

Statement of Environmental Effects

79 Ashworth Avenue
Belrose NSW 2085

Development Application for:

Subdivision (1 into 2 lots) and demolition of the existing dwelling house

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1 Introduction

Council Approval Group has been engaged by Luca Mastroianni to prepare and submit a Development Application for Torrens Title subdivision (1 into 2 lots) and demolition of the existing dwelling house at 79 Ashworth Avenue, Belrose. Once determined, this proposal will provide an opportunity for additional low-density housing in the locality.

We thank the Northern Beaches Council staff who have been of assistance during the formulation phase of this Development Application.

Specifically, this Statement of Environmental Effects (SoEE) includes:

- an analysis of the subject site and the surrounding locality;
- a description of the proposed development;
- an analysis of the proposal against the provisions of the Warringah Local Environmental Plan 2011 (LEP 2011), relevant SEPPs and deemed SEPPs, and other relevant statutory controls that apply to the site; and
- conclusion.

This SoEE is submitted in accordance with the requirements of the Environmental Planning and Assessment Act and Part 3 of the *Environmental Planning and Assessment Regulation 2021* for the purposes of

- demonstrating that the environmental impact of the development has been considered; and
- outlining the steps to be undertaken to protect the environment and to mitigate any potential harm, if necessary.

This SoEE concludes that the proposal is consistent with the objectives and provisions of the LEP 2011. We are pleased to present this SoEE for Torrens Title subdivision and demolition of the existing dwelling house which, once approved, will provide increased housing supply in an appropriate location.

2 The Subject Site and Locality

2.1 Description of site and surroundings

Details of the site are provided below. The location of the subject property is shown on the location and aerial maps at **Figures 1** and **2**. A Google Street image of the property is included at **Figure 3**. The property is located in the Northern Beaches Council area.

The site slopes moderately from the street to the rear of the site (refer **Figure 4**). It is improved with a single storey dwelling house built in the 1970s. A Floor Plan of the existing dwelling is shown at **Figure 5**. The property is landscaped and fenced.

There is an Easement to drain water 1.22m wide at the rear of the property, as shown in **Figure 6**.

Surrounding land uses primarily consist of low scale residential development with varying lot sizes. The site is within walking distance of Glenrose Village Shopping Centre and Kambora Public School.

Address	Title Details	Site Area	Site Frontage
79 Ashworth Avenue, Belrose 2085	Lot 1, DP232410	1,097.98sqm (by calculation)	17.07 metres (from survey)



Figure 1: Site location (Source: landchecker.com.au)



Figure 2: Site aerial (Source: landchecker.com.au)

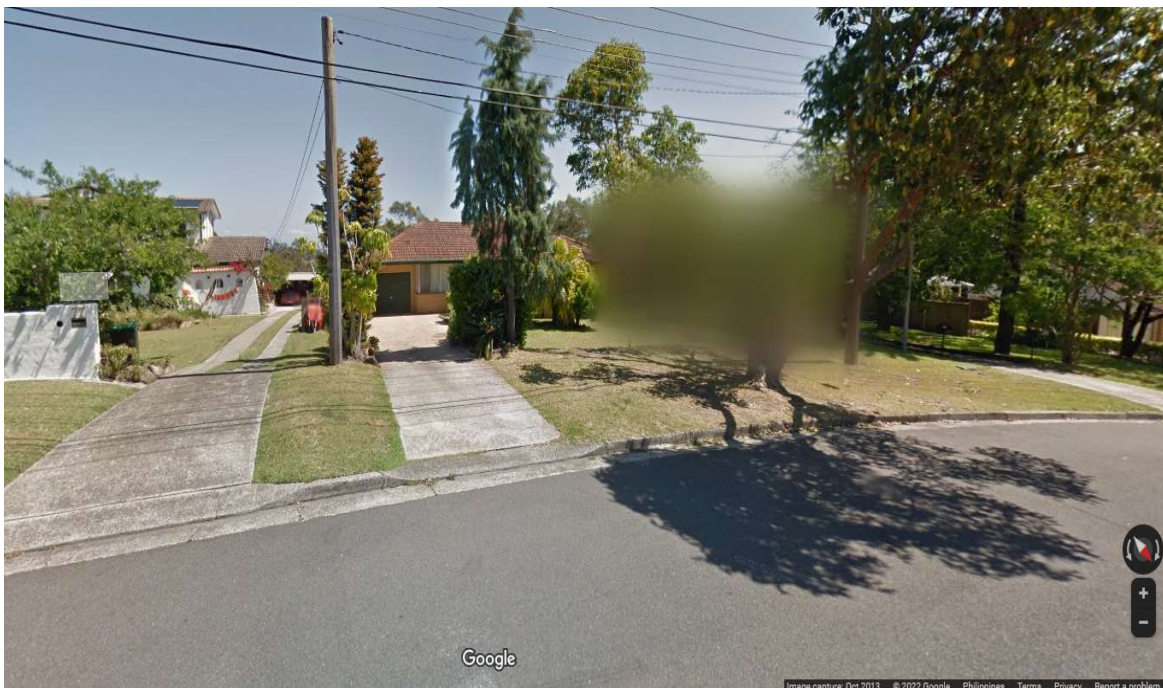


Figure 3: Google Street View



Figure 4: Photo of the rear setback of the property

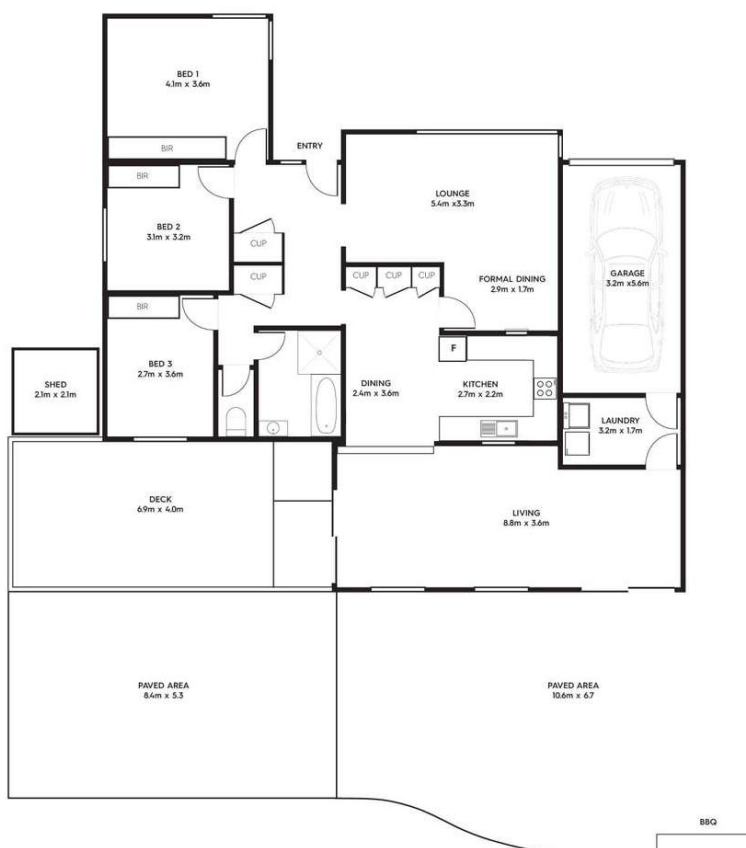


Figure 5: Floor Plan of existing dwelling (Source: realestate.com.au)

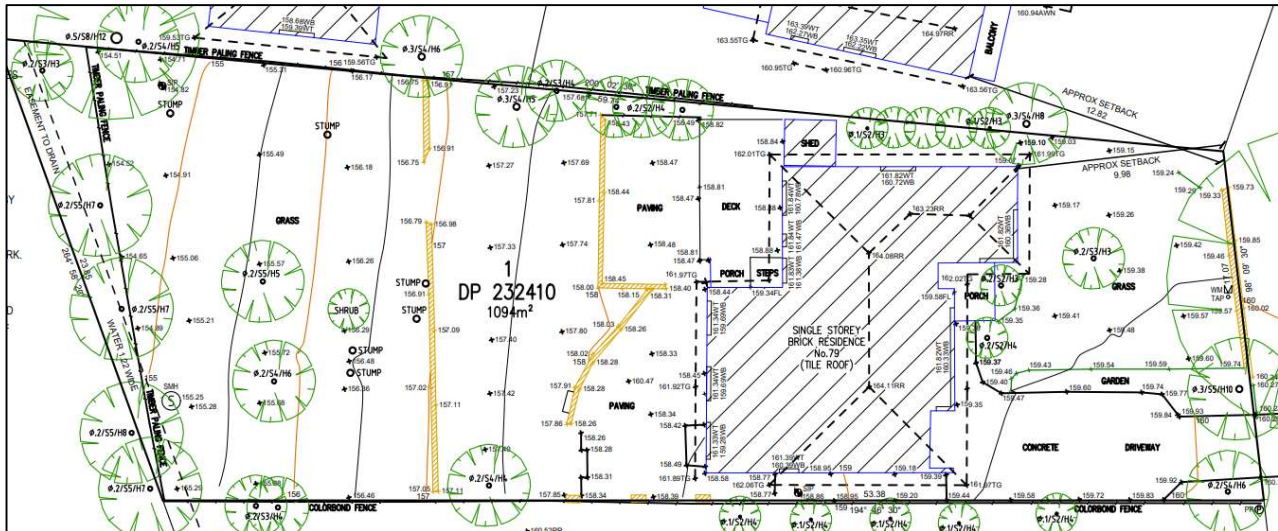


Figure 6: Survey extract showing drainage easement (Source: Nastasi & Associates)

2.2 Summary environmental mapping constraints

The land is mapped with the following mapping constraints under the LEP:

- Floor Space Ratio: not applicable
- Building Height: 8.5m
- Minimum Lot Size: 600sqm
- Heritage: not applicable

2.3 Site zoning

The site is zoned under Warringah Local Environmental Plan 2011 (LEP) as Zone R2 – Low Density Residential.

2.4 Development history

A search of Council's online database revealed no recent approvals for the subject property.

3 The Proposed Development

3.1 Description of proposed development

The proposed development comprises Torrens Title subdivision (1 into 2 lots) and demolition of the existing dwelling house. The resulting allotments can be readily developed for residential purposes.

The details of the proposed subdivision can be summarised as follows:

- The front Lot (Lot 1) is proposed to comprise 476.22sqm.
- The rear Lot (Lot 2) is proposed to comprise 621.75sqm (516.75sqm excluding the access handle).
- The access handle will comprise a total of 105sqm and form part of Lot 2.

Both Lots will be accessed via the 3.5m wide access handle from Ashworth Avenue.

This statement is to be read in conjunction with the Subdivision Concept Plans (**Appendix B**) which include a proposed Plan of Subdivision (refer **Figure 7** below).

The Subdivision Concept Plans consist of the following drawings:

Drawing Number	Drawing Title	Date
DA-001	Existing Site Plan	29.09.2022
DA-002	Demolition / Waste Management Plan	09.12.2022
DA-003	Subdivision Plan	09.12.2022
DA-004	Indicative Building Area	09.12.2022



Figure 7: Extract from proposed subdivision plan

The following documents are also submitted with this application:

- Survey Plan prepared by Nastasi & Associates, dated 29.09.2022 (**Appendix A**);
- Stormwater Plans prepared by Nastasi & Associates, dated 20.12.2022 (**Appendix C**);
- Geotechnical Assessment prepared by STS Geotechnics, dated 26.10.2022 (**Appendix D**);
- Clause 4.6 Variation Application, prepared by Council Approval Group (**Appendix E**); and
- Waste Management Plan (**Appendix F**).

This proposal provides sufficient information in relation to site contours and the location of sewer and water services that will be relevant for the development of the land.

An approval is sought with the imposition of any relevant conditions noting that Clause 36(2) of the *Environmental Planning and Assessment Regulation 2021*, does not allow Council to require information at Development Application stage that is required to be attached to an application for a Construction Certificate, including a subdivision works certificate. In this case, no work is actually required to create the new lots but there will be in due course, work required to construct a new driveway, drainage and new connections to services.

3.2 Details of proposed development

3.2.1 Privacy, Views, Overshadowing, and Noise

Indicative building areas have been shown for each lot. However, the construction of new dwellings are not proposed at this stage. Any future applications for the construction of dwelling houses will address privacy, views, overshadowing and noise. It is considered that the new lots can support dwellings that will have minimal impact on neighbours and the surrounding locality.

3.2.2 Trees and Vegetation

The proposed subdivision will not see the removal of any significant trees or vegetation. The driveway will be retained in the current location to avoid removal of street trees.

The indicative building areas show that future dwelling designs are able to preserve existing trees. It is envisaged that a detailed assessment of the future development impact resulting from the future dwellings will be carried out when a development application is lodged for their construction.

Each lot will retain suitable area for further supplementary planting.

3.2.3 Access and Traffic

Access to the proposed lots will remain via Ashworth Avenue. A right of way along the southern boundary provides access for both the proposed front and rear lots as indicated on the plan. The proposed accessway allows sufficient room to run services within proposed easements.

There would be a negligible increase in local traffic movements as a result of the new lot. No upgrades to the public road are required.

3.2.4 Stormwater and Sewerage

The proposed stormwater arrangement is illustrated by drawings in **Appendix C**. There is an established stormwater management system in place throughout the locality with roads having kerb and gutter with stormwater infrastructure. Furthermore, an easement at the rear of the property will ensure that stormwater can be disposed via gravity.

All services are available to the site. The newly formed lot can be readily serviced by existing connections and new services for water and sewer that would be the subject of relevant applications under Section 68 of the Local Government Act 1993.

3.2.5 Contamination

The site has been utilised for residential purposes and is proposed for continued residential use, thus no further investigation is required.

3.2.6 Demolition and Asbestos

The existing dwelling house, located towards the front of the site, is proposed to be demolished. Subsequent to subdivision, it is proposed to construct two new dwellings, one on each lot. A Waste Management relating to the proposed demolition is submitted with this application. Any relevant conditions of consent relating to asbestos are anticipated to be imposed.

3.2.7 Cut and Fill

No cut and fill is proposed as part of this application.

3.2.8 Ongoing Waste Management

The proposed lots, on completion, will utilise Council's domestic waste collection services.

4 Environmental Assessment

4.1 State Environmental Planning Policies

4.1.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The aims of Chapter 2 of this Policy are to protect the biodiversity values of trees and other vegetation, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation. The proposal has considered the relevant provisions of this SEPP and concludes that the development remains consistent with the provisions of the SEPP as it does not propose to remove any significant trees.

4.1.2 State Environmental Planning Policy (Resilience and Hazards) 2021

This SEPP consolidated several SEPPs including State Environmental Planning Policy No. 55 – Remediation of Land which provides a state-wide practice for the remediation of contaminated land. Under clause 4.6 of the SEPP consideration must be given as to whether the land is contaminated. The entire site appears to have been in residential use since its original subdivision and there is no evidence of any potentially contaminating uses occurring. It can be concluded beyond reasonable doubt that there is no likelihood of contamination on this site. No further consideration is therefore required under clause 4.6 (1) (b) and (c) of the SEPP.

4.2 Local Environmental Plan

4.2.1 Warringah Local Environmental Plan 2011

Warringah Local Environmental Plan 2011 (LEP) applies to the subject site. The following provides an assessment of the proposed development against the relevant provisions of the Plan.

Zoning and Permissibility

Part 2 of the LEP identifies that the subject site is zoned R2 – Low Density Residential. The Land Use Table for the zone is as follows:

2 Permitted without consent

Home-based child care; Home occupations

3 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

4 Prohibited

Any development not specified in item 2 or 3

The subject Development Application to Council seeks approval for subdivision of the subject site into two lots. Subdivision is not included under the zone land use table; however, the subdivision of land within a local government area is enabled through Clause 2.6 of the LEP. The proposal is therefore permitted with the consent of Council.

The application also seeks approval for the demolition of the existing dwelling house. Demolition is not included under the zone land use table; however, demolition is enabled through Clause 2.7 of the LEP. The future construction of dwelling houses is permitted with development consent in the R2 zone.

The proposal is therefore permitted with the consent of Council, subject to compliance with any other relevant planning provision or development control.

The objectives of the Zone R2 – Low Density Residential are as follows:

To provide for the housing needs of the community within a low density residential environment.

To enable other land uses that provide facilities or services to meet the day to day needs of residents.

To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

It is considered that the proposal is consistent with these objectives, in that:

- It provides for additional housing in a suitable location that respects the low-density residential nature of the area;
- It does not impact on other land uses that provide facilities or services to meet the needs of residents; and
- Each lot provides a landscaped setting that meets the requirements of relevant local provisions and controls.

Other Relevant Clauses

LEP Clause / Provision	Comment
Clause 1.2: Aims of Plan	
<p><i>(1) This Plan aims to make local environmental planning provisions for land in that part of Northern Beaches local government area to which this Plan applies (in this Plan referred to as Warringah) in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.</i></p> <p><i>(2) The particular aims of this Plan are as follows—</i></p> <p><i>(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</i></p> <p><i>(a) to create a land use framework for controlling development in Warringah that allows detailed provisions to be made in any development control plan made by the Council,</i></p> <p><i>(b) to recognise the role of Dee Why and Brookvale as the major centres and employment areas for the sub-region,</i></p> <p><i>(c) to maintain and enhance the existing amenity and quality of life of the local community by providing for a balance of development that caters for the housing, employment, entertainment, cultural, welfare and recreational needs of residents and visitors,</i></p>	<p>The proposal meets the aims of Warringah LEP 2011, particularly subclauses (c), (d) and (f).</p> <p>The proposed subdivision will allow for additional housing in a location with excellent access to existing services and infrastructure.</p> <p>The future low-density residential development of the resultant two lots will ensure that the character of the area is maintained.</p> <p>This application also demonstrates that future development is able to protect the amenity of neighbours in that it can comply with Council's relevant DCP requirements, including indicative building area, setbacks, landscaped open space and private open space.</p>

LEP Clause / Provision	Comment
<p><i>(d) in relation to residential development, to—</i></p> <p><i>(i) protect and enhance the residential use and amenity of existing residential environments, and</i></p> <p><i>(ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and</i></p> <p><i>(iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,</i></p> <p><i>(e) in relation to non-residential development, to—</i></p> <p><i>(i) ensure that non-residential development does not have an adverse effect on the amenity of residential properties and public places, and</i></p> <p><i>(ii) maintain a diversity of employment, services, cultural and recreational facilities,</i></p> <p><i>(f) in relation to environmental quality, to—</i></p> <p><i>(i) achieve development outcomes of quality urban design, and</i></p> <p><i>(ii) encourage development that demonstrates efficient and sustainable use of energy and resources, and</i></p> <p><i>(iii) achieve land use relationships that promote the efficient use of infrastructure, and</i></p> <p><i>(iv) ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and</i></p> <p><i>(v) protect, conserve and manage biodiversity and the natural environment, and</i></p> <p><i>(vi) manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity,</i></p> <p><i>(g) in relation to environmental heritage, to recognise, protect and conserve items and areas of natural, indigenous and built heritage that contribute to the environmental and cultural heritage of Warringah,</i></p> <p><i>(h) in relation to community well-being, to—</i></p> <p><i>(i) ensure good management of public assets and promote opportunities for social, cultural and community activities, and</i></p> <p><i>(ii) ensure that the social and economic effects of development are appropriate.</i></p>	
Clause 2.6: Subdivision—consent requirements	
<p><i>(1) Land to which this Plan applies may be subdivided, but only with development consent.</i></p> <p><i>(2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.</i></p> <p><i>Note—</i></p> <p><i>The definition of secondary dwelling in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.</i></p>	<p>Subdivision is not included under the zone land use table; however, the subdivision of land within a local government area is enabled through this clause, subject to compliance with any other relevant planning provision or development control.</p>

LEP Clause / Provision	Comment
Clause 2.7: Demolition requires consent	
<i>The demolition of a building or work may be carried out only with development consent.</i>	Demolition of the existing dwelling house requires development consent, which is sought as part of this application.
Clause 4.1: Minimum subdivision lot size	
<p><i>(1) The objectives of this clause are as follows—</i></p> <p><i>(a) to protect residential character by providing for the subdivision of land that results in lots that are consistent with the pattern, size and configuration of existing lots in the locality,</i></p> <p><i>(b) to promote a subdivision pattern that results in lots that are suitable for commercial and industrial development,</i></p> <p><i>(c) to protect the integrity of land holding patterns in rural localities against fragmentation,</i></p> <p><i>(d) to achieve low intensity of land use in localities of environmental significance,</i></p> <p><i>(e) to provide for appropriate bush fire protection measures on land that has an interface to bushland,</i></p> <p><i>(f) to protect and enhance existing remnant bushland,</i></p> <p><i>(g) to retain and protect existing significant natural landscape features,</i></p> <p><i>(h) to manage biodiversity,</i></p> <p><i>(i) to provide for appropriate stormwater management and sewer infrastructure.</i></p> <p><i>(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.</i></p> <p><i>(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</i></p> <p><i>(3A) For the purposes of subclause (3), in calculating the size of a lot the area of any access corridor (including any right of carriageway, access way or other area that provides for vehicle access) is to be excluded, whether the access corridor is to be created or is in existence at the time of the application for development consent for the subdivision.</i></p> <p><i>(4) This clause does not apply in relation to the subdivision of any land—</i></p> <p><i>(a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or</i></p> <p><i>(b) by any kind of subdivision under the Community Land Development Act 2021.</i></p>	<p>The minimum lot size that applies to this site for Torrens Title Subdivision is 600sqm.</p> <p>The proposal includes Lot 1 which measures 476.22sqm and Lot 2 which measures 621.75sqm (516.75sqm excluding access handle). Therefore, the proposal does not comply with this standard. However, it does meet the objectives of this clause in that:</p> <ul style="list-style-type: none"> • The proposed lots are consistent with the pattern and configuration of existing lots and development in the locality. • The discrepancy between the minimum subdivision lot size and the actual lot size does not hinder the logical redevelopment of the site for a planned low density residential development. • It has been demonstrated that future development of the resultant lots can accommodate a permissible use that complies with relevant planning provisions and controls including building height, landscaped open space, setbacks, provision of services, parking, access and private open space, thus supporting the objective to protect residential character. • It is not located in an area of environmental significance. • No bushland or individual trees will be affected by the proposal. • The natural landscape will be maintained through the provision of adequate landscaped area and retention of trees. • An appropriate stormwater arrangement has been designed and submitted with the development application. <p>This application is accompanied by a Clause 4.6 variation application (refer Appendix E).</p>

LEP Clause / Provision	Comment
Clause 4.3: Height of buildings	
<p><i>(1) The objectives of this clause are as follows—</i></p> <p><i>(a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,</i></p> <p><i>(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,</i></p> <p><i>(c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,</i></p> <p><i>(d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.</i></p> <p><i>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</i></p> <p><i>(2A) If the Height of Buildings Map specifies, in relation to any land shown on that map, a Reduced Level for any building on that land, any such building is not to exceed the specified Reduced Level.</i></p>	<p>A maximum height of 8.5 metres applies to the site as per this clause and the Height of Buildings Map. This standard has been noted for future residential development.</p>
Clause 4.4: Floor space ratio	
<p><i>(1) The objectives of this clause are as follows—</i></p> <p><i>(a) to limit the intensity of development and associated traffic generation so that they are commensurate with the capacity of existing and planned infrastructure, including transport infrastructure,</i></p> <p><i>(b) to provide sufficient floor space to meet anticipated development needs for the foreseeable future,</i></p> <p><i>(c) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,</i></p> <p><i>(d) to manage the visual impact of development when viewed from public spaces,</i></p> <p><i>(e) to maximise solar access and amenity for public areas.</i></p> <p><i>(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</i></p>	<p>There is no floor space ratio mapped for the subject site. Any future residential development will need to meet the objectives of this clause.</p> <p>Future development of low density housing at this location will not significantly increase the intensity of development and therefore will have a negligible impact on existing infrastructure.</p> <p>Council's planning provisions and controls will ensure that the bulk and scale of future development is consistent with the desired character of the locality and will not create adverse visual impacts.</p>
Clause 4.6: Exceptions to development standards	
<p><i>(1) The objectives of this clause are as follows—</i></p> <p><i>(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,</i></p> <p><i>(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.</i></p> <p><i>(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.</i></p> <p><i>(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—</i></p> <p><i>(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and</i></p>	<p>A Clause 4.6 variation application (refer Appendix E) is submitted with this development application. Nothing in this clause prevents the making of such an application.</p>

LEP Clause / Provision	Comment
<p><i>(b) that there are sufficient environmental planning grounds to justify contravening the development standard.</i></p> <p><i>(4) Development consent must not be granted for development that contravenes a development standard unless—</i></p> <p><i>(a) the consent authority is satisfied that—</i></p> <p><i>(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and</i></p> <p><i>(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and</i></p> <p><i>(b) the concurrence of the Planning Secretary has been obtained.</i></p> <p><i>(5) In deciding whether to grant concurrence, the Planning Secretary must consider—</i></p> <p><i>(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and</i></p> <p><i>(b) the public benefit of maintaining the development standard, and</i></p> <p><i>(c) any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.</i></p> <p><i>(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone C2 Environmental Conservation, Zone C3 Environmental Management or Zone C4 Environmental Living if—</i></p> <p><i>(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or</i></p> <p><i>(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.</i></p> <p><i>Note—</i></p> <p><i>When this Plan was made it did not contain Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU6 Transition or Zone R5 Large Lot Residential.</i></p> <p><i>(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).</i></p> <p><i>(8) This clause does not allow development consent to be granted for development that would contravene any of the following—</i></p> <p><i>(a) a development standard for complying development,</i></p> <p><i>(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,</i></p> <p><i>(ba) clause 4.4, to the extent that it applies to land identified on the Key Sites Map as Site F, Site G, Site H or Site I,</i></p> <p><i>(c) clause 5.4,</i></p> <p><i>(d) clause 6.7, to the extent that it applies to land identified on the Key Sites Map as Site F or Site G.</i></p> <p><i>(caa) clause 5.5.</i></p>	

LEP Clause / Provision	Comment
<p><i>(8A) Also, this clause does not allow development consent to be granted for development that would contravene a development standard for the maximum height of a building shown on the Height of Buildings Map on land shown on the Centres Map as the Dee Why Town Centre.</i></p> <p><i>(8B) Despite subclause (8A), development on Site C or Site E may exceed the maximum height of building shown on the Height of Buildings Map if the maximum height is allowable under clause 7.14.</i></p>	
Clause 6.2: Earthworks	
<p><i>(1) The objectives of this clause are as follows—</i></p> <p><i>(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,</i></p> <p><i>(b) to allow earthworks of a minor nature without requiring separate development consent.</i></p> <p><i>(2) Development consent is required for earthworks unless—</i></p> <p><i>(a) the work is exempt development under this Plan or another applicable environmental planning instrument, or</i></p> <p><i>(b) the work is ancillary to other development for which development consent has been given.</i></p> <p><i>(3) Before granting development consent for earthworks, the consent authority must consider the following matters—</i></p> <p><i>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</i></p> <p><i>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</i></p> <p><i>(c) the quality of the fill or the soil to be excavated, or both,</i></p> <p><i>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</i></p> <p><i>(e) the source of any fill material and the destination of any excavated material,</i></p> <p><i>(f) the likelihood of disturbing relics,</i></p> <p><i>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</i></p> <p><i>Note—</i></p> <p><i>The National Parks and Wildlife Act 1974, particularly section 86, deals with disturbing or excavating land and Aboriginal objects.</i></p>	<p>No earthworks are proposed as part of this application. Any earthworks required for the construction of future dwellings will be the subject of those applications.</p>
Clause 6.4: Development on sloping land	
<p><i>(1) The objectives of this clause are as follows—</i></p> <p><i>(a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,</i></p> <p><i>(b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,</i></p> <p><i>(c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.</i></p>	<p>The site is mapped as Area A and Area B on the Landslip Risk Map.</p> <p>A preliminary Landslip Assessment is submitted with this application. The report concludes that at this stage, a more detailed landslip assessment is not required.</p>

LEP Clause / Provision	Comment
<p>(2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map.</p> <p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and</p> <p>(b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and</p> <p>(c) the development will not impact on or affect the existing subsurface flow conditions.</p>	

4.3 Development Control Plan

4.3.1 Warringah Development Control Plan 2011

Warringah Development Control Plan 2011 applies to the subject site. The following provides an assessment of the proposed development against the relevant provisions of the Plan, being Parts B, C, D and E.

DCP Clause / Provision	Comment
Part B Built Form Controls	
B4 Site Coverage	
<p><i>Requirements</i></p> <p>1. Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as:</p> <ul style="list-style-type: none"> 33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and 20% = 3,500m² or 30% <3,500m² - the total building footprint(s) must not cover more than 20% of the site area except on allotments having an area of less than 3,500m² where the total building footprint/s must not cover more than 30% of the site area. 	<p>There is no maximum site coverage specified on the Site Coverage Map for the site. The proposal complies with the minimum building area controls whilst still being able to support the required areas of landscaped area and private open space.</p>
B5 Side Boundary Setbacks	
<p><i>Requirements</i></p> <p>1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.</p> <p>2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.</p> <p>3. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.</p> <p><i>Exceptions</i></p> <p>Land Zoned R2</p> <p>All development:</p> <p>Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback</p> <p>Ancillary to a dwelling house:</p> <p>Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause</p>	<p>The side boundary setbacks shown on the Side Boundary Map for the site are 0.9m. The indicative building areas shown on the plans submitted with this application demonstrate that the future residential development of the site can comply with the required side setbacks.</p>

DCP Clause / Provision	Comment
B7 Front Boundary Setbacks	
<p><i>Requirements</i></p> <p>1. Development is to maintain a minimum setback to road frontages.</p> <p>2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.</p> <p>3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.</p>	<p>The front boundary setback shown on the Front Boundary Setback Map is 6.5m.</p> <p>The indicative building areas shown on the plans submitted with this application demonstrate that the future residential development of the site can comply with the required front boundary setback.</p>
B9 Rear Boundary Setbacks	
<p><i>Requirements</i></p> <p>1. Development is to maintain a minimum setback to rear boundaries.</p> <p>2. The rear setback area is to be landscaped and free of any above or below ground structures.</p> <p>3. On land zoned R3 Medium Density where there is a 6m rear boundary setback, above and below ground structures and private open space, including basement carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear building setback.</p> <p>4. The rear building setback for land zoned IN2 Light Industrial at Tepko Road that adjoins land zoned R2 Low Density Residential is not to be used for industrial purposes or vehicle access.</p> <p>5. The rear building setback for land zoned IN2 Light Industrial in the vicinity of Campbell Parade, Manly Vale is not to be used for industrial purposes or vehicle access</p> <p><i>Note: Swimming pools and exempt development, including some outbuildings, may encroach within the 6 metre rear building setback. However, they must not exceed 50% of the rear setback area.</i></p>	<p>The rear boundary setback shown on the Rear Boundary Setback Map is 6m.</p> <p>The indicative building areas shown on the plans submitted with this application demonstrate that the future residential development of the site can comply with the required rear boundary setback.</p>
Part C Siting Factors	
C1 Subdivision	
<p><i>Requirements</i></p> <p>1. R2 Low Density Residential zone requirements:</p> <p><i>Proposed new allotments:</i></p> <p>a) Minimum width: 13 metres</p>	<p>The proposed subdivision results in a minimum lot width of greater than 13 metres for both lots.</p>
<p>b) Minimum depth: 27 metres; and</p>	<p>The minimum lot depth of the resultant Lot 1 is 30m which complies with this control.</p> <p>The lot depth of Lot 2 varies from 28m to 23m.</p> <p>Lot 2 is irregular in shape and therefore the subdivision would create a technical non-compliance with minimum lot depth due to this irregularity. However, the overall variation from the control is minor.</p> <p>As the Lot boundary separating Lot 1 and 2 will not be visible from the public domain, the focus should be whether the site remains able to accommodate appropriate low density residential development. This is demonstrated elsewhere in this report.</p>
<p>c) Minimum building area: 150m²</p>	<p>Indicative building areas of at least 150sqm have been provided for each lot.</p>

DCP Clause / Provision	Comment
<p><i>Access</i></p> <p><i>2. Motor vehicle access to each residential allotment is required from a constructed and dedicated public road.</i></p> <p><i>Driveways, accessways, etc, to allotments should have a gradient not exceeding 1:4 and allow for transitions at a minimum length of 1.5m and at a grade no steeper than 1:10.</i></p> <p><i>Driveways that are 30m or more in length require a passing bay to be provided every 30m. To provide a passing bay, driveways shall be widened to 5.0m for a distance of at least 10m.</i></p> <p><i>Passing bays should have regard to sight conditions and minimise vehicular conflict. Vehicular ingress/egress points to internal lots may be used as passing/turning bays, subject to extension of a right-of-carriageway over the passing/turning bay.</i></p> <p><i>Rights-of-carriageway should be located so as to accommodate all vehicle turning facilities.</i></p> <p><i>Width of carriageways and provision of services in rights of carriageway are noted in relevant Tables.</i></p>	<p>Motor vehicle access will continue to be provided at the same location as the existing driveway off Ashworth Ave.</p> <p>The site falls approximately 2m along the 30m driveway which would result in a gradient of approximately 1:15. The proposal therefore complies with this control.</p> <p>The driveway has a length of 30m and therefore no passing bay is required.</p> <p>The accessway width shown in the relevant Table is 3.5m for 1 – 5 lots. The proposed subdivision incorporates a 3.5m accessway.</p>
<p><i>Drainage</i></p> <p><i>4. Provision should be made for each allotment to be drained by gravity to a Council-approved drainage system. The topography of the land should not be altered to adversely affect the natural drainage patterns. Stormwater should drain directly to a Council-approved drainage system and not via adjoining properties unless via a formalised interallotment drainage system. The proposed allotments are to be drained to the direction of the natural fall of the land. Interallotment drainage easements will be required through adjoining properties to adequately drain land to Council's downstream system.</i></p>	<p>Stormwater Plans illustrating that the resultant lots can be drained to the existing stormwater easement to the rear of the site are included with this application.</p>
<p><i>Environmentally constrained land</i></p> <p><i>6. In areas subject to constraints such as flooding, tidal inundation, threatened species, landslip risk, bushfire or any other matter, adequate safe area for building, where the risk from hazard is minimised, is to be provided within an allotment.</i></p> <p><i>Where possible, lot boundaries should utilise natural land features such as creeks, escarpments and rock outcrops.</i></p>	<p>A preliminary Landslip Assessment is submitted with this application. The report concludes that at this stage, a more detailed landslip assessment is not required.</p>
<p><i>Information to be submitted</i></p> <p><i>A geotechnical report must be submitted with all proposals for subdivisions in areas identified as Class C and E Landslip Risk (see E10 - Landslip Risk)</i></p>	<p>The site is mapped as Area A and Area B on the Landslip Risk Map and therefore a geotechnical report is not required at this stage.</p>
C2 Traffic, Access and Safety	
<p><i>Objectives</i></p> <p><i>To minimise:</i></p> <p><i>a) traffic hazards;</i></p> <p><i>b) vehicles queuing on public roads</i></p> <p><i>c) the number of vehicle crossings in a street;</i></p> <p><i>d) traffic, pedestrian and cyclist conflict;</i></p> <p><i>e) interference with public transport facilities; and</i></p> <p><i>f) the loss of "on street" kerbside parking.</i></p>	<p>The proposal seeks to provide a single driveway access point, which will service two sites which will ultimately provide for two dwellings.</p> <p>The works will minimise the impact on on-street parking with no loss of on-street parking opportunity.</p>
C3 Parking Facilities	
<p><i>Requirements</i></p> <p><i>1. The following design principles shall be met:</i></p> <ul style="list-style-type: none"> <i>• Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.;</i> <i>• Laneways are to be used to provide rear access to carparking areas where possible;</i> <i>• Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments;</i> <i>• Parking is to be located so that views of the street from front windows are not obscured; and</i> <i>• Where garages and carports face the street, ensure that the garage or carport</i> 	<p>Dwellings require 2 parking spaces to be provided. The indicative building areas shown on the submitted plans demonstrate that 2 parking spaces can be accommodated within each lot.</p> <p>The future development plans for each dwelling will ensure that garage doors are integrated into the house design.</p>

DCP Clause / Provision	Comment								
<p><i>opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.</i></p> <p><i>4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</i></p> <p><i>For Dwelling house and dual occupancy: 2 spaces per dwelling, except for land known as Belrose Corridor (see Part G4) which has a maximum of 2 car spaces.</i></p>									
<p>C4 Stormwater</p> <p><i>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</i></p> <p><i>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</i></p>	Stormwater Plans illustrating that the resultant lots can be drained to the existing stormwater easement to the rear of the site are included with this application.								
<p>C8 Demolition and Construction</p> <p><i>Requirements</i></p> <p><i>All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.</i></p>	A Waste Management Plan that addresses demolition is submitted with this application.								
Part D Design									
<p>D1 Landscaped Open Space and Bushland Setting</p> <p><i>1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:</i></p> <p><i>a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;</i></p> <p><i>b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;</i></p> <p><i>c) Landscaped open space must be at ground level (finished); and</i></p> <p><i>d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.</i></p>	<p>The minimum Landscaped Open Space for the site is shown as 40% on the Landscaped Open Space and Bushland Setting Map.</p> <p>The indicative building areas shown on the submitted plans demonstrate that the new lots can support the required minimum area of landscaped open space.</p> <p>Lot 1 is able to provide at least 262.49sqm (55%) of landscaped open space and Lot 2 is able to provide at least 242.03sqm (47%) of landscaped open space.</p>								
<p>D2 Private Open Space</p> <p><i>Requirements</i></p> <p><i>1. Residential development is to include private open space for each dwelling.</i></p> <p><i>2. The minimum area and dimensions of private open space are as follows:</i></p> <table border="1"> <thead> <tr> <th>DWELLING Type</th><th>Area and Minimum Dimensions per dwelling</th></tr> </thead> <tbody> <tr> <td>Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms</td><td>A total of 35m2 with minimum dimensions of 3 metres</td></tr> <tr> <td>Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms</td><td>A total of 60m2 with minimum dimensions of 5 metres</td></tr> <tr> <td>Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing</td><td>A total of 10m2 with minimum dimensions of 2.5 metres</td></tr> </tbody> </table> <p><i>3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.</i></p> <p><i>4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.</i></p> <p><i>5. Private open space shall not be located in the primary front building setback.</i></p> <p><i>6. Private open space is to be located to maximise solar access.</i></p>	DWELLING Type	Area and Minimum Dimensions per dwelling	Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres	Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres	Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres	<p>It is likely that future dwellings will contain at least 3 bedrooms each and therefore the minimum area of private open space required is 60sqm with a minimum dimension of 5m.</p> <p>Each of the lots complies with this control as shown on the submitted plans.</p>
DWELLING Type	Area and Minimum Dimensions per dwelling								
Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres								
Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres								
Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres								

DCP Clause / Provision	Comment
D6 Access to Sunlight	
<p><i>Requirements</i></p> <p>1. Development should avoid unreasonable overshadowing any public open space.</p> <p>2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p>	<p>The future development plans for dwellings on the resultant lots will need to demonstrate that 50% of private open space will receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p>
D7 Views	
<p><i>Requirements</i></p> <p>1. Development shall provide for the reasonable sharing of views.</p>	<p>No impact on significant views will result from the proposal.</p>
D8 Privacy	
<p><i>Requirements</i></p> <p>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p> <p>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p> <p>3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.</p> <p>5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment.</p>	<p>The relevant setbacks are able to be satisfied as shown by the submitted indicative building areas. Any future development plans would need to demonstrate that the design can protect the privacy of neighbouring properties.</p>
D21 Provision and Location of Utility Services	
<p><i>Objectives</i></p> <ul style="list-style-type: none"> • To encourage innovative design solutions to improve the urban environment. • To ensure that adequate utility services are provided to land being developed. 	<p>The relevant utility services are already available to the site.</p>
Part E The Natural Environment	
E1 Preservation of Trees or Bushland Vegetation	
<p>Requirements for other Development Applications</p> <p>When a DA required for clearing vegetation the following requirements apply:</p> <p>6. Development is to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species.</p> <p>7. Where the applicant demonstrates that no reasonable alternative design exists and a tree must be removed, suitable compensatory tree planting is required. Details including proposed species and the location of replacement planting are to be provided.</p> <p>8. Development must also avoid any impact on trees on public land.</p> <p>9. For development applications involving the construction of new buildings and works containing Classes 2-9 (BCA), the information contained in Appendix 11 is to be submitted.</p> <p>10. Where trees proposed to be retained may be affected by the construction of new buildings and works of Classes 1 and 10, a Tree Protection Plan as per Appendix 12 is to be submitted.</p> <p>11. Development applications which require the removal of bushland on land under the Warringah LEP 2011 must address relevant objectives and requirements of Parts E2, E3, E4, E5, E6, E7 and E8 of the Warringah DCP 2011.</p>	<p>No vegetation is proposed to be removed as part of this application.</p>

DCP Clause / Provision	Comment
<p>E10 Landslip Risk</p> <p><i>Requirements</i></p> <p>1. The applicant must demonstrate that:</p> <ul style="list-style-type: none"> • The proposed development is justified in terms of geotechnical stability; and • The proposed development will be carried out in accordance with good engineering practice. <p>2. Development must not cause detrimental impacts because of stormwater discharge from the land.</p> <p>3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</p> <p>4. To address Requirements 1 to 3:</p> <p>i) For land identified as being in Area A:</p> <p>Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/ engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.</p> <p>If the preliminary assessment determines that a geotechnical report is required, the same provisions apply in Area A as those that apply in Area B and Area D.</p> <p>ii) For land identified as being in Area B or Area D:</p> <p>A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application.</p> <p>If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application.</p> <p>Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.</p>	<p>The site is mapped as Area A and Area B on the Landslip Risk Map. A preliminary Landslip Assessment is submitted with this application. The report concludes that at this stage, a more detailed geotechnical assessment is not required.</p>

4.4 Section 4.15 Considerations

4.4.1 Suitability of the site

The previous sections of this report have demonstrated the suitability of the site for the proposed usage, particularly in terms of:

- The proposal is consistent with the existing development within the locality.
- The proposal is consistent with the objectives and development standards applying to the land.
- Overall the development is considered an appropriate usage of the site.

4.4.2 Public interest

The proposal is considered to accord with the wider public interest in that:

- It provides an appropriate use of the site;
- It will have a positive effect on the streetscape and immediate locality; and
- It is consistent with all relevant LEP aims and objectives

4.4.3 Section 4.15 of the Environmental Planning and Assessment Act, 1979

Matters for Consideration	Considered?
Section 4.15 (1) (a)(i) – Has consideration been given to all relevant provisions of any relevant environmental planning instrument?	Yes
Section 4.15 (1) (a)(ii) – Has consideration been given to 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 Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)?	Yes
Section 4.15 (1) (a)(iii) – Has consideration been given to all relevant provisions of any provisions of any development control plan?	Yes
Section 4.15 (1) (a)(iia) – Has consideration been given to all relevant provisions of 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?	N/A
Section 4.15 (1) (a)(iv) – Have you considered all relevant provisions of the Regulations (to the extent that they are prescribed for the purposes of this paragraph)?	Yes
Section 4.15 (1) (b) – Are the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality acceptable?	Yes
Section 4.15 (1) (c) – Is the site suitable for the development?	Yes
Section 4.15 (1) (d) – Has consideration been given to any submissions made in accordance with the EPA Act or EPA Regulations?	TBA by Council
Section 4.15 (1) (e) – Is the proposal in the public interest?	Yes

5 Summary and Conclusion

Council Approval Group is pleased to submit this Statement of Environmental Effects and accompanying information for Torrens title subdivision (1 into 2 lots) and demolition of the existing dwelling house at 79 Ashworth Avenue, Belrose.

This Statement of Environmental Effects for the proposed development has considered:

- the circumstances of the case;
- an analysis of the subject site and the surrounding locality;
- an analysis of the proposal against the provisions of the *LEP 2011*, as well as relevant DCPS, SEPPs and deemed SEPPs, and other relevant statutory controls that apply to the site; and
- Section 9.1 Directions.

This report concludes that the proposal will substantially complement the objectives and vision of the Plan, Zone, and DCP in particular:

- It provides for additional housing in a suitable location that respects the low-density residential nature of the area;
- It does not impact on other land uses that provide facilities or services to meet the needs of residents; and
- Each lot provides a landscaped setting that meets the requirements of relevant local provisions and controls.

We are pleased to present this SoEE for 1 into 2 lot subdivision, which, once approved, will provide an opportunity for additional appropriate housing in the locality.

5.1 Recommendation

Under all the circumstances of the case, it is therefore recommended to Council for favourable consideration.

Appendix A. Survey Plan

Appendix B. Subdivision Concept Plans

Appendix C. Stormwater Plans

Appendix D. Geotechnical Assessment

Appendix E. Clause 4.6 Variation Application

Appendix F. Waste Management Plan