



FOWLER

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Statement of Environmental Effect

Prepared for
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Table of Contents

INTRODUCTION	3
GENERAL.....	3
SITE ANALYSIS & CONTEXT	3
SITE ANALYSIS.....	3
ENVIRONMENTAL CONSTRAINTS.....	4
PROPOSED DEVELOPMENT	5
ASSESSMENT OF ENVIRONMENTAL IMPACTS	6
STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004	6
STATE ENVIRONMENTAL PLANNING POLICY NO. 55 (RESILIENCE AND HAZARDS) 2021 –	
REMEDICATION OF LAND.....	6
STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021	7
STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021	7
LOCAL ENVIRONMENTAL PLAN.....	7
DEVELOPMENT CONTROL PLAN	9
4.15 EVALUATION	15
(1) MATTERS FOR CONSIDERATION – GENERAL.....	15
CONCLUSION	16

Supporting Documents

Document	Prepared By
Architectural Plans	Fowler Homes
Survey Plan	Aspect Development & Survey
Landscape Plan	Ecodesign
Hydraulic Plan	Engineering Studio
Waste Management Plan	Fowler Homes
Arborist Report	Arboreport™ Vegetation Management Consultants
Traffic Management Plan	Common Sense Management Consultancy
BASIX & NatHERS	Frys Energywise & Building Energy Consultants

Introduction

General

This Statement of Environmental Effects ('SEE') has been prepared by Fowler Homes for the owner of the property. This Statement is to accompany a development application to the Northern Beaches Council, seeking development consent for a construction of a new double storey dwelling at 27 Arnhem Road, Allambie Heights – Lot2 DP 229133.

The Statement of Environmental Effects has been prepared and considered the provisions in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act).

The purpose of the SEE is to provide a detailed description of the proposed development and its context. Specifically, to assess the proposal against the applicable planning controls and assess the potential environmental impacts measures.

The proposal is permissible with consent and is consistent with the zoning requirements, the proposed development is generally compliant with The Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011. The proposal responds appropriately to the character and streetscape of the immediate neighbourhood and results in no unreasonable impacts to its surroundings.

The development seeks an architectural appearance and forms that respond to the surrounding context and is in the public interest.

Site Analysis & Context

Site Analysis

The subject site is legally known as Lot 2, DP 229133. The subject site is located within Frenchs Forest Ward, located north of Manly, east of Wakehurst Parkway, south of Warringah Road and west of Pittwater Road.

The site is slightly an irregular rectangular shape. The site has a total area of approximately 562.7m², consisting of a frontage of 15.24m and rear boundary of 11.715m in length, north side boundary of 37.98m, south side boundary of 18.29m and 23.15m.

Based on the Survey Plan provided, the site is relatively sloped, where the highest RL of the site being approximately RL 136.2m and lowest point of the site being approximately RL 132.2m. A detailed Survey by a Registered Surveyor outlining boundary lengths and RL's has been submitted with the DA application.

The site currently contains an existing single storey dwelling



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Figure 1. 27 Arnhem Road, Allambie Heights NSW 2100
Source: Six Maps



Figure 2. 27 Arnhem Road, Allambie Heights NSW 2100

Source: Fowler Homes

Environmental Constraints

Outstanding biodiversity value

No.

Item of environmental heritage

No.

Flood related development controls

No.

Bush fire prone land

No.

Mine subsidence

No.

Biodiversity certified land

No.

Western Sydney Aerotropolis

No.

Proposed Development

This development proposal seeks consent for the construction of the new double storey dwelling.

The new dwelling house proposed on Lot 2 will contain:

Ground Floor:

Double garage, workshop, guest suite with ensuite and robe, living, home office, family, dining, kitchen, butlers pantry, powder room, walk in linen, laundry, grand outdoor retreat and patio.

First Floor:

Master suite, his and hers walk in robe, ensuite, 3 bedrooms with robe, 1 bedroom with walk in robe, bathroom, wc, leisure, walk in linen and balcony.

The proposed development will require the existing development be demolished to allow for the construction of the new dwelling. Demolition by Owner.

Assessment of Environmental Impacts

In accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act) the proposal has been made in conjunction with the relevant planning instruments are as follows:

State Environmental Planning Policy (Building Sustainability Index: Basix)

SEPP (Basix) aims to ensure consistent assessment of sustainable residential development.

A BASIX certificate has been prepared and submitted with the development application. The certificate confirms that the proposed development will meet the NSW government's requirements for sustainability consistent with the aim of the SEPP (BASIX).

State Environmental Planning Policy No. 55 (Resilience and Hazards) 2021 – Remediation of Land

SEPP (Resilience and Hazards) 2021 applies to all land and aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Under Chapter 4 of SEPP (Resilience and Hazards) it requires the consent authority to consider if the land is contaminated, it is satisfied that the land is suitable for in its contaminated state for the purpose for which the development is proposed to be carried out.

The site is as follows:

- (a) the land to which the certificate relates is not significantly contaminated land within the meaning of that Act
- (b) the land to which the certificate relates is not subject to a management order within the meaning of that Act
- (c) the land to which the certificate relates is not the subject of an approved voluntary management proposal within the meaning of that Act
- (d) the land to which the certificate relates is not subject to an ongoing maintenance order within the meaning of that Act

(e) the land to which the certificate relates is not the subject of a site audit statement

State Environmental Planning Policy (Housing) 2021

SEPP (Housing) applies to the state to ensure new housing development provides residents with a reasonable level of amenity and minimising adverse climate and environmental impacts of new housing developments.

The proposed plan is consistent with the relevant clauses which applies to the land and proposed development.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

SEPP (Biodiversity and Conservation) aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity on non-rural areas of the State through the preservation of trees and other vegetation.

It is not permitted for clearing or the removal of vegetation or trees in a non-rural area of the State which 'Part 2.3 Land to which Chapter applies' without the authority conferred by a permit granted by the council.

However, if the proposed development requires the removal of trees or other vegetation. The obligation of the applicant that will clear the trees or vegetation will comply with before or after the clearing is carried out.

An arborist report and architectural plan has been prepared and submitted with the development applicant.

Warringah Local Environmental Plan 2011

The site is subject to the provisions of Warringah Local Environmental Plan 2011. The proposed development is consistent with the controls relevant to the land under the LEP, as outlined below.

Clause 2.1 – Zoning of land to which Plan applies

The subject site is zoned as R2 Low Density Residential.



Figure 3. 27 Arnhem Road Allambie Heights 2100

Source: Planning Portal

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.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

The proposed development on this site is listed as a permissible use within the R2 Low Density Residential. Therefore, the proposal of a new two storey dwelling is permissible on site with development consent.

Clause	Standard	Compliance
4.3 Height of buildings	8.5m	8.256m Complies.



4.4 Floor Space Ratio (FSR)	N/A	
5.10 Heritage Conservation	N/A	
5.11 Bush fire hazard reduction	N/A	
5.21 Flood planning	N/A	

Warringah Development Control Plan 2011

The proposed development generally complies with the planning controls set out in the DCP. It is considered the development responds well to its surroundings and streetscape characteristics detailed in the development control plan.

In the case, where a development control has not been met or achieved, an argument has been provided to demonstrate the proposal still achieves a satisfactory level of compliance and no adverse impacts on surrounding context.

A summary of the proposed development against the DCP is detailed in the table below:

Controls	Assessment	Compliance
Part B Built Form Controls		
B1 Wall Heights	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).	7.198m Complies.
B2 Number of Storeys	N/A	2 storeys.
B3 Side Boundary Envelope	1. 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: <ul style="list-style-type: none">• 4 metres <i>Note: For all land zoned R2 or E4, or land zoned RU4 with frontage to "The Greenway", Duffy's Forest: Fascias, gutters, downpipes, eaves (up to 0.675 metres from the boundary), masonry chimneys, flues, pipes or</i>	The proposed design and height is within the building envelope as demonstrated on the elevation plan. Complies.



	<i>other services infrastructure may encroach beyond the side boundary envelope. Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control.</i>	
B4 Site Coverage	Maximum 60%	33.63% Complies.
B5 Side Boundary Setbacks	Minimum 0.9m	Side A: GF – 950mm, FF – 2479mm Side B: GF – 1000mm, FF – 1840mm Complies.
B7 Front Boundary Setbacks	Minimum 6.5m Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways	7.532m
B9 Rear Boundary Setbacks	Minimum 6m	9.808m
Part C Siting Factors		
C2 Traffic, Access and Safety	<p>To minimise:</p> <ul style="list-style-type: none"> 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. <p>1. The following design principles shall be met:</p> <ul style="list-style-type: none"> • 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.; 	<p>The selected width and size of garage door is less than 40% of the building width, use of columns, and mixture of cladding and render has been selected to minimise the garage door from dominating the front street.</p> <p>No laneway to rear on affected lot. The development proposal is a residential dwelling, therefore carparking underground for apartment buildings</p>



	<ul style="list-style-type: none"> • Laneways are to be used to provide rear access to carparking areas where possible; • Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments; • 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. 	<p>and other large scale developments does not apply.</p> <p>Driveway parking will not obscure the view of the streets from the windows.</p> <p>The garage opening will not exceed 6m, proposed 4810mm.</p> <p>Complies.</p>
C7 Excavation and Landfill	<ol style="list-style-type: none"> 1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation. 2. Excavation and landfill works must not result in any adverse impact on adjoining land. 3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work. 4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment. 5. Rehabilitation and revegetation techniques shall be applied to the fill. 6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties. 	<p>Proposed: Excavation/cut: 929mm Fill: 400mm</p> <p>Due to the slope of the site, the development proposal provided a split to the house as it is approximately 1.6m RL. The split will help minimise adverse impact to the visual and natural environment of the site. All excavation/cut to be retained within the site with retaining wall, as shown on site and elevation plans. Proposed drop edge beam to retain soil and sediment within the building development.</p> <p>Therefore, the proposed cut and fill will not have any adverse impact on the</p>



		land and surrounding properties.
C8 Demolition and Construction	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	A waste management plan has been provided and submitted with the application. Builder to follow the waste management plan specified by Council and the DCP, during the construction of the two storey dwelling. Complies.
C9 Waste Management	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	A waste management plan has been provided and submitted with the application. Builder to follow the waste management plan specified by Council and the DCP, during the construction of the two storey dwelling. Complies.
Part D Design		
D1 Landscaped Open Space and Bushland Setting	Minimum 40%	40.97% Complies.
D2 Private Open Space	A total of 60m ² with minimum dimensions of 5 metres	POS: 191.74m ² PPOS:
D6 Access to Sunlight	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 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.	The site is west to south orientation. 1. the development will not have any adverse overshadowing to an public open space. 2. more than 50% of the private open space will receive more than 3hours of sunlight between 9am and 3pm on June 21.



D7 Views	1. Development shall provide for the reasonable sharing of views.	The development proposal will partially impact the existing view corridor of the adjoining rear property (No.7 Sunlea Place), based on a merit assessment.
D8 Privacy	<p>Requirements</p> <p>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p> <p>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p> <p>3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.</p> <p>5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment.</p>	<p>The development proposal has carefully considered privacy of adjoining dwelling when designing the two storey dwelling. Proposed habitable room windows sill height, 1.557m located to the side of the dwelling to prevent from overlooking into the adjoining dwelling windows and private open space.</p> <p>Complies.</p>
D9 Building Bulk	<p>1. Side and rear setbacks are to be progressively increased as wall height increases.</p> <p>2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p> <p>3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised,</p>	Side and rear setbacks complies and increased as wall height increases. The building footprint has been designed to minimise long continuous walls by varying building setbacks. This will positively increase



	<p>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:</p> <p>The amount of fill is not to exceed one metre in depth.</p> <p>Fill is not to spread beyond the footprint of the building.</p> <p>Excavation of the landform is to be minimised.</p> <p>4. Building height and scale needs to relate to topography and site conditions.</p> <p>5. Orientate development to address the street.</p> <p>6. Use colour, materials and surface treatment to reduce building bulk.</p> <p>7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.</p> <p>8. Articulate walls to reduce building mass.</p>	<p>visual of the street frontage and the neighbouring. Fill will be contained within the building foot print with drop edge beam and retaining walls for excavation proposed.</p> <p>Proposed building height complies with Warringah LEP, the development proposal has been carefully designed to reduce visual bulk and compliment the street frontage.</p> <p>Complies.</p>
D10 Building Colours and Materials	<p>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.</p> <p>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.</p> <p>3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</p>	<p>An external colour selection schedule has been submitted with Architectural plan. External colour selection has been selected to use appropriate colours and materials to compliment the streetscape of the area.</p> <p>Please refer to the external colour selection.</p> <p>Complies.</p>
D11 Roofs	<ul style="list-style-type: none"> To encourage innovative design solutions to improve the urban environment. 	<p>Proposed colorbond roof. Which compliments the</p>



	<ul style="list-style-type: none">• Roofs are to be designed to complement the local skyline.• Roofs are to be designed to conceal plant and equipment.	overall façade design and does not affect the visual of the streetscape. Therefore, development proposal achieves the objectives for Roofs.												
E10 Landslip Risk	<p>i) For land identified as being in Area A: Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/ engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.</p> <p>Exception:</p> <table><tr><td>1.0</td><td>LANDSLIP RISK CLASS (circle Landslip Risk Class in which site is located)</td></tr><tr><td>A</td><td>A Geotechnical report not normally required.</td></tr><tr><td>B</td><td>B Preliminary assessment of site conditions required to determine whether a geotechnical report is required.</td></tr><tr><td>C</td><td>C Geotechnical report required.</td></tr><tr><td>D</td><td>D Preliminary assessment of site conditions required to determine whether a geotechnical report required.</td></tr><tr><td>E</td><td>E Geotechnical report required.</td></tr></table>	1.0	LANDSLIP RISK CLASS (circle Landslip Risk Class in which site is located)	A	A Geotechnical report not normally required.	B	B Preliminary assessment of site conditions required to determine whether a geotechnical report is required.	C	C Geotechnical report required.	D	D Preliminary assessment of site conditions required to determine whether a geotechnical report required.	E	E Geotechnical report required.	<p>The lot is identified as Area (flanking slopes A <5).</p> <p>Subject to Council decision if preliminary assessment of site condition is required or not.</p>
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E	E Geotechnical report required.													

4.15 Evaluation

(1) Matters for consideration – general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application.

(a) The provisions of

- Any environmental planning instrument, and
- Any development control plan, and
- Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

- iv. The regulations (to the extent that they prescribe matters for the purposes of this paragraph

The proposed two storey dwelling have shown compliance with the clauses in Canterbury Bankstown Local Environmental Plan 2023.

- The development is within low density residential zone, therefore it is permitted for a double storey dwelling house.
- The proposed development has been designed not be over the FSR allowed, the development have been shown to be suitable to the character of the street and site. Therefore, achieving the balance between the landscaping a built form in residential area
- The proposed development complies with the maximum building height and minimises any overshadowing of adjoining dwellings.

The proposed development complies with Canterbury Bankstown clauses as per the table above for residential dwellings.

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

The development in summary will have minimal impacts on both the natural and built environment, as the cut and fill will be retained within the boundaries so it does not affect the neighbouring boundaries. Stormwater run offs will be contained and disposed of according to Council's requirements.

The social and economic impacts in the locality is considered to be minor and acceptable by council. The proposal will provide and enhance the character of the area, therefore, should gain Council's support.

(c) The suitability of the site for the development,

The site is deemed suitable for the development of a double storey residential dwelling as per the low density residential zone permit with compliance with the LEP clause and DCP controls.

(d) Any submission made in accordance with this Act or the regulations,

The development will be subject to Council's Notification Policy.

(e) The public interest.

The proposed development generally serves the public interest without adverse impact on Arnhem Road locality and the built character of Northern Beaches.

Conclusion

The Statement of Environmental Effects (SEE) considers the requirements and requests of the Council. The development proposal of a new two storey dwelling has been designed against the

relevant controls in Warringah LEP 2011 & Warringah DCP 2011. This is considered to be appropriate for the subject site for the following reasons:

- The development proposal has been designed to comply with building height and minimised visual bulk.
- The development proposal will not have any adverse impact on the natural environment and adjoining neighbours as cut and fill will be retained with drop edge beams and retaining walls. This will prevent soil and sediment from reaching adjoining neighbouring
- The development proposal will not cause overshadowing to adjoining neighbouring, allowing more than 3 hours of sunlight to adjoining neighbouring private open space. The proposed dwelling will receive more than 3 hours of sunlight between 9am to 3pm on the 21st of June.

The impact of the proposed development has been assessed under the provisions of Section 4.15 of the EP&A Act and that the proposal achieves the objectives and is found to be satisfactory.

The assessment of this site is therefore considered to be satisfactory, as it has achieved minimal environmental, social, and economic impacts on the surroundings. The development proposal is considered to be in the public interest and worthy of Council's support.