



yours locally

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STATEMENT OF ENVIRONMENTAL EFFECTS

SITE:	Lot 2 DP 29792 40 Wellman Road Forestville, NSW 2087
APPLICANT:	Metricon Homes PO Box 7510 Norwest NSW 2153
PROPOSAL:	Construction of a new two storey dwelling.

INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the construction of a new two storey dwelling containing four (4) bedrooms, upper leisure room, study/guest, living, and family/dining rooms along with an attached garage and outdoor room.

The site is rectangular in shape, with a frontage to Wellman Road of 18.29m, depth of 45.415m, and a total land area of 830m². The site has a moderate to steep fall to the rear north-eastern corner, with drainage to be directed to an approved system as per the Hydraulic Details.

The site currently contains a dwelling to be demolished via separate application to Council. A number of trees are required to be removed in order to appropriately site the proposed dwelling via a separate application to Council, with additional planting and vegetation to be provided post construction.

The neighbourhood generally consists of a mix of residential buildings of one and two storey construction as anticipated within an existing residential area.

The following sections of this statement address the likely impact of the proposal on the environment.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

(a)(i) Relevant environmental planning instruments

Warringah Local Environmental Plan 2011

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Warringah Local Environmental Plan 2011.

The proposed development is defined as a “dwelling house”, “**dwelling house**” meaning “a building containing only one dwelling.”

The construction of a ‘dwelling house’ is permissible in the identified zone, subject to development consent.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone are as follows:

- *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 development is for a low-density residential development, being compatible with the existing and future character of the locality. The dwelling is designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site. The proposed dwelling is considered to meet the relevant objectives of the R2 zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m ridge height.	8.475m	Yes

Clause 4.6 Exceptions to Development Standards

The proposed development does not contravene the development standards.

Clause 5.10 Heritage Conservation

Site is not located in a conservation area and does not contain a heritage item. No heritage items are noted with in direct proximity to the site.

Clause 5.11 Bush fire hazard reduction

The subject site is identified to be bushfire prone land as per Councils 10.7 Certificate. The design of the residence has been undertaken to incorporate the provisions of Australian Standards. Please refer to attached Bushfire Hazard Analysis Report.

Clause 6.1 Acid Sulfate Soils

The subject property is not identified as being affected by Acid Sulphate Soils.

Clause 6.3 Flood planning

The subject site has not been identified as flood prone land on Councils 10.7 Certificate.

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Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the objectives of all the relevant development standards relating to dwelling houses as contained within WLEP 2011.

(a)(ii) Relevant draft environmental planning instruments

Sydney Regional Environmental Plan (Sydney Harbour Catchment)

The main objective of this plan is to protect, enhance and maintain the catchments, foreshores, waterways and islands of Sydney Harbour. Given the location of the subject site and the low-density nature of the development, the proposed dwelling is not expected to have any detrimental impact on the objectives of SREP – Sydney Harbour Catchment.

(a)(iii) Relevant development control plans

Warringah Development Control Plan 2011

PART B BUILT FORM CONTROLS

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<i>B1 – Wall heights</i> Max. wall height 7.2m existing ground to upper ceiling.	5.54m max. wall height.	Yes
<i>B2 - Number of Storeys</i> Max. no. storeys shown on DCP No. Storeys map.	Two Storey.	Yes
<i>B3 - Side Boundary Envelope</i> Side boundary envelope 45° & 4m or 5m from existing ground (refer DCP Map) – 4m Encroachment of the fascia, gutters, and eaves permitted.	The proposed dwelling has a minor section of wall that protrudes outside the building envelope to the rear of the dwelling. The gutters and eaves of this section are permitted to encroach, however a minor variation is requested to the wall. Appropriate setbacks to the dwelling have been maintained and will	Minor variation requested

	<p>ensure the bulk and scale of the dwelling when viewed from the adjoining properties is not excessive and will maintain the spatial character of the area as well. Due to the orientation of the site, with north to the rear, access to sunlight will not be detrimentally impacted upon as a as a result of the encroachment. The encroachments of the building envelope will not have a significant impact upon the shadows cast and compliance with building envelope would not have a significant benefit. The encroachments will not be noticeable from the street and will not have any impact upon the streetscape. The proposed design can satisfy the objectives of the clause and the non-compliance is considered reasonable in the circumstances. It is requested that the variation be supported in this instance.</p>	
<p><i>B4 - Site Coverage</i> Site coverage as per Site Coverage Map</p>	N/A	N/A
<p><i>B5 – Side Boundary Setbacks</i> As per DCP Side Boundary Setbacks map: - 0.9m.</p>	Min. 1m to dwelling.	Yes
<p><i>B6 - Merit Assessment of Side Boundary Setbacks</i> for sites shown on map.</p>	N/A	N/A
<p><i>B7 – Front Boundary Setbacks</i> As per DCP Front Boundary Setbacks map: - 6.5m.</p> <p>Corner allotments in R2 and R3 Zones: Where the min. front setback is 6.5m on both frontages the secondary street setback can be reduced to 3.5m</p>	<p>8.641m to porch provided.</p> <p>N/A</p>	<p>Yes</p> <p>N/A</p>
<p><i>B8 - Merit Assessment of Front Boundary Setback</i> for sites shown on map.</p>	N/A	N/A

<i>B9 - Rear Boundary Setbacks</i> As per DCP Rear Boundary Setbacks map: - 6m.	19.164m	Yes
<i>B10 - Merit Assessment of Rear Boundary Setback</i> for sites shown on map.	N/A	N/A
<i>B11 - Foreshore Building Setback</i> As per the map - 15m	N/A	N/A
<i>B12 - National Parks Setback</i> As per the map - 20m	N/A	N/A
<i>B13 - Coastal Cliffs Setback</i> as per map.	N/A	N/A
<i>B14 - Main Roads Setback</i> as per map.	N/A	N/A

PART C SITING FACTORS

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<i>C2 – Traffic, Access and Safety</i> Suitable vehicular access from a public road.	Access from public road provided.	Yes
<i>C3 – Parking Facilities</i> Garage/carport integrated into house design.	Garage integrated into the dwelling.	Yes
Laneways to provide rear access where possible.	To the rear of the lot lies Fitzpatrick Avenue West however as this is an unformed road, and access to the site is already provided from Wellman Road, front access is considered reasonable in this case.	N/A
Parking not to obscure views from dwelling to street.	N/A	N/A
Garage/carport opening max. 6m or 50% building width, whichever lesser.	Double garage door width 6m or 43.39%	Yes
2 spaces per dwelling.	2 spaces provided within the attached garage.	Yes

C4 – Stormwater Suitable stormwater system for each site.	Stormwater as per Hydraulics.	Yes
C5 – Erosion and Sedimentation Erosion and Sedimentation controls to be in place.	Provided for consideration.	Yes
C7 – Excavation and Landfill Cut and fill not to impact neighbours. Clean fill only.	Cut and fill appropriately minimised through use of drop edge beams to minimise impact on neighbours. No imported fill proposed.	Yes N/A
C9 Waste Management Waste Management Plan to be provided. Bin storage area to be allocated.	Provided. Adequate area available on site out of public view.	Yes Yes

PART D DESIGN

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
D1 – Landscape Open Space and Bushland Setting Landscaped open space as per map soft landscape with min 2m width. Subject site = 40%	70.01% minimum dimension of 2m provided.	Yes
D2 – Private Open Space POS area = 1-2 bedrooms – 35m ² min 3m width. 3+ bedrooms – 60m ² min 5m width. Direct access from living area. POS located behind building line.	N/A >60m ² with min width 5m Accessible from dining room via outdoor room Behind building line.	N/A Yes Yes Yes

Maximise solar access & privacy.	Appropriate level of solar access and privacy provided through the design, given the orientation of the lot and appropriate setbacks to living spaces.	Yes
<i>D6 – Access to Sunlight</i> Consider solar access & ventilation in siting of dwelling. 3hrs sunlight to 50%POS and glazed areas to living rooms between 9am & 3pm.	Dwelling appropriately sited for the orientation of the allotment. Proposed and adjoining POS and living areas to receive appropriate level of solar access due to appropriate setbacks, height and articulation.	Yes Yes
<i>D7 – Views</i> View sharing to be considered.	No loss of views is anticipated.	Yes
<i>D8 – Privacy</i> Maintain privacy to adjoining properties.	Living areas predominantly orientated to rear POS and front setback. Suitable setbacks and landscaped area provided to maintain privacy.	Yes
<i>D9 – Building Bulk</i> Avoid large areas of continuous wall planes. Max. fill 1m and to remain within building footprint. Minimise excavation. Orientate dwelling to street. Use articulation and materials to reduce building mass.	Dwelling is not considered to have an excessive visual bulk. Fill contained within building footprint <1m. Excavation not considered excessive for site. Dwelling addresses street. Suitable articulation and materials considered to have been provided for the site.	Yes Yes Yes Yes Yes
<i>D10 – Building Colours and Materials</i> Colours finishes to blend in with natural setting.	Earth tones provided.	Yes

<p><i>D11 – Roofs</i> Pitch to compliment streetscape.</p> <p>Varied roof forms to be provided.</p> <p>Eaves required.</p>	<p>Pitch in keeping with surrounding area.</p> <p>Varied roof forms provided.</p> <p>Eaves provided.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><i>D12 – Glare and Reflection</i> Materials to minimise glare.</p>	<p>Non-reflective materials proposed.</p>	<p>Yes</p>
<p><i>D13 – Front fences and Front walls</i> Front fences 1.2m. Solid fences to be articulated and setback for landscaping. Provide casual surveillance (unless excessive noise requires blocking). Gates to remain in boundary when open.</p>	<p>N/A</p>	<p>N/A</p>
<p><i>D14 – Site facilities</i> Site Facilities – bin storage, clothes drying etc to be provided.</p>	<p>Large yard provides adequate area for site facilities.</p>	<p>Yes</p>
<p><i>D15 – Side and Rear Fences</i> Side & Rear boundary fencing max. 1.8m measure from low side (can be averaged for sloping sites to allow regular steps).</p>	<p>Boundary fencing to be provided in accordance with Council's requirements.</p>	<p>Yes</p>
<p><i>D16 - Swimming Pools & Spas</i> Not within primary setback (2ndry setback OK for corner sites). Appropriate setback from trees.</p>	<p>N/A</p>	<p>Yes</p>
<p><i>D19 - Site Consolidation requirements for the R3 & IN1 Zones</i></p>	<p>N/A</p>	<p>N/A</p>

<i>D20 Safety and Security</i> Casual surveillance of street & suitable lighting.	Casual surveillance of the street able to occur. View to entry approach available from large open entry, study, and upper habitable rooms.	Yes
<i>D22 – Conservation of Energy and Water</i> Design for water and energy conservation.	BASIX Certificate provided.	Yes

PART E THE NATURAL ENVIRONMENT

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<i>E3 – Threatened species, population, ecological communities</i> Minimise tree removal and protect remaining trees.	A number of small trees are required to be removed in order to appropriately site the proposed dwelling, with mature trees to remain and additional planting to be provided post construction.	Yes
Flora & Fauna assessment if native veg >100m ² to be removed or veg removed from site in last 5 years.	N/A	N/A
<i>E7 – Development on land adj. public open space</i> Development adj public reserve to compliment character of reserve. Casual surveillance of public reserve. Landscaping to screen development	N/A	N/A
<i>E8 - Waterways and Riparian Land</i> Waterway Impact Statement for works in waterway. Riparian Land Group A & Group B have specific requirements. APZ not to extend into such land.	N/A	N/A

<i>E9 - Coastline Hazard</i>	N/A	N/A
<i>E10 - Landslip Risk</i> As per the map. Geotech required where indicated in DCP.	Landslip Risk identified as Area B. Preliminary assessment to be provided if requested by Council.	For Council's consideration.
<i>E11 – Flood Prone Land</i> Flood Risk map indicates level. Requirements outlined in DCP.	N/A	N/A

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Conclusion with respect to DCP Requirements

The proposed dwelling is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Warringah DCP 2011.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

Siting and Design

The proposed two storey dwelling will be compatible with surrounding development, with regards to overall form, height and scale. The siting of the dwelling will provide adequate boundary setbacks. The generous setbacks provided to adjoining boundaries will contribute to the spatial separation and openness between built forms.

With respect to external appearance, the design of the proposed dwelling is consistent with other contemporary residential buildings within the locality and will compliment the existing area.

Sedimentation Control

Ground disturbance will be minimal for the construction of the dwelling as it is to be sited generally within the same location as the existing dwelling. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance anticipated to be required as a condition of consent.

Noise and Vibration

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours.

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

The subject site is within an existing residential area and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The two storey dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding locality.

(d) **Any submissions made in accordance with this Act or the regulations**

Council will consider any submissions received during the relevant notification period for this development application.

(e) **Public interest**

As this proposal can satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject dwelling is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Warringah Local Environmental Plan 2011 and can satisfy the objectives of the design provisions within the Development Control Plan.

It is considered that the construction of a new two storey dwelling will complement and blend with the existing, and likely future character of this section of Forestville. Thus, the proposal is not expected to have an adverse impact on the natural or built environment.

Reviewed by:



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