



Corona Projects

Development Application
STATEMENT OF ENVIRONMENTAL EFFECTS

Construction of double garage and covered patio with associated landscaping

28 Woodbine Street, North Balgowlah

August 2019

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PROJECT DETAILS

Client: Mr Van Bardzhamian
Subject land: 28 Woodbine Street, North Balgowlah, NSW 2093
Lot Description: 200/DP11497
Proposed development: Construction of double garage and covered patio with associated landscaping

The report is prepared by Joseph Chan
Bachelor of Planning Student

The report is reviewed by Emma Rogerson
Bachelor of Architecture and Environments (USYD)

Project Code: J000280

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Joseph Chan	03/06/2019	J. Chan
Checked by	Emma Rogerson	06/06/2019	Emma Rogerson
Approved for issue by	Emma Rogerson	06/06/2019	Emma Rogerson

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Mr Van Bardzhamian to accompany a Development Application (DA) to Northern Beaches Council (Council) for the construction of double garage and covered patio with associated landscaping at 28 Woodbine Street, North Balgowlah, NSW 2093.

More specifically, the proposed development comprises the conversion of an existing single carport to a double garage, construction of a covered patio connecting the main structure and the proposed garage and the conversion of the deck and south-east concreted area to soft landscaping.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Site Plans	Corona Projects	August 2019
Notification Plans	Corona Projects	June 2019
Survey	Total Surveying Land and Property Surveyors	18 July 2019
Geotech Report	White Geotechnical Group	21 June 2019
Arboricultural Impact Assessment	Bluegum Tree Care and Consultancy	August 2019

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 28 Woodbine Street, North Balgowlah and is legally described Lot 200 in Deposited Plan 11497. The site is located on the northern side of Woodbine Street, between Kalauli Street and Tottenham Street.



Figure 1 – Site locality map (Google Maps)



Figure 2 – Aerial map (SIX Maps)

The site is a corner lot that is rectangular in shape with a total area of 463 square metres by survey, with a 9.62 metre street frontage to Woodbine Street. The western side boundary measures 35.095 metres and the eastern side boundary measures 38.025 metres. The rear boundary measures 12.55 metres. The site falls from the rear towards the street by approximately 1.36 metres.

The site currently contains a two-storey rendered house with a tile roof at the front of the site. The front and rear of the site is landscaped with shrubs, specifically a grassy lawn at the front and a leafy garden at the rear. Vehicular access is available from Kalauli Street.

The land is zoned R2 - Low Density Residential under the provisions of Warringah Local Environmental Plan 2011 (WLEP 2011). The site is not located within a heritage conservation area. The site adjoins a heritage item at King Street—Manly Dam (I84).



Figure 3 – Subject site as viewed from Kalauli Street. (Corona Projects, May 2019)



Figure 4 – Existing carport at the rear of the site (Corona Projects, May 2019)



Figure 5 – Primary dwelling as viewed from the rear of the site (Corona Projects, May 2019)



Figure 6 – Existing deck at the rear of the site (Corona Projects, May 2019)



Figure 7 – Existing deck at the rear of the site (Corona Projects, May 2019)



Figure 8 – Existing carport as seen from Kalau Street. (Corona Projects, May 2019)

2.2 The Locality

The site is located within the local residential area of North Balgowlah. The locality comprises of residential buildings with heights typically of one to three storeys along leafy streets that slope along the hills. The site adjoins a one storey brick cottage to the east at 26 Woodbine Street. The site adjoins a two-storey rendered house to the north at 1 Kalau Street.

2.4 Development History

A search on Council's DA Tracker returned the following results for development applications associated with the site:

- DA2000/4595 – DA for Alteration & Additions – Approved
- DA2006/0622 – DA for upper storey addition – Approved
- PCA2008/1294 – PCA for upper storey addition
- BC2011/0081 – Building Certificate – Approved on 20/09/2011
- BC2011/0150 – Building Certificate – Approved on 21/06/2012

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the construction of a double garage and covered patio with associated landscaping.

More specifically, the proposed development comprises the construction of single carport to double garage, construction of a covered patio with two skylights connecting the main structure and the proposed garage, the conversion of the deck and south-east concrete area to soft landscaping, construction of concrete deck in front of the main structure and installation of a rainwater tank.

Please refer to plans prepared by Corona Projects for more detail.

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

The primary statutory document that relates to the subject site and the proposed development is Warringah Local Environmental Plan 2011. The primary non-statutory plan relating to the subject site and the proposed development is Warringah Development Control Plan 2011.

4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

4.1.2 Warringah Local Environmental Plan 2011

The development complies with the provisions of Warringah Local Environmental Plan 2011 (WLEP 2011).

Zoning and permissibility

The site is located in zone R2 - Low Density Residential.

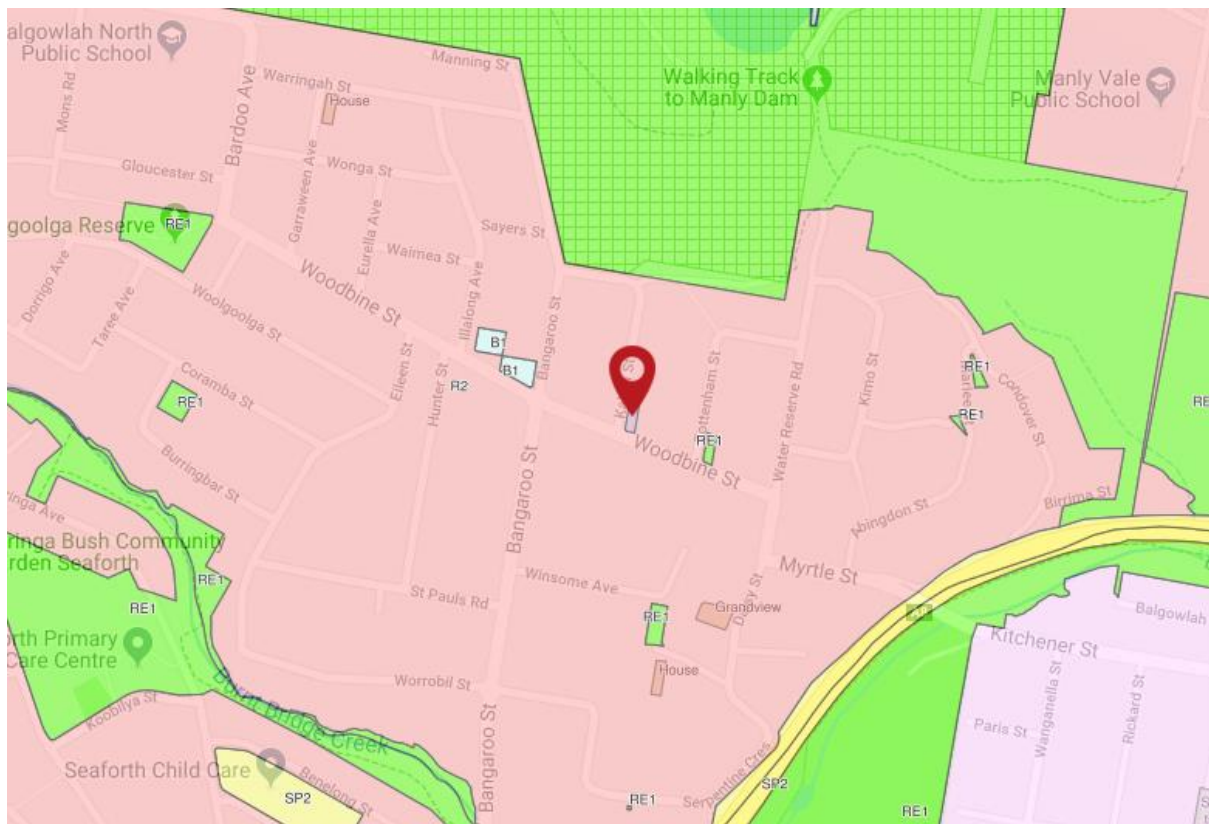


Figure 9 – Land Zoning Map (NSW Planning Portal)

The development is identified to be ancillary and alterations and additions to a *dwelling house*, which is permitted with consent in the R2 – Low Density Residential Zone.

The objectives of the zone are:

- 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.

The proposed garage will provide better quality and higher capacity parking for the residents of the dwelling, and the proposed covered patio will enhance the amenity and usability of the site.

The proposed works are keeping with the existing precedent of double garages within the surrounding area of North Balgowlah, and the established landscaping pattern of patios and gardens.

Clause 6.4 Development on sloping land

The Landslip Risk Map stipulates the site as Area B – Flanking Slopes 5 to 25. The proposed development does not involve any major building or excavation work. The development will not impact the stability of the land.

4.1.3 Warringah Development Control Plan 2011

The development achieves a high level of compliance with the provisions of Warringah Development Control Plan 2011.

Control	Comment	Compliance
PART C – SITING FACTORS		
C3 Parking facilities		
1	<p><u>The following design principles shall be met:</u></p> <ul style="list-style-type: none"> - 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>The garage is located at the secondary street. It has a width of 5.95m.</p> <p>Yes</p>
PART D - DESIGN		
D1 Landscaped Open Space and Bushland Setting		
1.	The required minimum area of landscaped open space is 40% according to the DCP Map Landscaped Open Space and Bushland Setting	<p>The proposed area of landscaped open space is 166.8m², or 36%. The proposal will convert part of the timber deck and concrete area behind garage to turfed area, thus result in a net increase of turfed area.</p> <p>Acceptable on merit</p>
1a	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	<p>The non-compliance arose from the control 1a which reinstates any open space with a dimension of less than 2 metres are excluded from the calculation. Therefore, garden to the western boundary is not included in the calculation. Area underneath the proposed patio is also excluded from the calculation as stipulated in Control 1a. Nonetheless, the proposal is able to satisfy the objectives of Part D1.</p> <p>The proposal will preserve the existing soft landscaped area. Underneath the patio will remain as turf. The concrete area to the north-eastern side of the site will be converted to turf to increase the pervious area size. The proposed increase in turfed area is able to provide outdoor recreational space to meet the day to day needs of occupants.</p> <p>Majority of the site will be covered by grass including the area underneath the proposed deck.</p>

Control	Comment	Compliance
	<p>The proposal does not remove any trees. The proposal will not negatively influence the growth natural vegetation. Instead, the area is of a high standard. It is aggregated into two main sections and provides sufficient space for vegetation to grow. Vegetation in garden bed is seamlessly integrated to the vegetation on council footpath.</p> <p>The site preserves large amount of natural vegetation, the non-compliance is raised due to DCP controls. The above has justified the non-compliance and therefore the development is considered acceptable.</p>	

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a minor scale and nature, and does not present unreasonable environmental, social and economic impacts.

Impacts on Natural and Built Environment

The primary purpose for the development proposal is to improve the amenity of the property and provides additional privacy protection to the private open space. The proposal is able to provide covered access from the proposed garage to the dwelling house. The development will have nominal adverse impact to the streetscape of Kalau Street. The garage extension and covered patio is considered acceptable in bulk and scale. The proposal does not engender any negative social or economic outputs.

Privacy

The proposed pergola is designed to protect the occupant's privacy. The site is situated at the corner of Woodbine Street and Kalau Street, with the privacy open space facing Kalau Street. The site falls from Kalau Street (north-west) to south-eastern boundary. This means the view to the private open space of No. 28 is currently unobscured. Vehicles and pedestrians passing by the site can directly look into the space. The construction of the pergola is proposed to protect the amenity of the private open space by separating the open space from the street.



Figure 10 – View of the No 28 private open space from Kalauli Street (Corona Projects 2019)

Landscaping

The development only involves minor building works which does not impact the stability of the land. The proposed garage is built on existing height. The proposed development does not change the sloping or soil composition of the site. The arborist report certified that the proposed driveway location will have no impact to the tree roots.

Solar access

The proposed covered patio contains two skylights which provides adequate sunlight to the open space. The patio does not cover the whole open space thus does not overshadow the remaining space or adjoining properties.

Bulk and Streetscape

The revised development has removed the previous proposed lattice as privacy screen. Instead, the proposed patio will introduce climbing plants as a natural screening. The plants will be able to minimise the patio's bulk impact, provide positive contribution to the streetscape and adequate screening to the private open space of No. 28. The proposed garage will adopt a similar material, colour and finishes to the dwelling house to create a strong rhythm and consistency with the dwelling.



Figure 11 – Concept of proposed climbing plants as natural screening

4.3 Suitability of the Site

The subject site is considered suitable in size and scale to accommodate the extension of garage and construction of covered patio, conversion of existing deck and south-east concrete area to soft landscaping. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R2 – Low Density Residential zone.

4.4 The Public Interest

The proposal is not considered to be against the public interest due to its nominal adverse impact on the streetscape, and nominal negative environmental impacts.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the extension of garage and construction of covered patio, conversion of existing deck and north-east concrete area to soft landscaping at 28 Woodbine Street, North Balgowlah. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 28 Woodbine Street, North Balgowlah as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.