

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT
PROPOSED CONSTRUCTION OF A SECONDARY DWELLING

PROPERTY
5 NORMANDY ROAD, ALLAMBIE HEIGHTS

CLIENT
ANGELA HARTL

JOB NO 21-97

DATED 14 December 2021

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The logo for RK DESIGNS is located in the bottom right corner. It consists of a solid yellow square. Inside the square, the letters "RK" are written in a large, white, bold, sans-serif font. Below "RK", the word "DESIGNS" is written in a smaller, white, bold, sans-serif font.

RK
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1.0 INTRODUCTION

The purpose of this submission is to enlighten Council on some of the thoughts behind the design development of the proposed new secondary dwelling the proprietors wish to construct on the property at 5 Normandy Road, Allambie Heights

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.

This presentation also outlines the design mechanisms implemented to ensure that the impact of the proposal on the adjoining amenity is lessened.

As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2.0 THE SITE AND EXISTING BUILDING

The property is located on Normandy Road Lot 2358 within Deposited Plan 752038. The block of land is approximately 1057 sqm in site area, Lot 235B, faces north east on Normandy Road. The site has a minor fall towards the north east (front) boundary. The property is zoned R2 Low Density Residential under the Warringah Local Environmental Plan 2014.

A single storey dwelling, an attached garage and inground pool exist on the property. There is also a vehicle crossing on the north east boundary and a driveway which runs along the north west boundary that leads into the garage.



Image 1: 5 Normandy Road, Allambie Heights

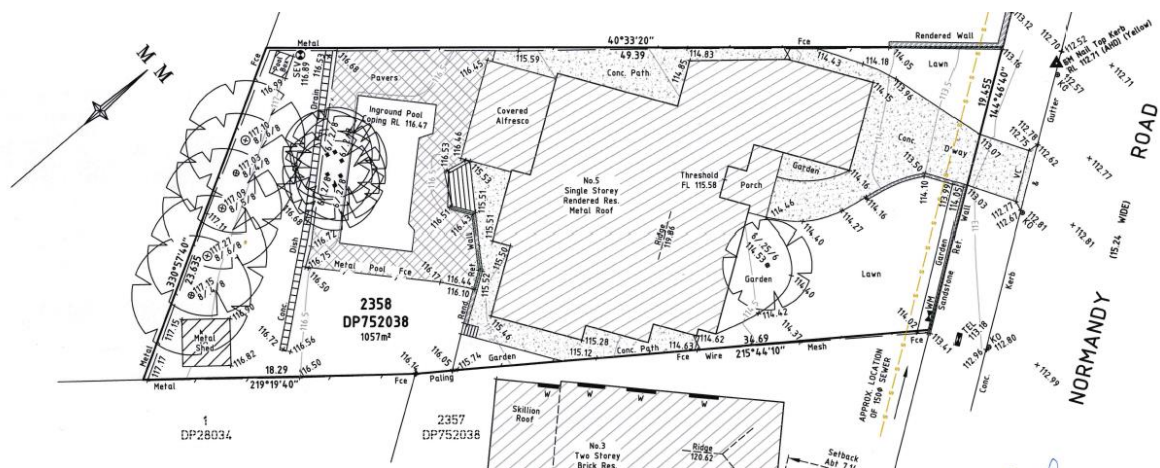


Image 2: Survey Plan

3.0 EXISTING STREETScape

To the immediate north west of the subject property, at 7 Normandy Road, Allambie Heights a single storey dwelling exists.



Image 3: 7 Normandy Road, Allambie Heights

To the immediate south east of the subject property at 3 Normandy Road, is a two-storey tile roof dwelling and at 7 Darmour Avenue, one storey dwelling exists.



Image 4: 3 Normandy Road, Allambie Heights



Image 5: 7 Darmour Avenue, Allambie Heights.

To the immediate south west of the subject property at 160 and 162 Allambie Road is a two-storey tile roof dwelling and at 7 Darmour Avenue, two- storey dwellings exist.



Image 6: 160 and 162 Allambie Road, Allambie Heights

Across the road of the subject property, at 4 and 6 Normandy Road, there are single storey dwellings.



Image 7: 4 and 6 Normandy Road, Allambie Heights

The remainder of Normandy Street is an amalgamation of one and two- storey dwellings in a wide range of architectural styles, character, materials, finishes, bulk and scale.

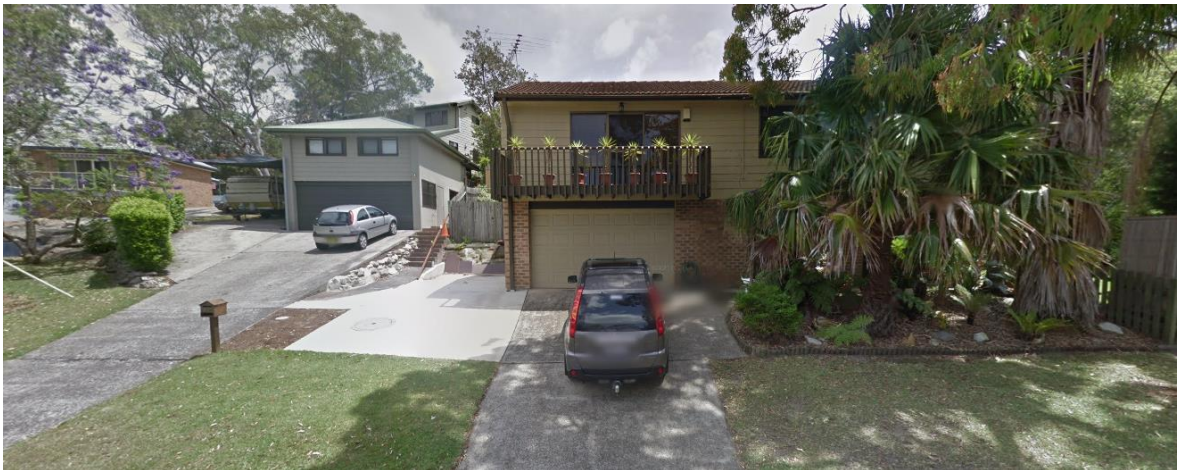


Image 8: Streetscape of Normandy Road



Image 9: Streetscape of Normandy Road

4.0 THE PROPOSAL

Object:

The proprietors of 5 Normandy Road, instructed RK Designs to propose a secondary dwelling that will cater for and compliment the needs and lifestyle of two families. We are of the opinion that this was adequately carried out in our proposal presently before Council.

Privacy:

There is a separated open space between the primary and secondary dwelling where the family can enjoy outdoor activities individually. The living area and the decking is designed and positioned not facing the main house, creating the private, light and open space for the family.

As a result, the secondary dwelling is provided with functional, well-located area of private open space, accessible from the living area retaining adequate private open space for the principal dwelling.

Privacy issue is also resolved through the positioning of openings. Openings of the proposed secondary dwelling do not overlook to existing openings of surrounding buildings. Therefore, there will be no adverse impact on the privacy to the Proprietors and any adjoining properties as the secondary dwelling is placed with reasonable setbacks to achieve high privacy and tranquillity of residents.

** These details also address how privacy is kept for Section 5.7.*

Amenity

To increase the amenity, habitable areas including living, kitchen and dining have openings facing north east. These openings allow the space to achieve sufficient penetration of daylight and cross ventilation into the building. The simple open plan of the secondary dwelling generates a compact yet pleasant space for uses. This coupled with the high raked ceiling in the living area that creates a very spacious and healthy space. Also, openings towards rear garden will open out onto covered alfresco areas. This will enable both visual and physical interaction between indoor and outdoor living and entertaining.

Context consideration:

The form and finishes of the proposed secondary dwelling also reflect the surrounding characteristics of the existing streetscape. It has adopted the architectural style of a single skillion roof with a similar colour tone of the surroundings. Furthermore, the addition of a secondary dwelling will also satisfy the need for

5.0 COMPLIANCE WITH THE WARRINGAH DCP AND WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The requirements of the Northern Beaches Council, Warringah Local Environmental Plan 2011 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

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.

2) Permitted without consent

Home-based child care; Home occupations

3) Permitted with consent

Bed and breakfast accommodation; Boarding houses; 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

Therefore, the development is permissible with consent.

5.1 LANDSLIDE RISK LAND

The requirements of the Northern Beaches Council, the Warringah Local Environmental Plan 2011 and the subject proposal's compliance with the Local Control Plan are outlined as follows:

The site is within Area A, on Council's Geotechnical Hazard Map. A Geotechnical report is not normally required particularly when there is no excavation occurring within the proposed development.

5.2 BUSHFIRE PRONE LAND

The requirements of the Northern Beaches Council, the Warringah Local Environmental Plan 2011 and the subject proposal's compliance with the Local Control Plan are outlined as follows:

The site is within Bushfire prone land (buffer 100m and 30m), on Council's Bushfire map. A Bushfire Risk Assessment has been prepared by Bushfire Planning Service dated 13 September 2021.

The proposal will be carried out in accordance with the recommendations of this report.

5.3 BUILDING HEIGHT

The requirements of the Northern Beaches Council, the Warringah Local Environmental Plan and the subject proposal's compliance with the Local Control Plan are outlined as follows.

Allowed height - 8.50 metres to the highest point of the roof.

Proposed height - 4.1 metres maximum to the highest point of the roof.

The proposed building is one storey in height with a 6-degree pitched roof. Therefore, the proposal complies with the requirements of the Development Control Plan.

5.4 FLOOR SPACE

Clause 5.4 (9): The requirements of the Northern Beaches Council, the Warringah Local Environmental Plan 2011 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows:

Control:

If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:

- (a) 60 square metres,
- (b) 11% of the total floor area of the principal dwelling.

Comment:

Existing floor area of the principal dwelling = 295.3 sqm

11% of the total floor area of the principal dwelling = 32.4 sqm

Proposed floor area = 45 sqm

Therefore, the proposal complies with the requirements. Refer to the Area Calculation Sheet.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011

5.5 WALL HEIGHT

B1 The requirements of the Northern Beaches Council of the Warringah Development Control Plan 2011 and the subject proposal's compliance with the Development Control Plan are outlined as follows:

Objectives:

- 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.
- 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.

Control:

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).

Comment:

Walls are not exceeding 7.2m high as the proposed secondary dwelling is a single storey structure with a height of 4.1m to the heights point of the roof.

Therefore, the proposal complies with the requirements of the Development Control Plan.

5.6 SIDE BOUNDARY ENVELOPE

B3 The requirements of the Northern Beaches Council, of the Warringah Development Control Plan 2011 and the subject proposal's compliance with the Development Control Plan are outlined as follows.

Objectives

- 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.

Requirements

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.

Comment:

The proposed building is one storey in height with a 6-degree single skillion roof and it is within the allowable 45 degrees' envelope.

The development will comply with the building envelope control relative to the north west and south east side boundaries, as the proposed secondary dwelling is set a significant distance from the side boundaries.

Therefore, the proposal complies with the requirements of the Development Control Plan.

5.7 BUILDING SETBACKS

B5, B7 and B9 The requirements of the Northern Beaches Council of the Warringah Development Control Plan 2011 and the subject proposal's compliance with the Development Control Plan are outlined as follows.

Required setbacks

Primary Front	- 6.5 metres
Side	- 0.9 metres
Rear	- 6.0 metres

Proposed setbacks

Primary Front	- 43.8 metres
Primary Side	- 2.9 metres
Secondary Side	- 4.1 metres
Rear	- 1 metres

Therefore, the proposal does not comply with the requirements of the Development Control Plan. Refer to section 5.8 for rear setback variation.

5.8 VARIATION OF REAR SETBACK

The requirements of Northern Beaches Council, Warringah Development Control Plan 2011, compliance with the Development Control Plan are as follows.

Objectives

- 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 varied proposal ensures opportunities for deep soil landscape to be maintained. The varied proposal also preserves the amenity of adjacent land and privacy between buildings by positioning of openings. The varied proposal is towards the rear of the property and a small scaled secondary dwelling. Therefore, the varied proposal does not affect visual continuity and pattern of buildings, rear gardens and landscape elements.

The majority of the building conforms to the council requirements. However, there is a non-compliance to the south western rear setback. 1m rear setback is proposed. The proposed development will be consistent with the objectives of the zone and of the development standards that are being varied.

Therefore, we ask that the Council takes into consideration the existing site and its surroundings. The subject site adjoins to 160-162 Allambie Road, Allambie heights from the rear.



Image 10: Aerial view of 5 Normandy Road and the surrounding properties.

There is an existing pool at the rear of the subject property. Establishing a complying rear setback for the secondary dwelling is unreasonable in the circumstance, as it would result in an inadequate secondary dwelling located too close to the pool fence.

Also, having a compliance rear setback will split the open space at the back into two smaller areas with less solar access. Thus, the relevant objectives of the standards would not be achieved or would be thwarted by a complying development.

In terms of the privacy and the openings, the openings that are facing the main house are all at 1.7 sill height and the large portion of these windows is fixed and cannot be opened. Therefore, the privacy issue is preserved between the existing dwelling and the proposed secondary dwelling.

In regards to the adjacent properties, as shown on the aerial map, 162 Allambie Road is set a significant distance from the rear boundary approximately 20m Refer to image 11. Besides, the existing dwelling has a number of bamboo plants that obscure the view from their private open space (the alfresco area) to the rear of their boundary. Refer to image 12

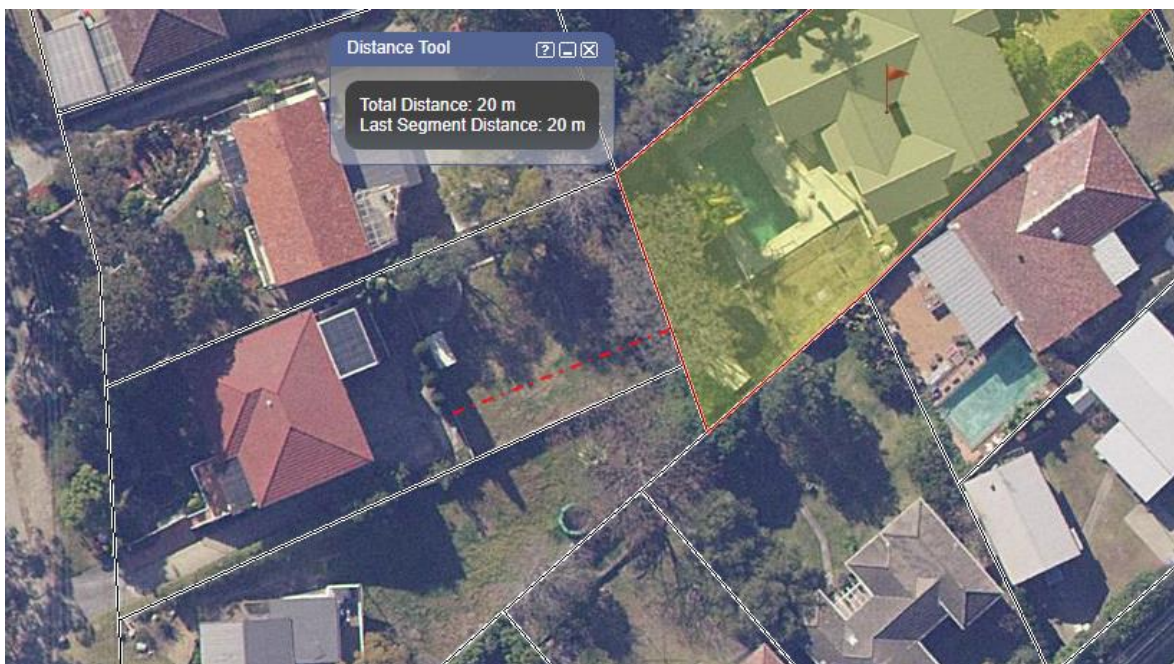


Image 11: Aerial view shows the approximate distance between 162 Allambie Road and its rear boundary that is adjacent to the subject property.

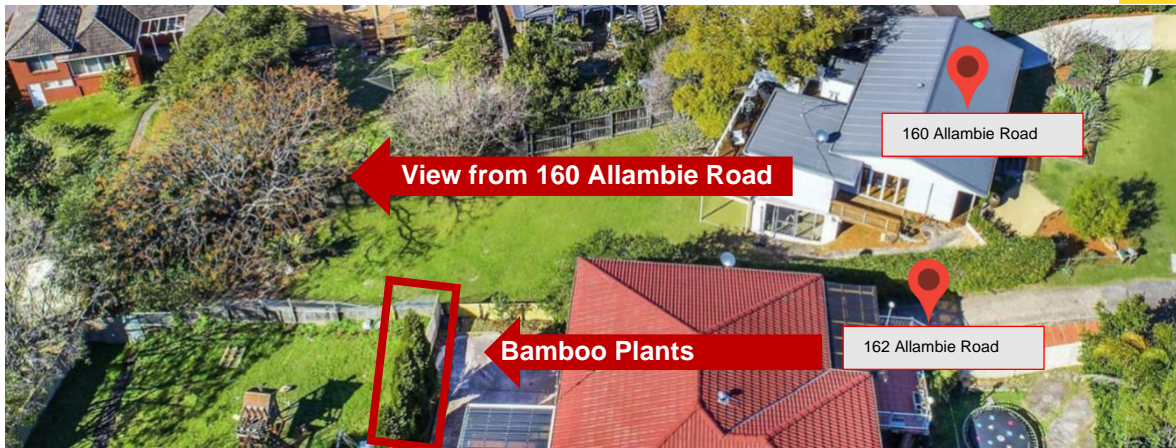


Image 12: Aerial view shows the views from 160 and 162 Allambie Road.

Besides, there is only a small portion that is shared between 160 Allambie Road and the subject property and that portion is not facing the proposed secondary dwelling because there is an existing shed located there. Secondly, the view is already obscured by a number of trees as shown in the image below



Image 13: Site photo demonstrates the back yard of 160 Allambie Road.

Therefore, the varied proposal ensures the amenity and the privacy between buildings are maintained.

In the context of the topography, since the site is quite flat, there are no adverse amenity impacts such as overshadowing or view loss associated with the proposed variation to the rear setback.

The overall scale of the building will remain as the single-storey development. Thus, there are no effects of shadowing, bulk or scale or adverse effects on the local environment.

In this instance, given that the proposed structure will not adversely impact the amenity of the neighbouring properties and are considered to achieve the objectives of the control, the proposed breach of the rear setback is considered to be reasonable.

We therefore request that Council support the variation to the rear setback controls on the basis that there are sufficient environmental planning grounds to justify the variation.

5.9 LANDSCAPED AREA

D1 The requirements of the Northern Beaches Council of the Warringah Development Control Plan 2011 and the subject proposal's compliance with the Development Control Plan are outlined as follows.

SITE AREA = 1057 sqm

LANDSCAPED AREA

Required Landscaping = 40 % of Site Area = 422.8 sqm
(Minimum landscape dimension not less than 2m)

Proposed Landscaped area = 263.6 sqm

Proposed Landscaped area as % of Site Area = 25%.

Therefore, the proposal does not comply with the requirements of the Development Control Plan. Refer to section 5.10 for landscaped area variation.

5.10 VARIATION OF LANDSCAPED AREA

The requirements of Northern Beaches Council, Warringah Development Control Plan 2011, compliance with the Development Control Plan are as follows.

Objectives:

- 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.

The varied proposal maintains the streetscape. The varied proposal will enable the establishment of low-lying shrubs. The privacy between building is maintained. With the varied proposal, there is still space for service functions, outdoor recreational opportunities for the occupants and also to facilitate water management.

Existing landscaping on site does not demonstrate any unreasonable impacts on residential amenity, quality of POS, or on the character of the site when viewed from the street. Nevertheless, existing landscaped area is 263.6 sqm and so numerically non-compliant with the landscaping control (deficit of 263 sqm or 25% of site). Existing landscaped area and existing building footprint (to be largely retained) are therefore significant constraints in provision of a compliant landscaped area.

The bulk and scale of the built form is minimised as one- storey secondary dwelling is proposed. There is a reasonable level of amenity and solar access to the secondary dwelling and the principal dwelling. Vegetation is retained and enhanced to visually reduce the built form. The development does not affect conservation of natural vegetation and biodiversity Stormwater runoff is to the minimal. There is no excavation that helps to reduce soil erosion and siltation of natural drainage channels.

Landscaping as proposed on site will be sufficient to provide for residential amenity of both on site residents and those of neighbouring developments, allowing suitable vegetative screening and privacy to/from the site, for suitably landscaped and functional POS areas, and to provide a high level of visual

amenity and to break up the built form in a manner compatible with the locality, when the dwelling is viewed from the streetscape.

The shortfall in landscaped area proposed therefore addresses the needs of the residential dwelling and the locality, and is therefore considered a numerical non-compliance only. No trees or landscaping on adjacent lots or within the road reserve will be impacted by the proposal. However, there are trees on the subject lot that will be removed due to its proximity to the proposed structure. The consent for removing the trees is determined by council as per the attached letter within the application (dated 12 October 2021). The other trees that are behind the pool area are palm trees (exempt species as per Northern Beaches council's guideline) as shown below.

As a result, the landscape component of the proposal is therefore supported.

We therefore request that Council support the variation to minimum landscaped area controls on the basis that there are sufficient environmental planning grounds to justify the variation and the proposal is consistent with the objectives of the zone and also with the objectives of landscaping controls as discussed above.

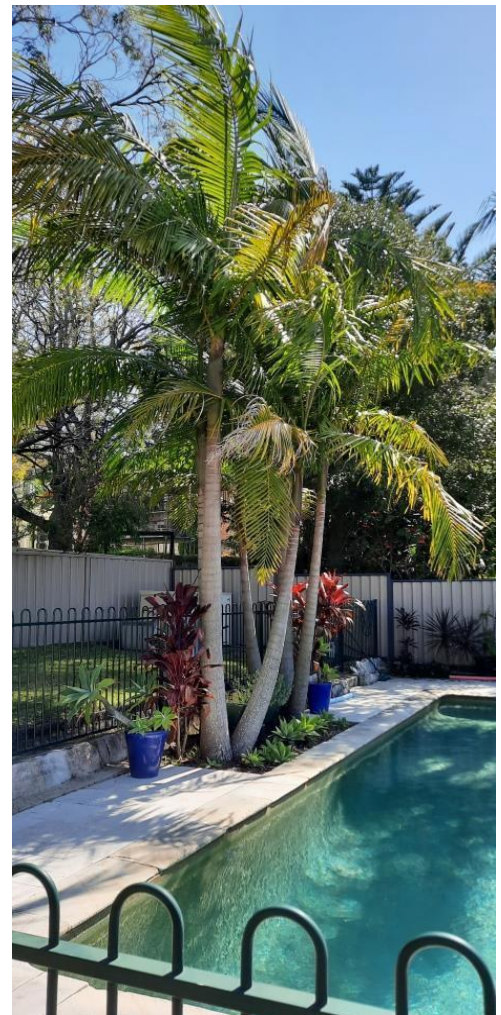


Image 14: Palm trees

5.11 PRIVACY

D8 The requirements of the Northern Beaches Council, of the Warringah Development Control Plan 2011 and the subject proposal's compliance with the Development Control Plan are outlined as follows.

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.

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. The windows of one dwelling are to be located so they do not provide direct or close views (i.e., from less than 9 metres away) into the windows of other dwellings.
4. 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.

Comment:

Refer the privacy issues addressed in Section 4.0 The Proposal of this Statement of Environmental Effects and to section 5.8 the rear setback variation.

5.12 BUILDING BULK

D9 The requirements of the Northern Beaches Council, of the Warringah Development Control Plan 2011 and the subject proposal's compliance with the Development Control Plan are outlined as follows.

Objectives

- 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.

Requirements

- Side and rear setbacks are to be progressively increased as wall height increases.
- Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.
- 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.
- Building height and scale needs to relate to topography and site conditions.
- Orientate development to address the street.
- Use colour, materials and surface treatment to reduce building bulk.
- Landscape plantings are to be provided to reduce the visual bulk of new building and works.
- Articulate walls to reduce building mass.

Comment:

The proposed secondary dwelling will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the development provides generous boundary setbacks, contributing to spatial separation and openness between dwellings.

Therefore, the proposal complies with the Development Control Plans

5.13 BUILDING COLOURS AND MATERIALS

The requirements of the Northern Beaches Council, part D10 of the Warringah Development Control Plan 2011 and the subject proposal's compliance with the Development Control Plan are outlined as follows.

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 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.
1. The proposed facades, inclusive of their finishes and the architectural character of the building are in keeping with the streetscapes and the area in general.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the finishes schedule.

6.0 OTHER REQUIREMENTS

The proposal presently before Council has also addressed other requirements such as energy efficiency and sustainability, site/waste management, soil, water and waste management, site analysis and context, streetscape, materials and finishes, erosion and sediment control, drainage, landscaping and the like in this development application.

As a result, the proposal complies with the Development Control Plan requirements for all of these items.

7.0 CONCLUSION

We, therefore, present before Council, a proposal that combines Council codes and regulations and the principles of these codes and regulations with our client's requirements and, at the same time, is in context with its surroundings.

We would appreciate Council reviewing all of the matters and providing the proprietors with feedback that will enable them to proceed with the preparation of the Development Application submission to the Council.

We await your positive reply on this proposal and, in anticipation of your assistance, we wish to thank you on behalf of the proprietors for your efforts.

Should you require any further information, please do not hesitate to contact our office.

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