wide Council reserve.

- *To maintain the visual continuity and pattern of buildings and landscape elements.*

Comment

The carport is located in front of the existing dwelling on the southern side of the lot, over the existing hardstand parking area/concrete strips. It proposes a single width pitched roof (with a flat roof to the second car space), to compliment the new roof to the dwelling. The proposal remains consistent with other carports and garages within the front setback of neighbouring properties.

The carport proposes a larger side setback to the neighbouring carport at No. 7 Florence Court and the enclosed garage at 8 Florence Court. It replaces an existing paved area which is currently being used for on-site parking, with a minor change to the landscaped area at the front of the dwelling to facilitate improved on-site parking.

No change to the front setback to the dwelling is proposed (with the exception of the new roof over the existing deck), thereby maintaining the visual continuity and pattern of the primary building on the site. The carport proposes a roof to match the new first floor level, and will appear visually subservient to the dwelling, when viewed from Florence Court. Landscaping will be maintained and enhanced as part of the proposed works.

- *To protect and enhance the visual quality of streetscapes and public spaces.*

Comment

The development proposes to maintain and enhance the landscaping within the front setback. It is considered that the proposed carport will not adversely affect the streetscape of the cul-de-sac, and is consistent in bulk and scale to neighbouring garages and carports in the street.

Examples of neighbouring carports, garages and parking within the front and side setbacks and in the immediate vicinity of the subject site, are provided in Figures 12 to 14 below.



Figure 12. Looking south east towards Nos. 7 and 8 Florence Court



Figure 13. Looking west from Florence Court towards No. 1 Florence Court



Figure 14. Looking west from Florence Court towards No. 20 Winsome Avenue

The proposed carport is also considered to be a vast improvement to the existing hardstand parking area, and more attractive than the vehicles parked in driveways close to the street on neighbouring properties. A half flat and half pitched roof to the carport also minimises the visual impact to the streetscape.

The development is architecturally designed and incorporates high quality building materials to ensure a positive addition to the streetscape. Overall, the proposed refurbishment and additions will result in a consistent visual presentation to the streetscape in this locality.

- *To achieve reasonable view sharing.*

Comment

A site visit has been undertaken and it is considered the development will not result in any view loss impacts. No views are obtained across the subject site and the building height remains compliant and consistent with other properties in the locality.

Rear Setback

The DCP requires a rear building setback of 6 metres on the site.

The development proposes the following rear setbacks:

Existing

Ground level:

2.13m (no change)

Proposed

Ground level:

1.8m to external stair to laundry

First floor:

Minimum of 2.781m

No change is proposed to the existing minimum rear setback of 2.13 metres on the ground floor to the dwelling. The development proposes a rear setback to the new external stair at ground level of 1.8 metres and a minimum setback of 2.781 metres to the new first floor level.

A variation to the rear setback control, to accommodate the alterations and additions is considered appropriate, as the development remains consistent with the objectives of the control, as addressed below:

- To ensure opportunities for deep soil landscape areas are maintained.

Comment

The site retains ample areas for deep soil landscaping, including a large area of lawn in the front setback.

- To create a sense of openness in rear yards.

Comment

Due to the irregular configuration of the lot, the dwelling has an existing non-compliant rear building setback, similar and consistent with the pattern of rear setbacks of neighbouring properties to the south of the site (see Figure 15 below). As a result, the subject site does not have a rear yard, which is consistent with the neighbouring properties.

The proposed works are located within the existing built form, with the exception of the new external stair at ground floor level. The development proposes the removal of hard surfaces in the rear setback, resulting in a significant increase to soft landscaping behind the dwelling and the sense of openness.

- To preserve the amenity of adjacent land, particularly relating to privacy between buildings.

Comment

Privacy will be retained for neighbours with compliant side setbacks to the dwelling and no direct overlooking into any key living areas.

The existing ground floor is visually separated from neighbouring properties by boundary fencing and landscaping. The siting of the neighbouring dwellings to the east also ensures that privacy will be retained.

- To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.

Comment

Visual continuity will be retained, with the existing minimum rear setback on the site remaining unchanged, with the exception of the new external stairs. As stated above, the dwelling maintains the existing visual continuity and pattern of neighbouring development. See Figure 15 below.



Figure 15. The existing pattern of development to the rear of the site

- To provide opportunities to maintain privacy between dwellings.

Comment

As described above the proposed works will not alter existing privacy between neighbouring dwellings.

Part C Siting Factors

Traffic Access and safety

The development proposes a new crossover and driveway from Florence Court, as detailed within the attached DA Plan set.

Parking Facilities

The DCP requires a minimum of 2 carparking spaces and a maximum garage / carport width of 6 metres or 50% of the building width.

The development proposes to demolish the existing hardstand area and to construct a double carport, with a half-height garage door. The proposed carport will have a maximum compliant external width of 5.4 metres.

Stormwater

Stormwater runoff resulting from the proposed development will be connected to the existing drainage infrastructure on the site.

Full stormwater management details are provided in the attached Stormwater Plan.

Excavation and Landfill

Minimal earthworks are proposed to prepare the site for the new carport and driveway.

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

Demolition and Construction

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

All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

Waste Management

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

The existing development on the site includes appropriate waste storage areas, with waste to be collected by Councils regular service.

Part D Design

Landscaping and Open space and bush land setting

The DCP requires 40% landscaping of the site which is equivalent to 216.12m² for the site area of 540.3m².

The development proposes a non-compliant landscaped area of 36% or 194.7m².

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

Objectives of the control:

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

Comment

The proposed development will maintain a majority of the existing landscaping to the front of the site, as illustrated on Architectural Drawing DA15 Area Calculations (for landscaped area and private open space). Therefore, the streetscape character will be retained.

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

Comment

No indigenous vegetation will be lost.

- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*

Comment

No indigenous vegetation will be lost, with no tree removal required to facilitate the proposed development. A large usable open space area at the front and side of the lot will be retained, both of which will be sufficient for trees and plantings to mitigate the built form of the site and its surroundings.

Additionally, the development proposes the removal of large areas of paving at the rear of the dwelling to allow for additional soft landscaping to be provided.

- *To enhance privacy between buildings.*

Comment

Appropriate setbacks are provided, and the proposed alterations and additions will not result in any privacy loss to neighbours.

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

Comment

The proposed development maintains large usable open space areas at the front and rear of the lot, for the enjoyment of the residents. Additionally, it is noted that there is a covered deck at the front of the dwelling, which is excluded from the landscape area, which further enhances open outdoor usable space. A swimming pool is also retained.

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

Comment

The site retains compliant areas for service functions, including an area for clothes drying.

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

Comment

Stormwater will be connected to the existing drainage infrastructure on the site. Full stormwater management details are provided in the attached Stormwater Management Plan.

Private open space

The DCP requires a minimum private open space area of 60m² (with minimum dimensions of 5 metres).

A compliant area of private open space, 60m² is provided for the benefit of the residents of the site.

Noise

The development is appropriate and will not result in noise levels inappropriate to a residential area.

The site is not located in close proximity to a noise generating activity.

Access to sunlight

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

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

9am – The development will result in shadowing across the front yard of the subject site and the front yard of No. 7.

12pm – The development will result in shadowing across a portion of the southern side of the subject site and to the front and rear yard of No. 7.

3pm – The development will result in shadowing across a portion of the southern side of the subject site and to the side setback and a portion of the rear yard of No. 7.

It is concluded that the private open space of the subject site retains the existing solar access conditions on the site. There is an acceptable impact to No. 7, which is anticipated with the north-south orientation of the lots.

Views

As mentioned above, a site visit has been undertaken and it is considered the development will not result in any view loss impacts.

Privacy

As mentioned above the proposed alterations and additions have been designed to ensure that privacy will be retained for neighbours, including no windows in the southern elevation of the dwelling. Also, the sloping topography, accompanied with the large rear setbacks to the dwellings fronting Daisy Street will ensure that the proposed development will not be readily visible. This is due to the separation and topography, as well as mature vegetation obscuring the line of sight between these properties.

The development is appropriate and will not result in noise levels inappropriate to a residential area.

Building Bulk

The proposed design of the alterations and additions complement the existing dwelling on the site and neighbouring development along Florence Court, resulting in an aesthetically pleasing contribution to the streetscape.

Building Colours and Materials

The proposed building materials include a rendered paint finish, timber garage doors, timber panelling and Colorbond roof sheeting. Details are provided in the attached Sample Board. All materials and finishes are complementary to the residential surrounds and consistent with a modern finish. See Figure 16 below.



Figure 16. Extract from DA Plan set, Sample Board.

Roofs

The existing roof pitch to the dwelling is to be retained. The development proposes a roof pitch of 21° for the dwelling and a portion of the carport, consistent with the existing development on the site. The metal roofing is pre-coloured and non-reflective.

Glare & Reflection

Colours and materials have been chosen to ensure no glare or reflection issues.

Site Facilities

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

Front Fences and Front Walls

The existing front, side and rear fencing on the site remains unchanged.

Safety and Security

The proposed alterations and additions ensure that safety and security features of the site are retained, allowing for casual surveillance of the street and safe access to the site and dwelling.

Conservation of Energy and Water

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

Part E - The Natural Environment

Preservation of Trees or Bushland Vegetation

The development does not propose the removal of any significant vegetation on the site. refer to the attached Arborist Report.

Prescribed Vegetation

The subject site is not mapped.

Retaining unique Environmental Features

No unique environmental features will be impacted by the proposal.

Waterways and Riparian Lands

There will be no impact on waterways or riparian lands in the locality.

Landslip Risk

The site is located in the area nominated as Area B – Flanking Slopes Angle 5° - 25°.

The attached Geotechnical Report demonstrates the proposal complies with Council controls.

6. Numerical Control Table

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

	Standard	Proposed	Compliance
Warringah LEP 2011			
Lot Size	600m ²	540.3m ²	Yes – no change
Building Height	8.5 metres	8.434m	Yes
Floor Space Ratio	Not identified	-	-
Warringah DCP 2011			
Wall Height	7.2 metres	<u>Existing</u> South (side) – 3.551m East (rear) – 4.06m North (side) – 2.821m	Yes – no change
Number of Stories	Not identified	-	-
Side Boundary Envelope	4 metres / 45 degrees	Complies	Yes
Site Coverage	Not identified	-	-
Side Boundary Setbacks	0.9 metres	<u>Dwelling</u> <u>Existing</u> <i>Ground level</i> 6.137m (north) 1.080m (south) <u>Proposed</u> <i>First floor level</i> 10.828m (north) 3.323m (south) <u>Carport</u> 150mm (south)	Yes – no change Yes Compliance with objectives achieved

	Standard	Proposed	Compliance
Front Boundary Setback	6.5 metres	<p><u>Dwelling</u></p> <p><u>Existing</u> <i>Ground level</i> 6.085m (to proposed second living area) 3.7m to deck</p> <p><u>Proposed</u> <i>Ground level</i> 4.456m to post of new roof over existing deck 4.09m to new roof over deck</p> <p><u>Carport</u></p> <p><u>Proposed</u> 1.767m</p>	<p>Yes – no change</p> <p>Yes – no change</p> <p>Compliance with objectives achieved</p> <p>Compliance with objectives achieved</p>
Rear Boundary Setbacks	6 metres	<p><u>Existing</u> <i>Ground level</i> 2.130m (to proposed bed 1)</p> <p><u>Proposed</u> <i>Ground level</i> 1.8m to external stair to laundry</p> <p><i>First floor</i> Minimum is 2.781m</p>	<p>Yes – no change</p> <p>Compliance with objectives achieved</p> <p>Compliance with objectives achieved</p>
Parking	2 spaces	Double carport	Yes
Landscaped Open Space and Bushland Setting	40% of lot area (216.12m ² for site area of 540.3m ²)	36% or 194.7m ²	Compliance with objectives achieved
Private Open Space	60m ²	60m ²	Yes – no change
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Compliance achieved at 12pm and 3pm for neighbour	Compliance with objectives achieved

7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

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

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

The development is permissible in the R2 zone.

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

Context and Setting

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

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

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

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

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

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

Access, transport and traffic

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

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

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

Public domain

The proposed development will not impact the public domain.

Utilities

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

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

The site is located in the area nominated as Area A – Slope < 5 and Area B – Flanking Slopes Angle 5° - 25°. A Geotechnical Assessment has been prepared and accompanies this application.

Economic impact in the locality

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

Site design and internal design

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

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

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

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

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

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

Construction

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

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

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

7.3 The suitability of the site for the development

Does the proposal fit in the locality?

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

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the development proposed.

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

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

7.5 The public interest

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

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

8. Conclusions

- 8.1 The proposed development for alterations and additions to the existing dwelling, including a first floor level and a double carport, at 6 Florence Court, North Balgowlah is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 Considering all the issues, the proposed development is considered worthy of Council's consent.

Planner Declaration

This report was prepared by:

Senior Planner: Susan May-Roberts

Report Version: Final

Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
24/09/2025	Susan May-Roberts Senior Planner	Sarah McNeilly Director

Disclaimer

This report has been prepared by Watermark Planning with input from a number of other expert consultants. Watermark Planning has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of Watermark Planning.

Copyright © Watermark Planning

ABN 41 340 109 262