

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

FOR

CONSTRUCTION OF A HARDWOOD TIMBER DECKING, SWIMMING POOL,  
MASONRY WALL WITH ASSOCIATED HARD AND SOFT LANDSCAPING

AT

**19 STODDART PLACE, DEE WHY NSW 2092**

PREPARED FOR

**MR & MRS S & A TREVITT**

October 2099

BY

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## 1.0 Introduction

This document has been prepared to form part of a Development Application the for proposed development at No. 19 Stoddart Pl ,Dee Why NSW 2099

This Statement of Environmental Effects has been prepared by Grant Clement Landscape Architect on behalf of the owners Mr S & Mrs A Trevitt to accompany and support documentation dated Oct 2019 for submission to Northern Beaches Council as a Development Application for the construction of a hardwood timber decking, swimming pool, masonry wall with associated hard and soft landscaping at No. 19 Stoddart Pl, Dee Why NSW 2099.

The documentation accompanying this Statement includes:

- *Site Analysis \_DA 100*
- *Site Plan \_ DA 101*
- *Planting plan \_DA 102*
- *Detail Landscape Plan \_DA 103 , 104*
- *Elevations \_DA 105*
- *Pool Plans DA 106*
- *Erosion and sediment Control Plan \_DA 107*
- *Notification Plan*
- *Survey Plan \_dwg No. 20775 by Bee & Lethbridge.*
- *Waste management Plan – Construction.*
- *Statement of Environmental Effects.*

This Statement shall explain how the proposal has addressed the relevant controls & objectives contained in the following documents:

- *Warringah's Local Environmental Plan [LEP] 2011x*
- *Warringah's Development Control Plan [DCP] 2011*

This Development Application aims to provide the subject property with a suitable design solution that shall generally meet the relevant numerical controls and the objectives stated within Northern Beaches Council's LEP and the DCP and, where the numerical controls and objectives differ from that required provides reasons for that transgression. The proposed development shall better utilize the existing site conditions to significantly improve the functionality and accessibility of the private opens spaces and shall greatly enhance the amenity of residents whilst preserving the amenity of the adjoining properties and maintaining the existing streetscape character.

This Statement of Environmental Effects shall clearly and comprehensively address all relevant planning instruments to demonstrate the compliance of the proposal with the relevant numerical controls and objectives as well as justify the suitability of the proposed development for the existing site conditions and the surrounding environment.

## 2.0 Site Description

The subject property, that is No.19 Stoddart Pl, Dee Why NSW 2099, Lot 3 in DP 205924 is situated on the western side of Stoddart Pl, in the local governing authority of Northern Beaches Council.

### 2.1 Subject Property

#### **19 Stoddart Pl, Dee Why NSW 2099.**

The subject property is typical in shape for the area. The western boundary measures 16.76 meters, the northern boundary measures 29.04 meters, the eastern boundary measures 28.53 meters and the southern boundary measures 30.1 metres. The total site area is 556.7m<sup>2</sup>

Currently existing on the site is a well-maintained single-storey clad dwelling with a Tiled and F.C sheet roof positioned towards the center and southern boundary of the lot, including a single garage. Private open spaces: include a lineal garden area to the north side and large rear garden to the west of the dwelling. Access around the house is provided by existing hard and soft landscape made up of a variety of materials.

The natural topography of the property overall slopes downward from the western boundary to the eastern boundary the main house & garage are split in level with the garage lying lower than the main house,

Existing vehicular access to the site after council's crossover is via a concrete strip driveway. The driveway provides access directly into the existing garage and provision for off-street parking.

### 2.2 Neighbouring Properties

No. 17 Stoddart Pl is positioned on the southern boundary of the subject site a one and two storey dwelling timber with F.C sheet and metal roof. There is an existing masonry fence located on the front boundary.

To the north of the subject site the neighboring property sits no.55 Lynwood Ave. The existing dwelling is made of brick and render with a tiled roof, vehicular access is off Lynwood Ave, Stoddart Pl is the secondary frontage to this property.

## 3.0 Assessment of Relevant Controls and Policies

The following planning instruments, controls and policies are relevant to the proposed development:

- *Warringah Local Environmental Control (LEP) Plan 2011*
- *Warringah Development Control Plan (DCP) 2011*

### 3.1 Warringah – Local Environmental Plan 2011

The subject property is identified on the Land Application Map of Warringah Local Environmental Plan 2011 and therefore the Warringah Local Environmental Plan applies to the land.

#### 3.1.1 Land Zoning

The subject property is identified on Warringah Local Environmental Plan 2011 Land Zoning Map as being zone R2–Low Density Residential.

The proposed development **IS** permissible in this land zoning.

#### 3.1.2 Floor Space Ratio

The subject property is identified on Warringah Local Environmental Plan 2011 Floor Space Ratio Map as having a maximum permissible Floor Space Ratio of **0.45:1**.

The proposed development does **NOT** propose to alter the existing Floor Space Ratio.

#### 3.1.3 Height of Buildings

The subject property is identified on Warringah Local Environmental Plan 2011 Height of Buildings Map as having a maximum permissible building height of 8.5 metres.

The proposed development does **NOT** exceed the maximum building height.

#### 3.1.4 Heritage

The subject property is **NOT** identified on Warringah Local Environmental Plan 2011 Heritage Map.

#### 3.1.5 Acid Sulfate Soils

The subject property is **NOT** identified on Warringah Local Environmental Plan 2011 Acid Sulfate Soils Map.

#### 3.1.6 Coastline Hazard .

The subject property is **NOT** identified on Warringah Local Environmental Plan 2011 Coastline Hazard Map.

### 3.1.7 Landslip Risk .

The subject property is identified on Landslip Hazard map of Warringah Local Environmental Plan 2011 as Area A - Slope < 5°

The proposed development **IS** permissible with no risk.

### 3.1.8 Bushfire Hazard Zone.

The subject property is **NOT** identified on Manly Local Environmental Plan 2013 In a Bushfire Hazard Zone

## 3.2 Warringah - Development Control Plan 2011

### 3.2.1 B9 Rear Boundary Setback

#### Requirements

1. Development is to maintain a minimum setback to rear boundaries.
2. The rear setback area is to be landscaped and free of any above or below ground structures.
3. On land zoned R3 Medium Density where there is a 6m rear boundary setback, above and below ground structures and private open space, including basement carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear building setback.
4. The rear building setback for land zoned IN2 Light Industrial at Tepko Road that adjoins land zoned R2 Low Density Residential is not to be used for industrial purposes or vehicle access.
5. The rear building setback for land zoned IN2 Light Industrial in the vicinity of Campbell Parade, Manly Vale is not to be used for industrial purposes or vehicle access.

#### Exceptions

##### Land Zoned R2 and Land Zoned RU4 with frontage to The Greenway

On land zoned R2 Low Density Residential, and land zoned RU4 Rural Small Holdings that has frontage to "The Greenway", Duffy's Forest, where the minimum rear building setback is 6 metres, exempt development, swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, provided that the objectives of this provision are met.

The proposed swimming pool and poolside paving will be bordered by screen planting along the property boundary. The hedge will act as a privacy screen and increase foliage density of the existing plant material on the adjoining property boundary line, this will assist with acoustic privacy. The proposed screen planting complies with the objectives set out within this control.

### 3.2.2 D1 Landscape Open Space and Bushland setting

#### Requirements

1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:
  - a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;
  - b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;
  - c) Landscaped open space must be at ground level (finished); and
  - d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.
2. Where land is shown on DCP Map Landscaped Open Space and Bushland Setting as "Bushland Setting", a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural bushland or landscaped with locally indigenous species.
3. In Cottage Point the relationship of the locality with the surrounding National Park and Cowan Creek waterway will be given top priority by enhancing the spread of indigenous tree canopy and protecting the natural landscape including rock outcrops and remnant bushland.

The Landscaped open space and bushland setting map indicates the subject property is required to maintain a minimum 40%. The Proposal is compliant with this numeric control and maintains 44% Landscape open space including surface water of swimming pool of (21 m<sup>2</sup>)

### 3.2.3 D2 Private open Space

#### Requirements

1. Residential development is to include private open space for each dwelling.
2. The minimum area and dimensions of private open space are as follows:

DWELLING Type	Area and Minimum Dimensions per dwelling
Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m <sup>2</sup> with minimum dimensions of 3 metres
Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m <sup>2</sup> with minimum dimensions of 5 metres
Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m <sup>2</sup> with minimum dimensions of 2.5 metres

3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.
4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.

5. Private open space shall not be located in the primary front building setback.
6. Private open space is to be located to maximise solar access.

The proposal is compliant with the requirement for private open space therefore council should support this proposal

### 3.2.1 D8 Privacy

#### **Requirements**

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 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.

A combination of screen Planting and built form shall provide both visual and acoustic privacy for the residents and neighbouring properties of this proposal.

### 3.2.2 D13 Front Fences and Front Walls

#### **Requirements**

1. Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.
2. Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence.
3. Fences located within the front building setback area are to complement the existing streetscape character.
4. Fences are to be constructed to allow casual surveillance, except where there is excessive noise.
5. Gates are not to encroach over the property boundary when opening or closing.
6. Fences should complement the architectural period of the building.

The proposed front masonry wall is comparable to that of neighboring properties and compliments the existing streetscape character. The fence shall compliment the existing architectural character and provide acoustic and visual privacy from the intersection of Stoddart PI and Lynwood Ave. The proposed wall shall be articulated both horizontally and vertically with a mix of native groundcover and shrubs to soften the masonry component.

### 3.2.3 D16 Swimming Pools

#### **Requirements**

1. Pools are not to be located in the front building setback.
2. Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.
3. Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.

The proposed swimming pool complies with this numeric control.

### 3.2.4 D22 Conservation of Water and Energy

#### **Requirements**

1. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.
2. Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties.
3. Buildings are to be designed to minimize energy and water consumption.
4. Landscape design is to assist in the conservation of energy and water.
5. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.
6. All development must comply with Council's Water Management Policy.



The proposed awning at the rear of the existing dwelling has been designed to provide relief from the western summer afternoon sun. This shall reduce the need for cooling by mechanical means and reduce energy consumption in the summer months. The landscape Planting design shall be made up from a plethora of indigenous low water use plants.

### **3.2.1 E1 Preservation of Trees and Bushland Vegetation**

The proposal retains all existing trees and foliage with the exception of one Frangipani in the rear garden which shall be transplanted. The palms at the front setback of the site shall be retained there will be some excavation works within close proximity to these trees. It is noted these palms are included on the exempt species list. A decision if these palms need to be removed will be determined at the time of construction.

## **4.0 Conclusion**

This proposal should be supported and approved by Northern Beaches Council.

All proposed work shall be undertaken to the highest standards utilizing high quality material and finishes and comply with Australian building codes. All planting shall consist of a contemporary native plant species both locally indigenous plants and those naturally occurring outside the ecological plant community.

The proposed works comply with the relevant controls and objectives set out in Warringah LEP and DCP. The site and the surrounding environment, as well as Council's Planning Controls have been carefully considered to provide a design that is sympathetic to the site conditions, the existing development and the neighboring properties. The proposal shall significantly improve the amenity of the subject property whilst preserving and enhancing the streetscape amenity of the neighboring properties and the surrounding environment.