
Statement of Environmental Effects

CONSTRUCTION OF ALTERATIONS AND ADDITIONS AND A POOL.

Property Details:

Lot 6/57/DP4888	
House No. 185	Street: Ocean Street
Suburb: Narrabeen 2101	

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Introduction

1.1 The proposal

The proposal includes: the Construction of alterations and additions to an existing dwelling.

The proposal takes advantage of the available space within the generous Road setback and consists of the following development:

1. Construct a ground floor extension (38 SQM Approximately) to the west (towards road setback)
2. Construct a first-floor addition (118 SQM Approximately) over the existing garage and the new ground extension. The proposed alterations and additions facilitate new bedrooms with ensuites and walk in robes.
3. Internal alterations including reframing parts of the roof as per Architectural plans.
4. Replace all existing windows/ doors with same including a few minor alterations to suit the new layout configuration.
5. Construct a concrete pool and a timber deck at the rear of the dwelling. A retractable awning is proposed over the deck area.

1.2 Summary:

The development is aimed to provide the occupants with a functional modern layout, increase amenities and improve outdoor living opportunities. The proposal has been designed to be sensitive to the site context. It preserves the low-density environment and streetscape character while maintaining high amenity to adjacent dwellings in terms of privacy, solar access, and view sharing. The design ensures the dwelling integrates with the streetscape and views from the waterways.

The development is designed to not obscure or break view lines from private or public spaces and shall have no detrimental impact on the view from the waterway.

The proposal does not generally change the current landscaping arrangement. The proposed ground extension utilises the existing hard surface area adjacent to the dwelling.

Professionally prepared reports have been submitted in support of this development and generally demonstrate that adequate measure shall be taken to ensure no impacts by coastal hazards or increase the risk of coastal hazards in relation to adjacent lands. All engineering recommendations shall be implemented to ensure no negative visual impacts of the development on Collaroy Beach, Narrabeen Beach and Fisherman's Beach.

1.3 Description of Site

The site is located at 185 Ocean Street, Narrabeen, it is a rectangular-shaped lot located on the eastern side of Ocean Street with an area of 1012 sqm with street frontage/ rear beach boundaries of 15.24 m

There is a two-storey dwelling located on the land with direct frontage to Narrabeen Beach. The surrounding area is characterised by single dwellings and a few multi-unit flat buildings. The existing developments along

The existing dwelling is markedly sited at a substantial street setback providing potential for further development. There are no identified easements on this site, however Part of the site is shown on the Coastline Hazard Map. The development shall be constructed having regard to coastal risk as per the provided engineering reports.

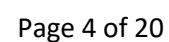
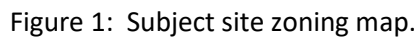


Figure 2: Subject site aerial map.



Lot 5 and adjacent flat buildings Lot 6 (subject land) Lot 7 and 8

Photograph 1: The Subject dwelling (middle) when viewed from the rear yard.



Lot 7 Lot 6 (subject land) Lot 5 and adjacent flat buildings

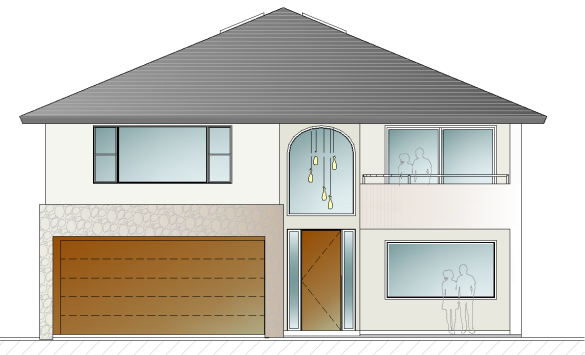
Photograph 2: The Subject Property (middle) when viewed from Ocean Street.



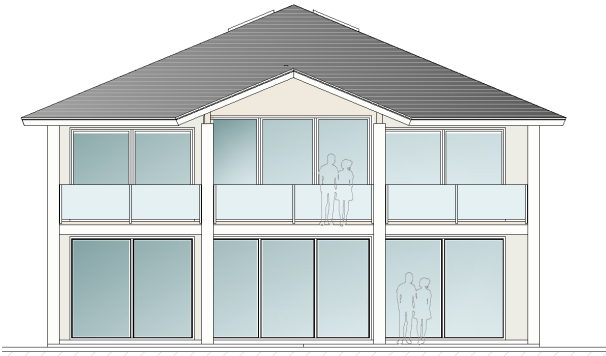
Photograph 3: Existing dwelling front Façade



Photograph 3: Ocean Street streetscape



Proposed Front Façade design



Proposed Rear Façade design

PLANNING CONTROLS

1.4 State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

1.5 State Environmental Planning Policy (Resilience and Hazards) 2021

<i>Relevant clauses:</i>	Compliance and comment
<i>Chapter 2 Coastal Management: Part 2.2 Development controls for coastal management areas</i>	The development complies with the requirements of State Environmental Planning Policy (Resilience and Hazards) 2021 in the following manner
<i>Division 1 Coastal wetlands and littoral rainforests area</i>	The site is not within land identified as “coastal wetlands” or “littoral rainforest” area. The site is not within land identified as “proximity area for coastal wetlands” or “proximity area for littoral rainforest”.
<i>Division 2 Coastal vulnerability area</i>	The site is not within land identified as “coastal vulnerability area”
<i>Division 3 Coastal environment area</i> <i>(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following—</i> <i>(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</i> <i>(b) coastal environmental values and natural coastal processes,</i> <i>(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,</i> <i>(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,</i> <i>(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,</i> <i>(f) Aboriginal cultural heritage, practices and places,</i> <i>(g) the use of the surf zone.</i> <i>(2) Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that—</i> <i>(a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (1), or</i> <i>(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or</i>	The site is within land identified as “coastal environment area”. The proposal is for minor alterations and additions to the existing dwelling and will not have any significant impacts on any of the matters listed. The proposed works are mainly above ground and within the existing footprint of the dwelling and upper floor addition. There will be some minor excavation work in relation to the construction of the pool. Adequate measures shall be implemented to mitigate any risks from erosion and sedimentation. Refer to Geotechnical report.

<i>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</i>	
<i>Division 4 Coastal use area</i> <i>(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority—</i> <i>(a) has considered whether the proposed development is likely to cause an adverse impact on the following—</i> <i>(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,</i> <i>(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,</i> <i>(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,</i> <i>(iv) Aboriginal cultural heritage, practices and places,</i> <i>(v) cultural and built environment heritage, and</i> <i>(b) is satisfied that—</i> <i>(i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or</i> <i>(ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or</i> <i>(iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and</i> <i>(c) has taken into account the surrounding coastal and built environment, and the bulk, and size of proposed development.</i>	The proposed development is an alteration and addition to an existing dwelling. There shall be no changes to access to and along the foreshore, beach for the public. The existing building footprint remains unchanged. No unreasonable overshadowing, loss of views or detrimental impacts on visual amenities are expected because of this proposed development. The bulk, scale and size of the proposed development are generally within expectations for development in the area and conform to applicable controls.
<i>Division 5 General</i> <i>2.12 Development in coastal zone generally—development not to increase risk of coastal hazards</i> <i>Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.</i>	A coastal assessment report has been submitted with the development application. The report demonstrates that such alterations and addition development is unlikely to be impacted by coastal hazards or increase the risk of coastal hazards in relation to any other land. The development (landward) of the zone of wave impact is sited appropriately on the land having regard to the zones of Slope Adjustment and reduced Foundation capacity. The piled foundations shall comply with the requirements of Schedule 13 Development guidelines for Collaroy/Narrabeen Beach and the Geotechnical report.

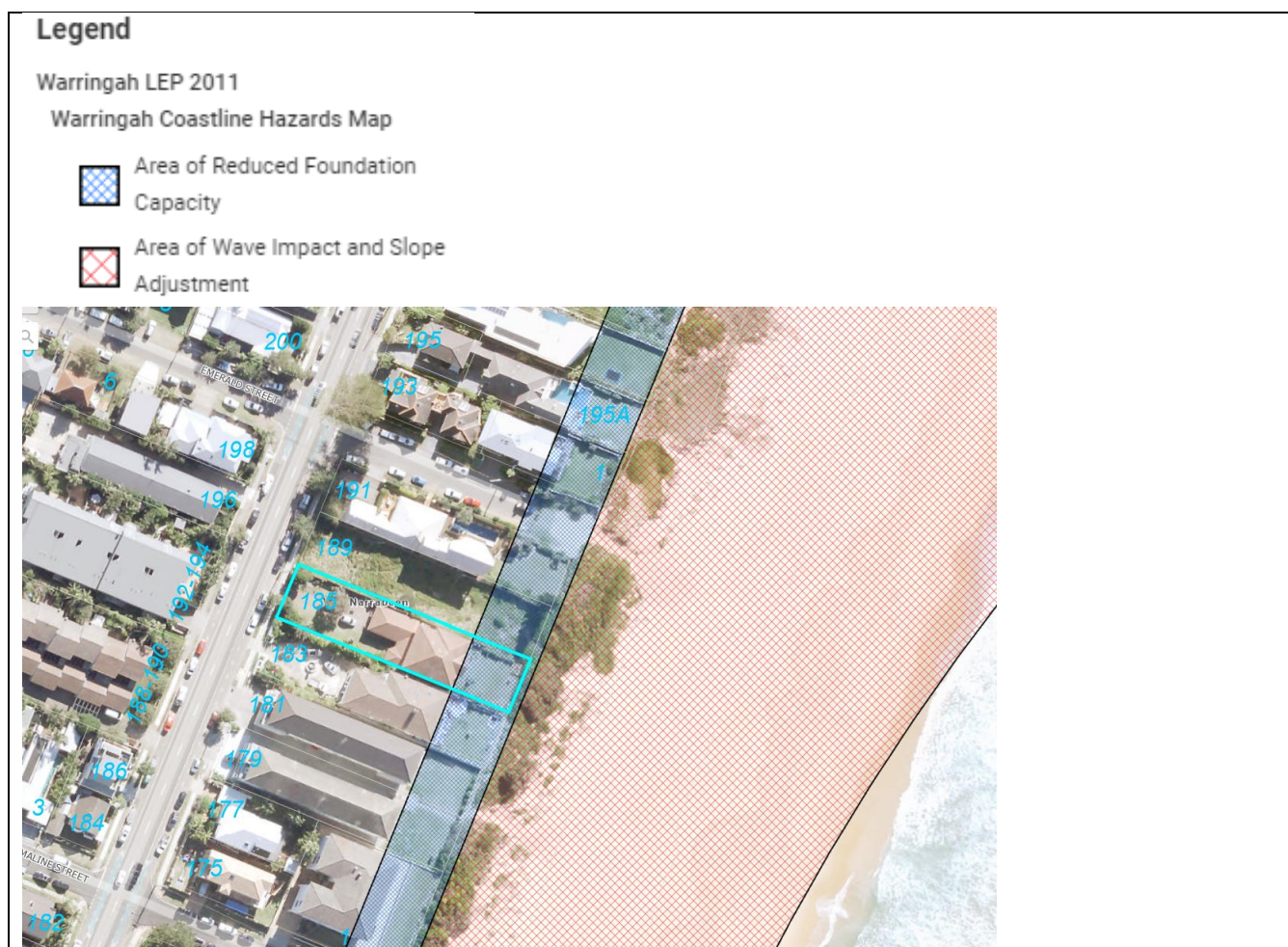
1.6 SEPP (Building Sustainability Index: BASIX) 2004

A BASIX certificate is submitted with the development application. the development shall comply with the commitments indicated in the BASIX certificate.

1.7 Warringah Local Environmental Plan 2011

Relevant clauses:	Compliance and comment
Part 2 Permitted or prohibited development Zone R2 Low Density Residential 1 Objectives of zone • 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. 3 Permitted with consent; Dwelling houses;	The development is for constructing alterations and additions to an existing dwelling house and associated works. It is a permissible land use with development consent. Zone: R2 Low-density residential: Re: Objectives of the zone: As demonstrated in detail in this report: The proposal scope and scale are designed to be consistent with the zone objectives in terms of providing low-impact residential developments while preserving the natural landscaping and locality character. The amenity of adjoining neighbours will be maintained, The development is designed to be sensitive to the site context. It preserves the low-density environment and streetscape character.
Part 4 Principal development standards 4.3 Height of buildings (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.	The proposed building height complies with the Maximum height of the building for this land (8.5 m).
4.4 Floor space ratio (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.	Not applicable
6.1 Acid sulfate soils	The site is identified as being upon land attributed to Classes 4 and 5 Acid Sulfate Soils. Given the depth of excavation (greater than 2m) an Acid Sulfate Soils report is submitted with the development application to ensure that there are no unreasonable impacts and To ensure potential Acid Sulfate Soil is appropriately managed
6.2 Earthworks	The proposal being an alterations and additions has limited excavation works. There will be no

	adverse effect or disruption of drainage patterns, sewer mains or soil stability.
<i>6.4 Development on Sloping Land</i>	The Land is identified as being in Area A of the Warringah Landslip Risk Map: a slope of less than 5 degrees. A geotechnical report is submitted with the development application to investigate the site conditions and recommend suitable practices in relation to impacts on the stability of the existing and neighbouring properties, excavation works and construction methods. Generally, the report outlined that the proposed development shall have negligible impacts.
<i>6.5 Coastline Hazards</i> <i>(1) The objectives of this clause are as follows—</i> <i>(a) to avoid significant adverse impacts from coastal hazards,</i> <i>(b) to enable evacuation of coastal risk areas in an emergency,</i> <i>(c) to ensure uses are compatible with coastal risks,</i> <i>(d) to preserve and protect Collaroy Beach, Narrabeen Beach and Fishermans Beach as national assets for public recreation and amenity.</i> <i>(2) This clause applies to the land shown on the Coastline Hazard Map as—</i> <i>(a) Area of Wave Impact and Slope Adjustment, and</i> <i>(b) Area of Reduced Foundation Capacity.</i> <i>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—</i> <i>(a) will not significantly adversely affect coastal hazards, and</i> <i>(b) will not result in significant detrimental increases in coastal risks to other development or properties, and</i> <i>(c) will not significantly alter coastal hazards to the detriment of the environment, and</i> <i>(d) incorporates appropriate measures to manage risk to life from coastal risks, and</i> <i>(e) avoids or minimises exposure to coastal hazards, and</i> <i>(f) makes provision for relocation, modification or removal of the development to adapt to coastal hazards and NSW sea level rise planning benchmarks.</i>	A portion of the land is identified as Area of Reduced Foundation Capacity. The proposed pool is located adjacent to the identified area. The proposed method of construction will ensure all necessary steps are taken to achieve the objectives of this clause. A coastal assessment report has been submitted with the development application. The report demonstrates that such alterations and addition development is not impacted by coastal hazards or increase the risk of coastal hazards in relation to any other land. The development (landward) of the zone of wave impact is sited appropriately on the land having regard to the zones of Slope Adjustment and reduced Foundation capacity. The piled foundations shall comply with the requirements of Schedule 13 Development guidelines for Collaroy/Narrabeen Beach.



1.8 Development Control Plans:

1.9 Warringah Development Control Plan 2011

RELEVANT CLASUES	RESPONSES AND COMPLIANCE	
A.5 Objectives • To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood • 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	The proposal has been designed to be sensitive to the site context, the surrounding lands, and the scenic and environmental qualities of the area. It preserves the low-density environment and streetscape character while maintaining high amenity to adjacent dwellings in terms of privacy, solar access, and view sharing. The design ensures the dwelling integrates with the streetscape and views from the waterways.	Yes

• <i>To achieve environmentally, economically and socially sustainable development for the community of Warringah</i>	The development is designed to not obscure or break view lines from private or public spaces and shall have no detrimental impact on the view from the waterway. There shall be no changes to access to and along the foreshore beach for the public. The existing building envelope remains unchanged. The height and roof form remains unchanged. No unreasonable overshadowing is expected. The Façade design maintains the existing dwelling appearance. The design integrates all elements including garage, articulation elements and roof form. Continuous eaves are provided as shading elements over windows. The proposed design is consistent with the principles of suburban streetscape design.	
B1 Wall Heights <i>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).</i>	The new and existing wall heights are consistent with the objectives and controls of this clause as shown on the architectural plans.	Yes
B3 Side Boundary Envelope <i>The building envelope is determined by projecting planes at 45 degrees from a height above ground level (existing) at the relevant side boundary height (4m)</i> Objectives • <i>To ensure that development does not become visually dominant by virtue of its height and bulk.</i> • <i>To ensure adequate light, solar access and privacy by providing spatial separation between buildings.</i> • <i>To ensure that development responds to the topography of the site.</i>	The proposed additions are contained within the existing established side boundary envelope and generally conform with the projecting planes as per architectural plans. The first-floor addition above the existing garage to the north will not result in overshadowing since it is facing the north aspect. Additionally, adequate side wall articulation is provided on the north side which minimises any perceived bulk. The addition to the south lies within the established building envelope and will have insignificant changes to the existing shadowing at the southern side. We note the neighbour to the south has one opaque window facing north.	Yes

	The provided spatial separation between buildings ensures adequate light, solar access and privacy between properties. The subject site is located within an area that is characterised by a mix of large 2 storey dwellings and large 3 and 4 storey residential flat buildings. Therefore, the proposal will not visually dominant and achieves this objective.	
B5 Side Boundary Setbacks <i>Objectives</i> • 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.	The proposed side setbacks exceed 0.90 m (the minimum setback from side boundaries) as shown on the map. Additional increased side setbacks exist on the north side. therefore, the development conforms to the objectives and controls of this clause.	Yes
B7 Front Setbacks <i>Objectives</i> • To create a sense of openness. • 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. B9 Rear Boundary Setbacks <i>Objectives</i> • To ensure opportunities for deep soil landscape areas are maintained. • To create a sense of openness in rear yards. • To preserve the amenity of adjacent land, particularly relating to privacy between buildings. • To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements. • To provide opportunities to maintain privacy between dwellings.	The dwelling is well setback from both Ocean Street and the adjoining public reserve to the east (rear). The generous front and rear setbacks ensure adequate landscaping and the development scale and bulk do not form a dominant feature when views from the street and the waterways.	Yes

<i>C2 Traffic</i>	The existing vehicle access is maintained. No proposed changes to available street parking or road reserve.	Yes
<i>C3 Parking Facilities</i>	A minimum of Two off-street parking spaces are maintained and located within the existing garage. The existing garage door is integrated into the façade design and doesn't form a dominant feature. Safe and convenient pedestrian and traffic movement are maintained. Driveway location, manoeuvring space and gradient shall comply with AS2890 and council regulations.	Yes
<i>C4 Stormwater</i>	Stormwater plans are submitted with the development application and prepared by a qualified Hydraulic engineer as per council requirements. the stormwater drainage system must be designed and constructed in accordance with Australian standard AS3500.3:2015 The development shall not result in any significant additional runoff and the existing stormwater system will be sufficient with little impact on the existing stormwater infrastructure.	Yes
<i>C5 Erosion and Sedimentation</i>	Sediment and erosion controls shall be installed in accordance with council requirements To protect the surrounding environment from the effects of sedimentation and erosion from the site.	Yes
<i>C7 Excavation & Landfill</i>	The proposal provides for minimal excavation within the building footprint to provide for the front ground extension foundation and pool at rear. The proposed excavation is located at adequate setbacks from the property boundaries. Further, the proposal will not	Yes

	adversely effect on the integrity of the physical environment or disrupt drainage patterns or sewer mains. There shall be no significant Landfill works associated with this development. Any such works shall comply with relevant regulations.	
<i>C8 Demolition and Construction</i> <i>C9 Waste Management</i>	The demolition and construction works shall comply with the appropriate sections of the Waste Management Guidelines. A Waste Management Plan shall be submitted.	Yes
<i>D1 Landscaped Open Space and Bushland Setting</i> <i>Objectives</i> • <i>To enable planting to maintain and enhance the streetscape.</i> • <i>To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.</i> • <i>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.</i> • <i>To enhance privacy between buildings.</i> • <i>To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.</i> • <i>To provide space for service functions, including clothes drying.</i> • <i>To facilitate water management, including on-site detention and infiltration of stormwater.</i>	The proposal conforms to the 40% landscaped area requirement. The calculation excludes all hard surface and areas of less than a dimension of 2m and minimum soil depth of 1m. The natural landscaping ensures efficient water management and infiltration of stormwater. A landscape plan is submitted with the development application detailing the use of the open spaces including the deep soil planting, soft and hard surfaces, and outdoor recreation areas. The proposal does not generally change the current landscaping arrangement. The proposed ground extension utilises the existing hard surface area adjacent to the dwelling.	Yes
<i>D2 Private Open Space</i> <i>Objectives</i> • <i>To ensure that all residential development is provided with functional, well located areas of private open space.</i> • <i>To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.</i> • <i>To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.</i> • <i>To ensure that private open space receives sufficient solar access and privacy.</i>	The proposal meets the minimum requirements of a total of 60 m2 with minimum dimensions of 5 metres, located at rear and accessed from living spaces. The proposed open space enjoys adequate solar access, and the use of screening ensures privacy for the users as well as the privacy of the adjacent properties.	Yes
<i>D3 Noise</i>	Evidence shall be presented to the certifying authority that the noise from the combined operation of all mechanical equipment shall not exceed the ambient background noise by more than 5dB(A) in accordance with the NSW Industrial Noise Policy at the receiving	Yes

	boundary of residential and other noise sensitive land uses. Noise reduction measures are considered in the proposed design. The location of A/C units and pool pump shall be at an adequate boundary setback. Sound proof enclosure shall ensure compliance with the council regulation.	
<i>D6 Access to Sunlight</i> <i>Objectives</i> • <i>To ensure that reasonable access to sunlight is maintained.</i> • <i>To encourage innovative design solutions to improve the urban environment.</i> • <i>To promote passive solar design and the use of solar energy.</i>	The design and the orientation of windows, external glazing and skylights, have been carefully considered to maximise natural light access to the dwelling. The proposal allows for At least 50% of the private open space of the dwelling and adjacent properties to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21. The design generally conforms to the building envelope and setbacks requirements. There shall be no unreasonable overshadowing as result of the proposed additions as shown on the shadow diagrams submitted with the development application. We note neighbour to the south has heavily vegetation garden on boundary.	Yes
<i>D7 Views</i> <i>Objectives</i> • <i>To allow for the reasonable sharing of views.</i> • <i>To encourage innovative design solutions to improve the urban environment.</i> • <i>To ensure existing canopy trees have priority over views.</i>	The proposed alteration and additions do not impact views. Adequate setbacks/ building separation are preserved ensuring the existing access to views between building are preserved. The proposed first floor addition is sited westwards, utilising the generous road setback. It does not result in an unreasonable bulk and it balances the amenities and view corridors of neighbouring public and private property with the amenity afforded to the new development.	Yes

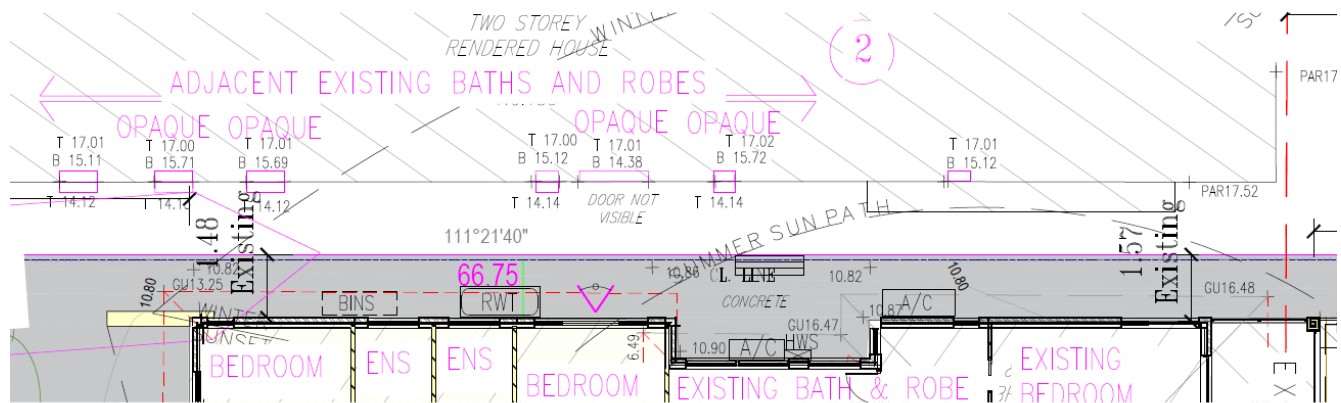
D8 Privacy

Objectives

- 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.

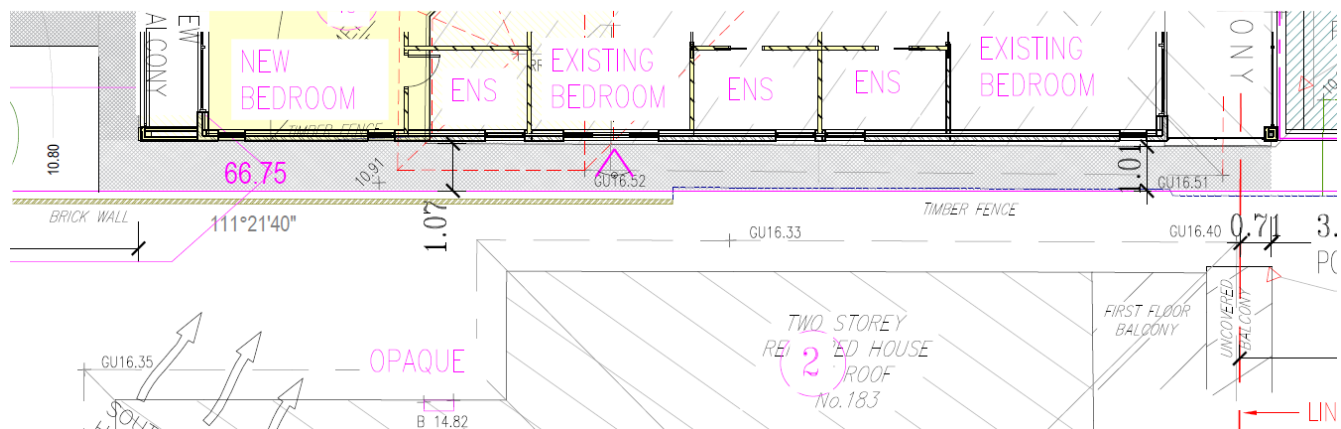
The proposed new / altered window openings are sited to optimise the privacy for the occupants of this dwelling and the adjacent properties. The use of high sill windows to wet areas and offset locations of openings facing the side boundaries ensure no unreasonable overlooking to and from habitable rooms. 1600 mm High Privacy screens are proposed at rear to promote privacy between private open spaces.

Yes



Proposed North facing windows. High sill wet areas windows

Note: North neighbours' opaque windows - generally to wet areas and robes.



Proposed South facing windows. High sill wet areas windows

Note: South neighbours' opaque windows

<i>D9 Building Bulk</i> <i>Objectives</i> • <i>To encourage good design and innovative architecture to improve the urban environment.</i> • <i>To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</i>	The use of the existing building footprint, the generous street setback and hip roof design reduce the visual bulk of the additions. The proposed wall height and roof pitch matches the existing and are generally contained within the controls for building envelope and setbacks. No proposed change to the bulk or height of rear portion of the building (oceanward) ensures no negative visual impacts of the development on Collaroy Beach, Narrabeen Beach and Fisherman's Beach.	Yes
<i>D10 Building Colours and Materials</i> <i>Objectives</i> • <i>To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.</i>	The proposed neutral colours / render treatment of the existing brick is consistent with natural setting the prevailing built environment.	Yes
<i>D16 Swimming Pools and Spa Pools</i> <i>Objectives</i> • <i>To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.</i> • <i>To encourage innovative design solutions to improve the urban environment.</i>	The proposed pool and spa are sited at the rear with direct access from the living and outdoor living area. The small pool size and location are consistent with the surrounding built form. The small pool structure has been designed to mitigate the impact of reduced foundation capacity in accordance with the geotechnical report recommendations. 1.2m high pool glass fence and gate shall be erected to comply with the swimming pools act, AS1926.1-2012. Pool shall be connected to sewer as per council regulation.	YES
<i>D22 Conservation of Energy and Water</i>	A Basix certificate including a DIY thermal assessment have been prepared and submitted. Water and energy conservation measures are implemented. Outdoor clotheslines are provided. The orientation of the building and design of windows, eaves etc have been carefully	

	considered to maximise natural light access and to minimise the use of mechanical heating and cooling. Also, cross ventilation had been considered in the design of openings and the location of openable skylights	
<i>E9 Coastline Hazard</i> <i>Objectives</i> • To minimise the risk of damage from coastal processes and coastline hazards for proposed buildings and works along Collaroy Beach, Narrabeen Beach and Fisherman's Beach. • To ensure that development does not have an adverse impact on the scenic quality of Collaroy, Narrabeen and Fisherman's Beaches. • To ensure that development does not adversely impact on the coastal processes affecting adjacent land. • To retain the area's regional role for public recreation and amenity.	Appropriate setbacks are maintained from Collaroy Beach, Narrabeen Beach and Fisherman's Beach. (no change) A coastal assessment report has been submitted with the development application. The report demonstrates that such alterations and addition development not impacted by coastal hazards or increase the risk of coastal hazards in relation to any other land. The development (landward) of the zone of wave impact is sited appropriately on the land having regard to the zones of Slope Adjustment and reduced Foundation capacity. The piled foundations of the proposed pool structure shall comply with the requirements of Schedule 13 Development guidelines for Collaroy/Narrabeen Beach.	YES
<i>E10 Landslip Risk</i> <i>Applies to Land</i> <i>This control applies to land identified on the Warringah Local Environmental Plan 2011 - Landslip Risk Map as Area A, Area B, Area C, Area D or Area E.</i> <i>Objectives</i> • To ensure development is geotechnically stable. • To ensure good engineering practice. • To ensure there is no adverse impact on existing subsurface flow conditions. • To ensure there is no adverse impact resulting from stormwater discharge.	The Land is identified as being in Area A of the Warringah Landslip Risk Map: a slope of less than 5 degrees. A geotechnical report is submitted with the development application to investigate the site conditions and recommend suitable practices in relation to impacts on the stability of the existing and neighbouring properties, excavation works and construction methods. Generally, the report outlined that the proposed development shall have negligible impacts.	YES

1.10 Conclusion

The proposal has taken into consideration all relevant objectives and controls outlined in the relevant State Environmental Planning Policies, Warringah Local Environmental Plan 2011 and Warringah Development Control plan 2011. The proposal aims to provide the users with a quality building design that responds to their needs. The Development is sensitively designed so that it is sympathetic to the amenities and view corridors of neighbouring public and private property and balances this with the amenity afforded to the new development. Adequate measures have been taken to mitigate the specific environmental risks applicable to this land. Therefore, it is considered that the proposed development is appropriate for the subject land.

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