

TUESDAY PROJECTS

TOWN PLANNING



Statement of Environmental Effects

9 Aubreen Street, Collaroy Plateau

"Dwelling house alterations and additions"

13 October 2021

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PROJECT DETAILS

Client:	Ms Lauren Berry and Mr Luke Geercke
Subject land:	9 Aubreen Street, Collaroy Plateau
Lot Description:	Lot 4, Section G in Deposited Plan 33000
Proposed development:	Dwelling house alterations and additions
Council:	Northern Beaches Council

The report is prepared by

Emma Rogerson
Specialist Town Planner
Master of Urbanism (Urban and Regional Planning) (USYD)
Bachelor of Architecture and Environments (USYD)
Planning Institute of Australia (Assoc.)



I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Emma Rogerson

Signed: 13 October 2021

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Ms Lauren Berry and Mr Luke Geercke to accompany a Development Application (DA) to Northern Beaches Council for dwelling house alterations and additions at 9 Aubreen Street, Collaroy Plateau.

More specifically, the proposed development comprises of the:

- **Demolition** of existing vehicle crossover, carport, 2 x rear sheds and the rear portion of the existing dwelling;
- **Removal** of two palm trees;
- **Construction** of new vehicle crossover, front metal fencing with gate, carport in same location as old one, ground floor rear extension and first floor addition to existing dwelling, and swimming pool; and the
- **Retention** of portions of grass in the front and rear setbacks and existing side and rear fencing.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties. This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Dragonfly Architects Pty Ltd	11/10/2021
BASIX Certificate	-	22/09/2021
Civil Engineering Documentation	Hyve Designs	October 2021
Landscape Plan	Kerrie Pook Landscape Design	October 2021
Site Survey	TSS Total Surveying Solutions	25/02/2021
Stormwater Engineering	Hyve Designs	October 2021
Waste Management Plan	Signed Lauren Berry	10/10/2021

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 9 Aubreen Street, Collaroy Plateau and is legally described Lot 4, Section G in Deposited Plan 33000. The site is located on the eastern side of Aubreen Street, between Telopea Street and Plateau Road.

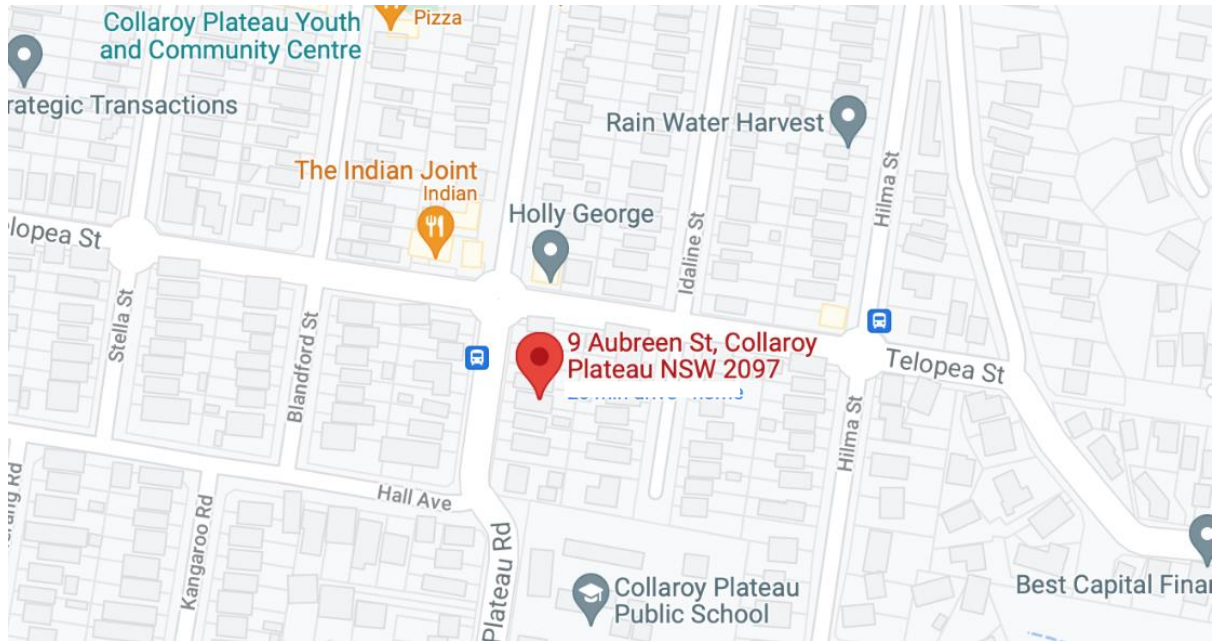


Figure 1 – Site locality map (Google Maps)

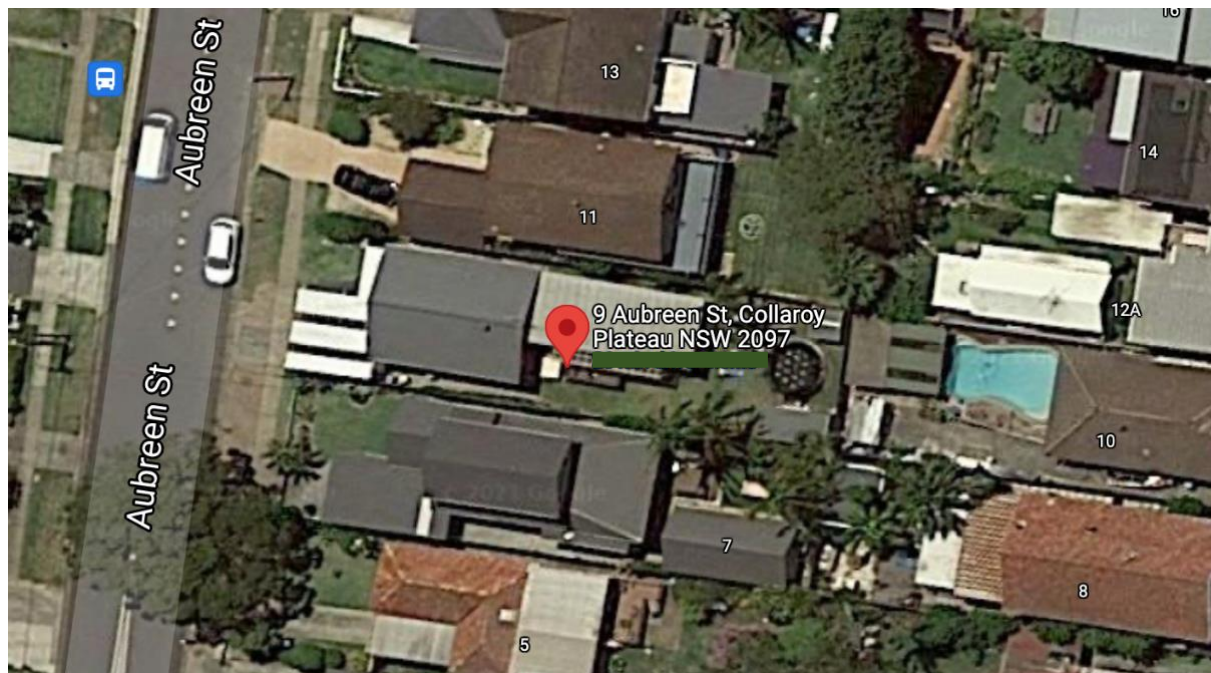


Figure 2 – Aerial map (SIX Maps)

The site is rectangular with a total area of 417.5 square metres by survey, with eastern and western boundaries measuring 10.54 metres each, and the northern and southern boundaries measuring 39.625 metres each. The site is relatively flat.

The site currently contains a single storey clad residence with a metal roof, a carport in the front setback, and two detached storage sheds in the rear setback. The site is landscaped with grass, shrubs and two palm trees.

The land is zoned R2 Low Density Residential under the provisions of Warringah Local Environmental Plan 2011 (LEP). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3 – Subject site as viewed from Aubreen Street (Dragonfly Architects, 2021)



Figure 4 – Subject site as viewed from the rear (Dragonfly Architects, 2021)



Figure 5 – Existing shed to be demolished (Dragonfly Architects, 2021)

2.2 The Locality

The site is located within the local residential area of Collaroy Plateau. The locality comprises primarily of low density residential development of one to two storeys high. The site adjoins a two storey dwelling to both its north and south at 7 and 11 Aubreen Street.



Figure 6 – Neighbouring site at 11 Aubreen Street (Dragonfly Architects, 2021)



Figure 7 – Neighbouring site at 7 Aubreen Street (Dragonfly Architects, 2021)

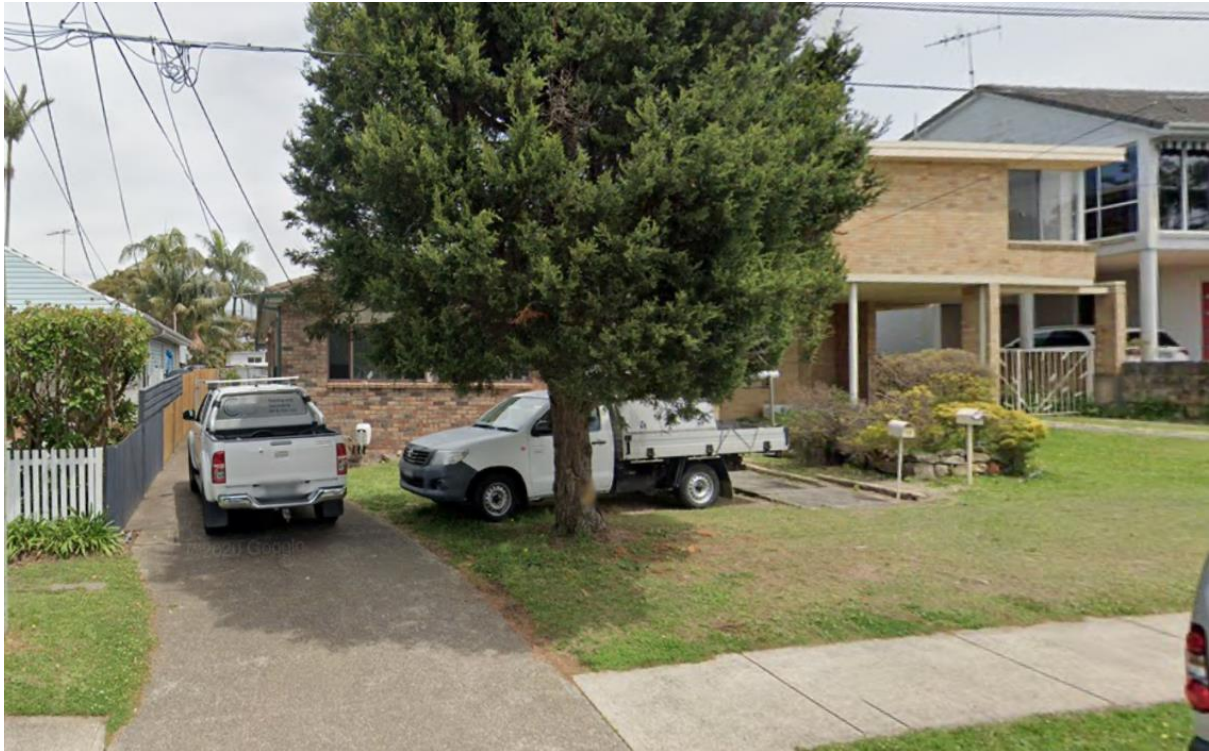


Figure 8 – Neighbouring site at 10 Idaline Street (Google Maps, 2020)

Notable sites in the area include:

- Collaroy Plateau Public School
- Collaroy Plateau Park
- Collaroy Plateau Youth and Community Centre
- Narrabeen Scout Hall
- Collaroy Plateau Early Learning Centre
- 'The Collaroy Centre' Conference Centre

As per figures 9 and 10 carports forward of the building line are a predominant feature of the street.



Figure 9 – Aubreen Street streetscape (Google Maps, 2020)

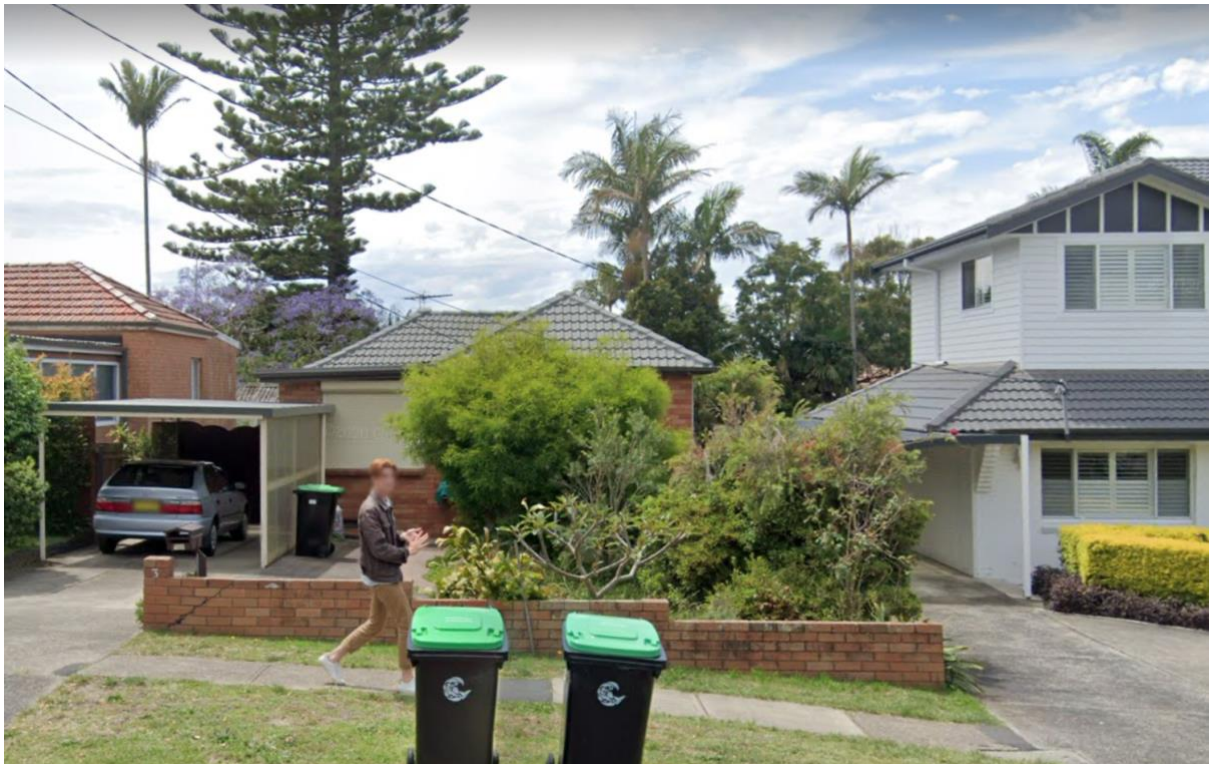


Figure 10 – Aubreen Street streetscape (Google Maps, 2020)

2.3 Development History

A search on Council's DA Tracker returned no results for development applications associated with the site.

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the dwelling house alterations and additions. More specifically, the proposed development comprises:

- **Demolition** of existing vehicle crossover, carport, 2 x rear sheds and the rear portion of the existing dwelling;
- **Removal** of two palm trees;
- **Construction** of new vehicle crossover, front metal fencing with gate, carport in the same location as the old one, ground floor rear extension and first floor addition to existing dwelling, and swimming pool; and the
- **Retention** of portions of grass in the front and rear setbacks and existing side and rear fencing.



Figure 8 – Proposed development as viewed from the street (Dragonfly Architects Pty Ltd, 2021)

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality. The two-storey development will be commensurate in scale with detached dwellings along the eastern side of Aubreen Street.

Please refer to plans prepared by Dragonfly Architects Pty Ltd.

3.2 Development Configuration

The proposed development comprises the following:

Level	Use
Ground Floor	Media room
	Laundry

	Bathroom
	Open Plan Living/Dining/Kitchen
	Covered Deck
	Study/store room
	Bedroom x 1
First Floor	Bedrooms x 5
	Bathrooms x 3

Ground Floor

The ground floor contains the shared recreation and function spaces for the dwelling, with a lounge, dining, kitchen and covered alfresco space. This floor can be accessed from the primary house entry, as well as a rear door. The bedroom on the ground floor ensures that the new dwelling is still suitable for use by those who find stair manoeuvring difficult.

First Floor

The first floor provides for more private bedroom spaces. This floor is accessible via a set of stairs from the ground floor hallway. Front and rear facing openings from this floor facilitate passive surveillance across the public domain and the private rear garden.

3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in the following table

Table 1: Key development components

Component	Requirement	Proposal
Site area	-	417.5m ²
Height	Maximum 8.5m (2 storeys)	<8.5m (2 storeys)
Boundary setbacks - Front - Side(north) - Side(south) - Rear	Minimum 6.5m 900mm 900mm 6m	<i>Approximately</i> - As per existing 900mm (new works excl. carport) 900mm (new works excl. carport) >6m
Landscaped Area	Minimum 167m ² (40%)	145.44m ² excl. <2sm areas 188.28m ² incl. <2sm areas
Private Open Space	Minimum 60m ²	>60m ²
Car spaces	Minimum 2	2 (under carport)

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

The primary statutory document that relates to the subject site and the proposed development is Warringah Local Environmental Plan 2011. The primary non-statutory plan relating to the subject site and the proposed development is Warringah Development Control Plan 2011.

4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

4.1.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

SEPP (BASIX) 2004 applies to the proposed development. A BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort and energy efficiency requirements of the policy.

4.1.3 Warringah Local Environmental Plan 2011

The development complies with the provisions of Warringah Local Environmental Plan 2011 (LEP 2011).

Zoning and permissibility

The site is located in Zone R2 Low Density Residential.



Figure 11 – Land Zoning Map (NSW Planning Portal)

The development is identified to be *dwelling house alterations and additions* which is permitted with consent in the R2 Low Density Residential zone.

The objectives of the zone are:

- *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.*

The proposed development meets the relevant land use zone objectives. The development will provide for a functional family home in an area where there is a high demand for spacious and high quality housing. The proposal will not prevent other sites from hosting land uses that provide facilities or services to meet the day to day needs of residents. The landscaped setting of the existing site is retained, with increased landscaping in the form of turf in the front setback.

Clause 4.3 Height of buildings

The LEP Height of Building Map stipulates that the maximum building height permitted for the site is 8.5 metres. The proposed height of the development is less than 8.5m.

Clause 5.10 Heritage Conservation

The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 12 – Heritage Map (NSW Planning Portal)

Clause 6.2 Earthworks

The objective of this clause is 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.

The proposal is considered to be consistent with the requirements of this clause as the development is not expected to disrupt or have a detrimental effect on the drainage patterns and soil stability of the locality. Nor is it likely to disturb relics and have an adverse impact on any waterway, drinking water catchment or environmentally sensitive area. This is due to the minor extent of fill included within the proposal, which will not drastically alter the existing terrain and environmental functions and processes.

Clause 6.4 Development on sloping land

The development site is identified to be located within a landslip risk hazard zone, specifically 'Area A – Slope <5'. In accordance with this clause

“Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

(a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and

- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and
- (c) the development will not impact on or affect the existing subsurface flow conditions.”

The proposal does not involve any cut, and only minor fill. The reasonable works on a relatively flat site are not considered to threaten the geotechnical stability of the site and will not produce an increase in landslide risk. In accordance with Part E10 of the Warringah Development Control Plan, “a geotechnical report is not normally required” for development within Area A.

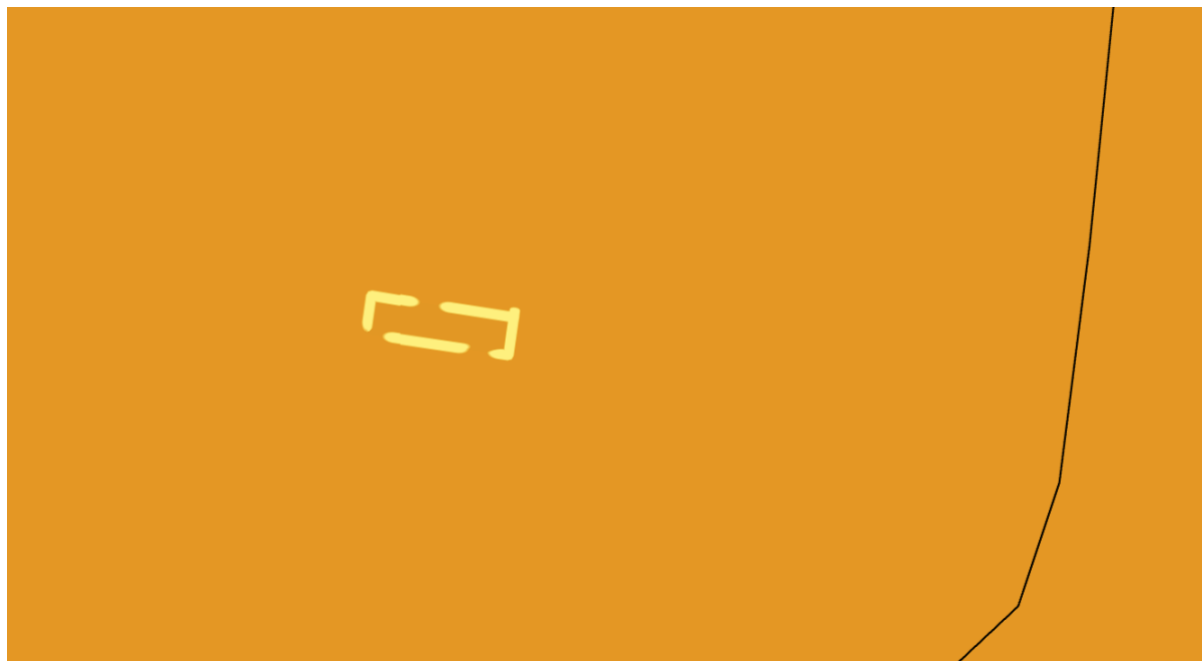


Figure 13 – Landslide Risk Land Map (NSW Planning Portal)

4.1.4 Warringah Development Control Plan 2011

The development achieves a high level of compliance with the provisions of Warringah Development Control Plan 2011.

Control	Comment	Compliance	
PART B – BUILT FORM CONTROLS			
B1 Wall Heights			
1	Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	Walls heights do not exceed 7.2m. Furthermore, articulatory elevation offsets break up the proposed walls for visual relief.	Yes
B2 Number of Storeys			
1	DCP Map Number of Storeys does not stipulate a maximum for this site.	N/A	N/A

Control		Comment	Compliance
B3 Side Boundary Envelope			
1	Development must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 4 metres.	The development sits within the specified building envelope.	Yes
B4 Site Coverage			
1	The DCP Map Site Coverage does not stipulate a maximum site coverage for this site.	N/A	N/A
B5 Side Boundary Setbacks			
1	Minimum side setbacks of 0.9m	The dwelling house adheres to the minimum 0.9m side setback on both sides for new works.	Yes
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.	The new carport is being located where the existing one is, rendering its location suitable upon merit as the existing amenity of the subject site and its neighbours will be unaffected. It is noted that Part B5 of the WDCP 2011 acknowledges that exceptions to the numerical side boundary setbacks may be granted for single storey carports. Furthermore, the existing carport sits with a nil setback against the side boundary, rendering it non-complaint with the fire separation NCC/BCA requirements. The proposed replacement carport remedies this existing issue with the construction of a new non-combustible wall built along this side boundary.	Yes
B7 Front Boundary Setbacks			
1	Minimum front setback of 6.5m	The first floor complies with the 6.5m minimum front setback. The ground floor exhibits a minimal variance, a result of retaining the existing front portion of the current house which marginally falls short of the 6.5m as is but does not impose any impacts by doing so.	Yes Acceptable upon merit

Control		Comment	Compliance
		The existing front porch and existing carport are being replaced in identical locations within the front setback, both considered to be acceptable again for the alignment with the existing site conditions and lack of environmental impacts. As per figures 9 and 10, it is a commonality for carports to be located within the front setback along Aubreen Street.	
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	The proposed front setback is free of any structures save for the proposed driveway and carport.	Yes
B9 Rear Boundary Setbacks			
1	Minimum rear setback of 6m.	A greater rear setback than 6 metres is provided under this proposal.	Yes
PART C - SITING FACTORS			
C2 Traffic, Access and Safety			
1	Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.	The vehicular and pedestrian access proposed on site is largely the same as what is currently available. Traffic hazards, quieting, conflicts and loss of on-street kerbside parking is minimised. Refer to the civil engineering documentation submitted alongside this application, demonstrating how the widened driveway will assist in providing improved carport access.	Yes
C3 Parking Facilities			
1	The following design principles shall be met: - 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.; - Parking is to be located so that views of the street from front windows are not obscured; and - Where garages and carports face the street, ensure that the garage or carport opening	As per figures 9 and 10, it is a commonality for carports to be located within the front setback along Aubreen Street. Despite this, its single storey scale, flat roof and materiality similarities with the main dwelling ensure that the carport does not visually dominate the site when viewing the property from the street.	Acceptable upon merit

Control		Comment	Compliance
	does not exceed 6 metres or 50% of the building width, whichever is the lesser.	Front facing ground floor windows can view the street through the open carport. The double carport opening is 5.545m (>50% building width). The constrained nature of the short existing front setback prevents tandem parking from being provided, and the site cannot facilitate two on-site parking spaces as required by Appendix 1 of the WDCP 2011 without a double width carport. Despite this, the carport is not considered to result in adverse bulk or streetscape inconsistencies as the new carport features the same width and location as the existing one, and many other dwellings feature a similar carport along Aubreen Street.	Yes Acceptable upon merit
-	Appendix 1 stipulates that a dwelling house requires 2 minimum on-site parking spaces.	2 are provided on site in the proposed double carport.	Yes
C4 Stormwater			
-	Refer to Stormwater Documentation	Refer to Stormwater Drainage Plan.	Yes
PART D - DESIGN			
D1 Landscaped Open Space and Bushland Settings			
1	40% of the site must be reserved for Landscaped Area	Refer to Page 21 of this Report.	Acceptable upon merit
D2 Private Open Space			
2	A minimum total of 60m ² with minimum dimensions of 5 metres of private open space is to be provided.	More than 60sqm of POS is provided on site.	Yes
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.	The POS (rear garden, swimming pool and deck area) is directly accessible from the open plan living/dining/kitchen space.	Yes
D6 Access to Sunlight			
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	Refer to Page 21 of this Report.	Yes

Control		Comment	Compliance
	of 3 hours of sunlight between 9am and 3pm on June 21		
D8 Privacy			
1	Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	The offset nature of openings and the adequate side setbacks of the dwelling house allows privacy between neighbours to be achieved.	Yes
D10 Building Colours and Materials			
3	The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.	In accordance with the finishes schedule provided, the proposed colouring and materiality is of grey and natural hues.	Yes
D11 Roofs			
2	Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.	The locality displays a variety of roof styles, both pitched and flat. The roofing under the proposal is adequately articulated to present as a complementary structure in the street.	Yes
4	Roofs shall incorporate eaves for shading.	Eaves are applied where possible, with internal blinds providing additional shading where needed from harsh summer sun.	Yes
D16 Swimming Pools and Spa Pools			
1	Pools are not to be located in the front building setback.	The proposed swimming pool and spa will be located in the rear setback.	Yes
2	Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.	N/A – one frontage.	N/A
3	Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback	Noted and complied with.	Yes
PART E – THE NATURAL ENVIRONMENT			
E10 Landslip Risk			
1	The applicant must demonstrate that: • The proposed development is justified in terms of geotechnical stability; and • The proposed development will be carried out in accordance with good engineering practice.	The proposal does not involve any cut, and only minor fill. The reasonable works on a relatively flat site are not considered to threaten the geotechnical stability of the site and	Yes

Control	Comment	Compliance
- 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.	will not produce any increase in landslide risk. A preliminary geotechnical assessment can be obtained upon Council request, if Council consider it necessary for the assessment of this Development Application.	Yes

Landscaped Area

The current site features 34% landscaped area. When areas less than 2m in dimension are counted, the proposal features a 45% landscaped area which comfortably exceeds the numerical minimum. When areas less than 2m in dimension are excluded, the proposal features a numerical landscaped area of 35%.

As per the Landscape Plan submitted alongside this Development Application, the proposal can still satisfy the underlying objectives of the 40% minimum control because:

- Ample plantings are still able to be provided on site;
- The front setback is **increasing** its landscaped area under the proposal which simultaneously increases the natural environmental character of the site when viewed from Aubreen Street;
- Privacy between buildings is still achieved as landscaping was never relied upon as a screening device;
- The residents can continue to use turf in the rear setback for clothes drying and passive recreation; and
- The site will continue to adequately manage stormwater.

The two existing rear palm trees (*Archontophoenix cunninghamiana* / bangalore palm) are listed as exempt for removal.

Carport Setbacks

The new carport is replacing the existing one in an identical scale and location which results in an acceptable variance from the expected numerical front and side setbacks for such a structure. As per figures 9 and 10, it is a commonality for carports to be located within the front setback along Aubreen Street. Furthermore, its single storey scale, flat roof and materiality similarities with the main dwelling ensure that the carport does not visually dominate the site when viewing the property from the street. The current carport does not cause any adverse impacts for the subject site, adjoining neighbours or the wider locality, and neither is the replacement carport expected to.

Access to the carport is being improved under this proposal by way of a widened driveway crossing. Furthermore, the existing carport sits with a nil setback against the side boundary, rendering it non-complaint with the fire separation NCC/BCA requirements. The proposed replacement carport remedies this existing issue with the construction of a new non-combustible wall built along this side boundary.

Solar Access

As per the shadow diagrams, 7 Aubreen Street retains solar access to 50% of its rear garden throughout the morning until at least midday during the Winter Solstice under this proposal – complying with the numerical control requiring 50% of neighbouring POS to have solar access for at least 3 hours. The development site itself receives adequate sunlight to its primary habitable spaces and POS throughout the morning and midday.

The east-west orientation of the subject site, and the location of 7 Aubreen Street directly to the south of the development site renders it impractical to expect no additional shadowing. However, the proposal has made efforts to reduce the shadowing as far as practical by exhibiting a greater than required first floor southern setback, and by pushing the bulk of the new upper floor to the north of the site, as far away from the shared boundary with No. 7 as possible. The solar access impact is therefore considered acceptable, especially when the existing site is developing to match the existing two-storey scale of both of its adjoining neighbours.

4.2 Strategic Planning Context

The proposal aligns with the desired strategic outcomes identified for the area, detailed within the Northern Beaches Council Local Strategic Planning Statement, the 'A Metropolis of Three Cities' Region Plan, and the Eastern City District Plan.

4.3 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a reasonable scale and nature, and does not present unreasonable environmental, social and economic impacts.

Impacts on Natural and Built Environment

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. The development involves the removal of two palm trees (*Archontophoenix cunninghamiana* / bangalore palm) of minor landscape value and this is considered to be of acceptable environmental impact. An Arborist Report has not been submitted due to their minor significance, and their exempt for removal status.

The proposed built form allows the neighbouring sites to retain their access to privacy, solar access, pleasant outlook and overall residential amenity. The high quality materials proposed for use during construction, and the skilful design of the proposed development will also upgrade the presentation of the site to the street and improve aesthetic quality of the streetscape.

Social and Economic Impacts

The development increases the social amenity of the property with the increased habitable floor space and available housing. This will improve the way of life for future residents.

The short term economic impacts are positive, with the generation of employment opportunity through the physical construction stages. The use of high quality materials will ensure a durable final built outcome, reducing the need to rebuild in the near future, resulting in a positive long term financial and sustainability outcome.

4.4 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the dwelling house alterations and additions. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R2 Low Density Residential zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The on-site parking provided complies with the parking requirements as prescribed by Warringah Development Control Plan 2011. It provides a logical and considered approach to the provision of off-street car parking. design and layout of on-site parking and vehicle access/egress is compliant with AS2890.1.

4.3.3 Hazards

The site is not in an area recognised by Council as being subject to flooding or bushfire. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

The site is in an area recognised by Council as being subject to landslip. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance. The proposal is considered satisfactory in this regard.

4.5 The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social and economic impacts. Furthermore, it will provide for a functional family home in an area where there is a high demand for spacious and high quality housing, without impacting adversely on the surrounding neighbours.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a dwelling house development that makes efficient use of space on the site in a prime location that is in high demand for residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the dwelling house alterations and additions at 9 Aubreen Street, Collaroy Plateau. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 9 Aubreen Street, Collaroy Plateau as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.