
Statement of Environmental Effects

Proposed Dual Occupancy (attached) and Strata Subdivision at
102 Prince Charles Road, Frenchs Forest NSW 2086

July 2025

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Introduction

This Statement of Environmental Effects accompanies a Development Application Lodged on behalf of Alberto Origlia. The proposal seeks approval for a Proposed Dual Occupancy (attached) and Strata Subdivision on the land identified as Lot 1 of DP 23720, commonly known as 102 Prince Charles Road, Frenchs Forest.

This report has been prepared pursuant to *Section 4.15 of the Environmental Planning and Assessment Act 1979*. This document considers and makes reference to the following regulatory frameworks:

- *Environmental Planning & Assessment Act 1979, as amended*
- *Warringah Development Control Plan 2011*
- *Warringah Local Environmental Plan 2011*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*

This statement should be read in conjunction with the additional information supporting this application, submitted separately:

- [Architectural Drawings – Issue E] – 102 Prince Charles Road, Frenchs Forest
- [Site Survey] – 102 Prince Charles Road, Frenchs Forest
- [BASIX] – 102 Prince Charles Road, Frenchs Forest
- [Stormwater Design] – 102 Prince Charles Road, Frenchs Forest
- [Waste Management Plan] – 102 Prince Charles Road, Frenchs Forest

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed.

As a result of this assessment, it is concluded that the development of the site in the manner proposed, revitalises an existing building to reduce environmental impacts to the site and surrounding suburb, strives for a more efficient and liveable building, and future-proofs the residence by extending its service lifespan, and as such is considered to be acceptable and worthy of support by Northern Beaches Council.

The Site



Aerial photograph of the subject site
(Source SIX Maps, accessed 17/07/2025)

The subject site is Lot 1 DP 23720, commonly known as 102 Prince Charles Road, Frenchs Forest. The site obtains a site area of 815.7 square metres. The site is triangular in shape long with a primary frontage of 42.455m along Prince Charles Road, and a secondary frontage of 42.455 along Forest Way.

The subject site is zoned R2 Low Density Residential under *Warringah Local Environmental Plan 2011*. It is important to note the proposed Dual Occupancy (attached) is prohibited under *Warringah Local Environmental Plan 2011*, however is permissible under Clause 166 of *State Environmental Planning Policy (Housing) 2021*. The site is situated just outside of the low and mid rise housing area identified under Chapter 6 of the *State Environmental Planning Policy (Housing) 2021* (approximately 900m from Forestway shopping centre).

The site obtains dual frontages, with the primary frontage located along Prince Charles Road, and the secondary frontage along Forest Way. The existing vehicular access is via Prince Charles Road with no existing or proposed vehicular access obtained from Forest Way.

Surrounding development comprises of residential development including dwelling houses.

The site is generally flat with no significant changes in levels.

The existing site obtains a dwelling house, attached garage and metal shed.

Site Context



Above: *Left:* Facing East towards 102 Prince Charles Road (Subject Site)
Right: Facing West towards 102 Prince Charles Road (Subject Site)



Above: *Left:* Facing South towards 102 Prince Charles Road (Subject Site)
Right: Adjoining site to the South (100 Prince Charles Road)

The Proposal

The proposal seeks approval for a dual occupancy (attached) and strata subdivision of Lot 1 and Lot 2.

Dual occupancy (attached)

Ground Floor:

- Demolition works to existing dwelling house;
- Alterations and additions to existing dwelling house resulting in a dual occupancy (attached) – Lot 1 and Lot 2.

Lot 1:

- Single garage
- Kitchen
- Dining
- Study
- W/C/Laundry

Lot 2:

- Single garage
- Kitchen
- Dining
- Laundry
- 3x bedrooms
- Bathroom
- Powder Room

First Floor:

Lot 1:

- Master bedroom including ensuite and WIR
- 3 x bedrooms
- Bathroom

Lot 2:

- Master bedroom including ensuite and WIR
- Study
- Storeroom

Strata Subdivision

Lot 1: 250m²

Lot 2: 571.93m²

Development Compliance

State Environmental Planning Policy (Housing) 2021

Pursuant to Clause 166 of Housing SEPP the following is applicable:

Part 2 Dual occupancies and semi-detached dwellings

Division 1 Preliminary

166 Development permitted with development consent

Development for the purposes of dual occupancies or semi-detached dwellings is permitted with development consent on land to which this chapter applies in Zone R2 Low Density Residential.

Comment:

Therefore, the proposed dual occupancy (attached) is permitted under the Housing SEPP despite the prohibition under the Warringah Local Environmental Plan 2011, as the Housing SEPP prevails.

The subject site is located outside of the low and mid rise housing area (approximately 900m from the Forestway Shopping Centre) of the Housing SEPP, and therefore no other Housing SEPP controls are applicable. The remainder of the proposed development is therefore assessed against the WLEP 2011 and WDCP 2011.

State Environmental Planning Policy (Sustainable Buildings) 2022

A BASIX Certificate has been submitted with this application to meet the requirements of *State Environmental Planning Policy (Sustainable Buildings) 2022*.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Pursuant to Clause 2.119 Development with frontage to classified road the following is applicable:

(1) The objectives of this section are—

- (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
- (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*

(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—

- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
 - (i) the design of the vehicular access to the land, or*
 - (ii) the emission of smoke or dust from the development, or*
 - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*

(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

Comment:

The subject site obtains a secondary frontage to Forest Way that is identified as a Classified Road. The proposal will not result in any impact to Forest Way as the existing and proposed vehicular access is via Prince Charles Road. The safety, efficiency and ongoing operation of Forest Way will remain unchanged as a result of the proposed development.

Pursuant to Clause 2.120 Impact of road noise or vibration on non-road development is applicable

(1) This section applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of TfNSW) and that the consent authority considers is likely to be adversely affected by road noise or vibration—

- (a) residential accommodation,*
- (b) a place of public worship,*
- (c) a hospital,*
- (d) an educational establishment or centre-based child care facility.*

(2) Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines that are issued by the Planning Secretary for the purposes of this section and published in the Gazette.

(3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded—

- (a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10 pm and 7 am,*
- (b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.*

(3A) Subsection (3) does not apply to a building to which [State Environmental Planning Policy \(Housing\) 2021](#), Chapter 3, Part 7 applies.

*(4) In this section, **freeway**, **tollway** and **transitway** have the same meanings as they have in the [Roads Act 1993](#).*

Comment:

The subject site obtains a secondary frontage to Forest Way that is identified as a Classified Road. The proposal is not considered to result in any adverse acoustic impacts to the proposed residence due to the suitable setback from the Classified Road. It is considered that the proposed development will not result in any adverse acoustic impacts due to the significant physical setback as per the existing dwelling house.

Warringah Local Environmental Plan 2011

Land Use Table

Zone R2 Low Density Residential

The proposed development of a dual occupancy (attached) is prohibited in the R2 Low Density Residential zone as per the Warringah Local Environmental Plan 2011. Notwithstanding, as detailed earlier in this statement, the proposal seeks consent for a dual occupancy (attached) under the provisions of Clause 166 of the *State Environmental Planning Policy (Housing) 2021*.

Despite, the land use being prohibited under the Warringah Local Environmental Plan 2011, it is considered the proposal meets the objectives of the R2 Low Density Residential zone as detailed below:

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

Comment:

The proposal will provide for additional 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.*

Comment:

The proposal will provide a dual occupancy (attached) land use that will provide adequate facilities and services to meet the day to day needs of the residents.

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

Comment:

The proposed dual occupancy (attached) will present as low density development within a residential environment that is surrounded by a landscaped setting. The proposal is consistent with the low density character of the area and surrounding development and is appropriately situated amongst a landscape setting.

1.2 Aims of Plan

The proposal is subject to the Clause 1.2 Aims of Plan as detailed below:

(2) *The particular aims of this Plan are as follows—*

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- (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,*
- (b) to recognise the role of Dee Why and Brookvale as the major centres and employment areas for the sub-region,*
- (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,*
- (d) in relation to residential development, to—*

- (i) *protect and enhance the residential use and amenity of existing residential environments, and*
- (ii) *promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and*
- (iii) *increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,*
- (f) *in relation to environmental quality, to—*
 - (i) *achieve development outcomes of quality urban design, and*
 - (ii) *encourage development that demonstrates efficient and sustainable use of energy and resources, and*
 - (iii) *achieve land use relationships that promote the efficient use of infrastructure, and*
 - (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*
 - (v) *protect, conserve and manage biodiversity and the natural environment, and*
 - (vi) *manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity,*
- (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,*
- (h) *in relation to community well-being, to—*
 - (i) *ensure good management of public assets and promote opportunities for social, cultural and community activities, and*
 - (ii) *ensure that the social and economic effects of development are appropriate.*

Comment:

It is considered that the proposed dual occupancy (attached) and strata subdivision is consistent with the aims of the plan despite the prohibition under Warringah Local Environmental Plan 2011. The proposal has considered the relevant development standards and presents a proposal that is consistent with surrounding development and environment.

Principal Development Standards

Control	Requirement	Proposed	Compliance
Land Use Table: R2 Low Density Residential zone	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	Dual occupancy (attached)	Not under WLEP 2011 - Permitted under Clause 166 of Housing SEPP

	aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals		
4.1 Minimum subdivision lot Size	600m ²	No torrens title subdivision proposed – only strata subdivision	N/A – as per Clause 4.1(4)(a)
4.3 Height of buildings	8.5m	<8.5m	Yes
4.4 Floor space ratio	N/A	N/A	N/A
5.10 Heritage conservation	Not heritage listed or in a heritage conservation area	N/A	N/A

6.2 Earthworks

No significant earthworks are proposed under this application.

6.4 Development on sloping land

The site is located within Area A – slope less than 5 degrees. Therefore, the proposal will not result in any unacceptable land slip risk.

Warringah Development Control Plan 2011

Part A Introduction

A.5 Objectives

The overriding objective of the DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability. The other objectives of this plan are:

- To ensure development responds to the characteristics of the site and the qualities of the surrounding neighborhood.
- To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome
- To inspire design innovation for residential, commercial and industrial development
- To provide a high level of access to and within development.
- To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained
- To achieve environmentally, economically and socially sustainable development for the community of Warringah

Comment:

It is considered that the proposed development will present an increased level of local amenity and environmental sustainability. The proposed development is consistent with the surrounding character of the neighbourhood, as the proposal will present a suitable residential development consistent with the prevailing streetscape. The proposal will present an attractive design that will improve the amenity of the street. The design is considered innovative to meet the needs of the residents whilst aesthetically appealing. The proposal provides suitable vehicular and pedestrian access to the development. The proposal will not result in any unacceptable environmental impacts and will maintain the existing biological and ecological values of the area. Overall, the proposal will present an environmentally, economically, and asocial sustainable development for the community of Warringah.

Part B Built Form Controls

<i>Control</i>	<i>Objectives</i>	<i>Restrictions</i>	<i>Compliance</i>
B1 Wall Heights	• To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes. • To ensure development is generally beneath the existing tree canopy level. • To provide a reasonable sharing of views to and from public and private properties.	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).	YES – <7.2m

	• To minimise the impact of development on adjoining or nearby properties. • To ensure that development responds to site topography and to discourage excavation of the natural landform. • To provide sufficient scope for innovative roof pitch and variation in roof design.		
B3 - Side Boundary Envelope	• To ensure that development does not become visually dominant by virtue of its height and bulk. • To ensure adequate light, solar access and privacy by providing spatial separation between buildings. • To ensure that development responds to the topography of the site.	Buildings on land shown coloured on the DCP Map Side Boundary Envelopes 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.	YES – Within Envelope (South)
B5 Side Boundary Setbacks	• To provide opportunities for deep soil landscape areas. • To ensure that development does not become visually dominant. • To ensure that the scale and bulk of buildings is minimised. • To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained. • To provide reasonable sharing of views to and from public and private properties.	0.9m	YES – <u>South</u> 0.9m (Ground Floor) 2.135m (First Floor) *Note: The site obtains only one side setback, with the remainder of boundaries being primary and secondary front setbacks.
B7 Front Boundary Setbacks	• To create a sense of openness.	6.5m (Primary) 3.25m (Secondary)	NO – <u>West</u>

	• To maintain the visual continuity and pattern of buildings and landscape elements. • To protect and enhance the visual quality of streetscapes and public spaces. • To achieve reasonable view sharing.		Primary (Prince Charles Road): 5.0m* The proposed primary setback seeks a variation to the required 6.5m control. It is considered that the minor variation is acceptable due to point encroachments only. It should be noted that the majority of the development is located behind the 6.5m building line, and therefore presents a sense of openness to Prince Charles Road. The proposal is consistent with surrounding development and the proposal will protect and enhance the visual quality of the streetscape and public spaces. The proposal will not result in any unacceptable view sharing. YES – <u>North</u> Primary (Prince Charles Road): >6.5m YES – <u>East</u> Secondary (Forest Way): 8m
B9 Rear Boundary Setbacks	N/A – As the site obtains a primary and secondary frontage there is no rear boundary setback.	N/A	N/A

Part C Siting Factors

Control	Objectives	Restrictions	Compliance
C1 Subdivision	N/A	N/A	N/A – As detailed in C1 Subdivision this clause does not apply as per the Note: <i>For the purposes of this clause ‘subdivision’ does not include the following:</i> (a) a strata plan or a stratum plan of subdivision within the meaning of the Strata Schemes (Freehold Development) Act 1973 or the Strata Schemes (Leasehold Development) Act 1986
C2 Traffic, Access and Safety	The Development looks to: To minimise: a) traffic hazards; b) vehicles queuing on public roads c) the number of vehicle crossings in a street; d) traffic, pedestrian and cyclist conflict; e) interference with public transport facilities; and f) the loss of “on street” kerbside parking.	- Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives. - Vehicle access is to be obtained from minor streets and lanes where available and practical. - Vehicle crossing approvals on public roads are to be in accordance with Council’s Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside	YES

		Development LAP-PL 315. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.	
C3 Parking Facilities	The Development looks to: - To provide adequate off street carparking. - To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place. - To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.	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 does not exceed 6 metres or 50% of the building width, whichever is the lesser. 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	YES – 2 spaces per dwelling is required for a dual occupancy. The proposal presents 1 garage space per lot, with a tandem parking spot meeting the required 2 spaces per dwelling. It is considered that the driveway can provide for informal tandem parking that can facilitate the needs of the dual occupancy.

		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.	
C4 Stormwater	• Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland; • To minimise the risk to public health and safety; • To reduce the risk to life and property from any flooding and groundwater damage; • Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change. • Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and	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. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	YES

	providing treatment measures that replicate the natural water cycle • Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources • To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.		
C7 Excavation and Landfill	• To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties. • To require that excavation and landfill does not create airborne pollution. • To preserve the integrity of the physical environment. • To maintain and enhance visual and scenic quality.	N/A	YES
C8 Demolition and Construction	• To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment. • To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.	N/A	YES

	• To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan • To discourage illegal dumping.		
C9 Waste Management	• To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD). • To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste. • To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements. • To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services. • To minimise risks to health and safety associated with handling and disposal of waste and recycled material,	Waste Management Plan provided to provide compliance to Waste Management guidelines.	YES – see Waste Management Plan.

	and ensure optimum hygiene. • To minimise any adverse environmental impacts associated with the storage and collection of waste. • To discourage illegal dumping.		
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Part D Design

<i>Control</i>	<i>Objectives</i>	<i>Restrictions</i>	<i>Compliance</i>
D1 Landscaped Open Space and Bushland Setting	• To enable planting to maintain and enhance the streetscape. • To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife. • To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building. • To enhance privacy between buildings. • To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants. • To provide space for service functions, including clothes drying. • To facilitate water management, including on-site detention and infiltration of stormwater.	• Driveways, paved areas, roofed areas, 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; • The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; • Landscaped open space must be at ground level (finished); and • The minimum soil depth of land that can be included as landscaped open space is 1 metre.	YES Lot 1: 103.86m²/250m² (41.54%) Lot 2: 410.97m²/572.21m² (71.83%)
D2 Private Open Space	The Development looks to: • To ensure that all residential development is provided with functional,	Dwelling houses (including dual occupancy) and attached dwellings	YES

	well located areas of private open space. • To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings. • To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces. • To ensure that private open space receives sufficient solar access and privacy.	with 3 or more bedrooms A total of 60m2 with minimum dimensions of 5 metres • 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. • Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development. • Private open space shall not be located in the primary front building setback. Private open space is to be located to maximise solar access.	
D6 Access to Sunlight	• To ensure that reasonable access to sunlight is maintained. • To encourage innovative design solutions to improve the urban environment. • To promote passive solar design and the use of solar energy.	1. Development should avoid unreasonable overshadowing any public open space. 2. At least 50% of the required area of private open space of each dwelling and at least 50% of the	YES – see Shadow Diagrams.

		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.	
D7 Views	• To allow for the reasonable sharing of views. • To encourage innovative design solutions to improve the urban environment. • To ensure existing canopy trees have priority over views.	1. Development shall provide for the reasonable sharing of views.	YES – no impact to views.
D8 Privacy	• To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours. • To encourage innovative design solutions to improve the urban environment. • To provide personal and property security for occupants and visitors.	1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties. 2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking. 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. 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. 5. Planter boxes, louvre screens, pergolas, balcony	YES – The proposal provides suitable visual privacy to adjoining sites with high level windows along the southern elevation.

		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.	
D9 Building Bulk	• To encourage good design and innovative architecture to improve the urban environment. • To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.	1. Side and rear setbacks are to be progressively increased as wall height increases. 2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief. 3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular: The amount of fill is not to exceed one metre in depth. Fill is not to spread beyond the footprint of the building. Excavation of the landform is to be minimised. 4. Building height and scale needs to relate to topography and site	YES – Suitable articulation has been included to reduce building bulk as demonstrated by compliance with the building envelope control.

		conditions. 5. Orientate development to address the street. 6. Use colour, materials and surface treatment to reduce building bulk. 7. Landscape plantings are to be provided to reduce the visual bulk of new building and works. 8. Articulate walls to reduce building mass.	
D10 Building Colours and Materials	• To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.	1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping. 2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape. 3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade. 4. The holiday/fisherman shack character of the	YES

		waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged.	
D11 Roofs	• To encourage innovative design solutions to improve the urban environment. • Roofs are to be designed to complement the local skyline. • Roofs are to be designed to conceal plant and equipment.	1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs. 2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. 3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas. 4. Roofs shall incorporate eaves for shading. 5. Roofing materials should not cause excessive glare and reflection. 6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as	YES

		possible into the building.	
D12 Glare and Reflection	• To ensure that development will not result in overspill or glare from artificial illumination or sun reflection. • To maintain and improve the amenity of public and private land. • To encourage innovative design solutions to improve the urban environment.	1. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours; • Minimising the lit area of signage; • Locating the light source away from adjoining properties or boundaries; and • Directing light spill within the site. 2. Any glare from artificial illumination is to be minimised by utilising one or more of the following: • Indirect lighting; • Controlling the level of illumination; and • Directing the light source away from view lines. 3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following: • Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones; • Orienting reflective	YES

		materials away from properties that may be impacted; • Recessing glass into the façade; • Utilising shading devices; • Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and • Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.	
D14 Site Facilities	• To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours. • To encourage innovative design solutions to improve the urban environment. • To make servicing the site as efficient and easy as possible. • To allow for discreet and easily serviceable placement of site facilities in new development.	1. Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places. In particular: • Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection; • All dwellings which are required to have landscaped open space are to be provided	YES

		with adequate open air clothes drying facilities which are suitably screened from public places or streets; • Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers; • Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and • Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.	
D20 Safety and Security	• To ensure that development maintains and enhances the security and safety of the community.	1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance. 2. Service areas and access ways are to be either secured or designed to allow casual surveillance. 3. There is to be adequate lighting of entrances and	YES

		pedestrian areas. 4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety. 5. Entrances to buildings are to be from public streets wherever possible. 6. For larger developments, a site management plan and formal risk assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required. This is relevant where, in Council's opinion, the proposed development would present a crime, safety or security risk. See <i>Crime Prevention and Assessment of Development Applications – Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979</i> prepared by the Department of Urban Affairs and Planning (now Department of Planning). 7. Buildings are to be designed to allow casual surveillance of the street, for example by:	
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		a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved; b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance; c) Locating high use rooms to maximise casual surveillance; d) Clearly displaying the street number on the front of the building in pedestrian view; and e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters. 8. Casual surveillance of loading areas is to be improved by: a) Providing side and rear openings from adjacent buildings that overlook service areas and clear sight lines; and b) Providing adequate day and night lighting which will reduce the risk of undesirable activity. 9. Design entrances to buildings from public streets so that: a) Building entrances are clearly identifiable, defined, lit and visible;	
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		b) The residential component of a shop top housing development has a separate secure pedestrian entrance from the commercial component of the development; c) Main entrances are clearly identifiable; d) Pavement surfaces and signage direct pedestrian movements; and e) Potential conflict between pedestrians and vehicles is avoided.	
D21 Provision and Location of Utility Services	• To encourage innovative design solutions to improve the urban environment. • To ensure that adequate utility services are provided to land being developed.	1. If a proposed development will involve a need for them, utility services must be provided, including provision of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage. 2. Service structures, plant and equipment are to be located below ground or be designed to be an integral part of the development and suitably screened from public places or streets. 3. Where possible, underground utility services such as water,	YES

		gas, telecommunications, electricity and gas are to be provided in a common trench. The main advantages for this are: a) A reduction in the number of trenches required; b) An accurate location of services for maintenance; c) Minimising the conflict between services; d) Minimising land required and cost; 4. The location of utility services should take account of and minimise any impact on natural features such as bushland and natural watercourses. 5. Where natural features are disturbed the soil profile should be restored and landscaping and tree planting should be sited and selected to minimise impact on services, including existing overhead cables. 6. Where utilities are located above ground, screening devices should include materials that complement the streetscape, for	
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		example fencing and landscaping. The location of service structures such as electricity substations should be within the site area. 7. Habitable buildings must be connected to Sydney Water's sewerage system where the density is one dwelling per 1050 square metres or greater. 8. On land where the density is less than one dwelling per 1050 square metres, and where connection to Sydney Water is not possible, Council may consider the on-site disposal of effluent where the applicant can demonstrate that the proposed sewerage systems or works are able to operate over the long term without causing unreasonable adverse effects.	
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Part E The Natural Environment

Control	Objectives	Restrictions	Compliance
E1 Preservation of Trees or Bushland Vegetation	- To protect and enhance the urban forest of the Northern Beaches. - To effectively manage the risks that come with an established urban forest through professional management of trees.	N/A	YES

	• To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction. • To protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities. • To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term. • To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.		
E2 Prescribed Vegetation	• To preserve and enhance the area's amenity, whilst protecting human life and property. • To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction. • To provide habitat for local wildlife, generate shade for residents and provide psychological & social benefits. • To protect and promote the recovery of threatened species, populations and endangered ecological communities. • To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.	N/A	YES

	• To retain and enhance native vegetation communities and the ecological functions of wildlife corridors. • To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological functions of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community. • Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal communities to survive in the long-term.		
E6 Retaining unique environmental features	• To conserve those parts of land which distinguish it from its surroundings.	1. Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land. 2. Development should respond to these features through location of structures, outlook, design and materials.	YES

Additional Considerations:

Siting and Design:

The proposed dual occupancy (attached) will be compatible in terms of height, bulk and scale with surrounding developments within the area. The dual occupancy (attached) will present as a single residential dwelling due to the attached nature and is therefore consistent with the surrounding development. The siting of the dual occupancy (attached) provides a suitable front boundary setback, contributing to spatial separation from the street. This setback also is consistent with neighbouring buildings. The articulated design of the dual occupancy will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others. The front façade is appropriately articulated and contains a variety of roof forms and elements and entry features for each occupancy.

Air and Noise:

The proposal will minimally impact the neighbouring properties in regards to air or noise contaminants. With regard to noise generated during construction, all appropriate considerations will be made to minimise impacts

to neighbouring properties, and all start/ finish times for construction work will be respected throughout the construction period.

Sedimentation Control:

Due to the generally flat topography of the site, limited excavation will be required for the construction of the dual occupancy (attached). Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Vegetation and Fauna:

Primarily efforts have been made to generally improve the quality and level of vegetation found on the site, with the main focus on retention of the rear and front yards and leaving areas around existing tall trees untouched. The existing gardens and plantings will be conserved, with only one small portions of grass to be removed. To ensure a meaningful connection to nature is restored following demolition, a reasonably sized private open space area to the back of the main residence will be maintained.

Soil and Water:

See attached stormwater report within the DA submission package, as addressed by the hydraulic engineer. There are no concerns regarding additional water captured on the site, or for excess runoff generated to the street.

Waste Minimisation:

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Conclusion:

The proposal for 102 Prince Charles Road, Frenchs Forest provides a sensible, and considered architectural design, which aims to meet the requirements of the Housing SEPP, WLEP 2011, and WDCP 2011. In closing, the points previously outlined within this Statement of Environmental Effects, Gelder Group Architects recommends the proposal for approval.