



Statement of Environmental Effects

PROJECT: CONSTRUCTION OF A NEW DWELLING & RETAINING WALL

LOCATION: LOT 2323 DP 752038
11 NARGONG ROAD,
ALLAMBIE HEIGHTS NSW 2100

APPLICANT: WAYNE & ELIZABETH WILLIAMSON &
PAULINE FINDLAY
C/O MONTGOMERY HOMES
PO BOX 480 BELMONT NSW 2280

INTRODUCTION

This Statement of Environmental Effects has been prepared by Montgomery Homes to accompany a Development Application for the construction of a new single storey dwelling house and associated works located at **11 Nargong Road, Allambie Heights NSW 2100**.

This document has been prepared in accordance with best practice principles, applicable aspects of the Development Assessment Framework and the Department of Planning and Infrastructure's (now DPE) *Guide to the Environmental Planning & Assessment Act 1979* (s4.15).

This SoEE has been prepared pursuant to the *Environmental Planning and Assessment Act 1979* (s4.12 (9)) and accompanying regulation. The objectives of this SoEE are as follows:

- To provide a description of the site, existing development and the surrounding locality;
- To provide a description of the proposal and the key issues;
- To provide a discussion of the relevant Environmental Planning Instruments (EPI)s; and,
- To provide an assessment of the potential environmental impacts, having regard to the matters for consideration pursuant to the EP&A Act (s4.15) and other State, Regional and Local environmental planning policies and guidelines.

The completed Development Application consists of the following items (if these items have not been received please contact Montgomery Homes directly).

Item	Prepared by
AHIMS Search	NSW Office of Environment & Heritage
BASIX Certificate	BSA
Bushfire Report	Bushfire Consultancy Australia
Cost Summary Report	Montgomery Homes
Development Plans	Montgomery Homes
External Colour Schedule	Montgomery Homes
Landscape Plans	ATC
Notification Plans	Montgomery Homes
Owners Consent	Montgomery Homes
S10 Certificate	Northern Beaches Council
Soil Stability Assessment	STS Geotechnics
Statement of Environmental Effects	Montgomery Homes
Stormwater Plans	ALW
Survey Plan	TSS Surveying
Waste Management Plan	Montgomery Homes

PROPERTY DESCRIPTION

Address	Lot 2323 DP 752038 11 Nargong Road Allambie Heights NSW 2100
Owner Details	Wayne & Elizabeth Williamson & Pauline Findlay PO BOX 480 Belmont NSW 2280
Zoning	R2 Low Density Residential
Property Dimensions	809.4m ²
Existing Land Use & Improvements	Vacant Land

LAND USE AND ZONING

The site is currently zoned R2 Low Density Residential. The lot has a lawful dwelling entitlement. The proposed single residence is a permissible use within the zone.

EXISTING IMPROVEMENTS

The site is currently vacant.

SERVICES

Sewer, water, power, telephone and storm water are available to the site for connection as per historic land use as residential.

TOPOGRAPHY AND VEGETATION

The subject site naturally flat with a slight slope towards the street frontage. The site has no trees onsite, hence no trees are proposed to be removed with this application.



SITE CONTEXT AND NEIGHBOURING DEVELOPMENT

The lot is within an established residential location on Nargong Road, Allambie Heights. The site is located in proximity to a number of two and single storey dwelling houses.

ACCESS

Site access will be achievable off a newly created driveway onto Nargong Road. There will be only one access point.

BUSHFIRE

The site is located within a bushfire prone area. See attached Bushfire Report for further information.

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT WORKS

The proposed development is for the construction a double storey dwelling and ancillary retaining wall.

The upper/ mid floor contains double garage & workshop area, four (4) bedrooms (master with ensuite), storage, bathroom and rumpus.

The lower floor contains home theatre, powder room, storage, laundry, meals and family with access to the rear yard. A 6,600L water tank is proposed as per the requirements for BASIX.

A landscape and stormwater management plan are provided to support this development application.



STATUTORY PLANNING REQUIREMENTS

Environmental Planning & Assessment Act 1979

The following details the proposal against the relevant heads of consideration in Section 4.15(1) of the EP&A Act as amended, namely:

- Environmental planning instruments (EPIs) that are in force, proposed or exhibited;
- Development control plans (DCPs);
- 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;
- The EP&A Regulations;
- Likely impacts to natural and built environments, society and economy;
- Suitability of the site for the proposed development; and
- Public interest

Other Legislation

Consideration was afforded to other legislation, including legislation concerning whether the proposal is integrated development. Integrated development is development that, in order for it to be carried out, requires development consent and one or more of the following approvals:

- *Coal Mine Subsidence Compensation Act 2017*
- *Fisheries Management Act 1994*
- *Heritage Act 1994*
- *Mining Act 1992*
- *National Parks and Wildlife Act 1991*
- *Protection of the Environment Operations Act 1997*
- *Roads Act 1993*
- *Rural Fires Act 1997*
- *Water Management Act 2000*

After consideration of the above, it has been identified that the development will be Integrated Development under the *Rural Fires Act 1997* by the *EP&A Act 1979*.

A bushfire report has been provided to support this development application.

State Environmental Planning Policies

State Environmental Planning Policy No. 55 – Remediation of Land

The objectives of this SEPP are 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:

- By specifying when consent is required, and when it is not required, for a remediation work.*
- By specifying certain considerations that are relevant in rezoning land and in determining Development Applications in general and Development Applications for consent to carry out a remediation work in particular.*
- By requiring that a remediation work meet certain standards and notification requirements.*

Under Clause 7(1) of the SEPP a consent authority must not consent to the carrying out of any development on land unless:

- a) It has considered whether the land is contaminated.
- b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.
- c) If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

No notices or declarations have been issued for the site under the *Contaminated Land Management Act 1997*. As the contaminated land register did not identify the site as being contaminated, no further investigations are required.

The proposed development will not result in a change of use on the site, it proposes the demolition of the existing dwelling house for a new residential dwelling house and it is considered that clause 7(2) does not apply.

LOCAL ENVIRONMENTAL PLAN

The site is zoned R2 under *Warringah Local Environmental Plan 2011*. The proposed dwelling house is a permissible under the zone, subject to development approval. The proposed dwelling house is not only permissible under the zone, but supports the objectives of the zone by providing a new dwelling to provide for the needs of the owner/ community within a low density residential environment and provides a landscaped dwelling that harmonises with the natural environment

The proposal accords with Council's applicable LEP Maps in the following areas:

Subject Map	Requirement	Applicable
Height of Buildings	8.5m	8.1m
Minimum lot size	600m ²	N/A – 809.4m ²
Development on Sloping Land	Area B	A Site Assessment for soil stability has been carried out – see attached

DEVELOPMENT CONTROL PLAN

The Warringah Development Control Plan 2011 apply to this site and sets out development standards for residential development upon the site. An analysis of the proposed development against the relevant sections of the DCP has been undertaken and appears below.

Any areas of non-compliance have been highlighted, and discussed in greater detail.

BUILT FORM CONTROLS

Control	Notes
Wall Height	The development will not exceed a wall height of 7.2m (see section plan)
Number of Storeys	The development will be a two storey dwelling at a maximum height of 8.159m
Side Building Envelope	Complies
Site Coverage	The site will have a maximum coverage of 30.8%
Side Boundary Setback	The development will have a side setback of 2m from the eastern most boundary and a 2.96m setback to the western boundary.

Front Boundary Setbacks	<p>The development will have a 6.5m setback to the front boundary. The design of the dwelling will harmonise with the existing streetscape/ existing dwellings and will contribute to the setting and context of the street.</p> <p>The proposed porch will encroach in this area (5.5m) but will not represent more than 30% of the front façade which otherwise complies with the standard controls.</p> <p>The development can still meet the objectives of this control by allowing a sense of openness/ landscape potential in the frontage to soften the build to the streetscape. The discrepancy/ extent of the porch is so small, that the development can still maintain the visual continuity and pattern of buildings and landscape elements.</p>
Rear Boundary Setbacks	The development will have a 17m rear setback.

SITTING FACTORS

Control	Notes
Traffic, Access and Safety	The development will allow for one residential driveway access point onto Nargong Road.
Parking Facilities	The proposed development will incorporate a double car garage that will be integrated into the house design and has been setback a further 1m to minimise any visual dominance to the street façade
Stormwater	A stormwater Plan is provided with this development application. Level spreaders are proposed.
Erosion & Sedimentation	An erosion and sediment control plan is provided with this development application.
Excavation & Landfill	Minor cut & fill are proposed with this development. The extent of cut will be reused, where a small portion of earthworks will be taken off site. See waste management plan for further details.
Demolition & Construction	No demolition is proposed.
Waste Management	Please refer to the attached Waste Management Plan for further details.

DESIGN

Control	Notes
Landscaping	The site has a maximum landscaped area of 63% - a landscape plan is provided with this development application.
Private Open Space	Ample private open space is available at the rear of the site with access from the living space.
Noise	The proposal is not subject to external sources of noise. Careful planning of private and living spaces within the home helps to ensure acoustic amenity.
Access to Sunlight	<p>The site will receive ample solar access in the morning to early afternoon with relevant livings areas receiving the bulk of sunlight during these times.</p> <p>The development is for low density residential development and provides ample space for cross ventilation inside and outside the dwelling.</p> <p>A shadow diagram is provided with this development application. No neighbouring property will be adversely impacted by the proposed development.</p>
Views	The development will not obstructed any significant views in this area.
Privacy	The development is not anticipated to have any future privacy implications to neighbouring properties.
Building Form & Massing	<p>The proposed development will utilise the existing landform and responds accordingly by the proposed split level design. The development will have a maximum height of 8.15m and will not be out of scale to other neighbouring properties with no loss of amenity to these places.</p> <p>The front and rear facades have been articulated through the use of porches and stepping of the walls. The side elevations have primarily used windows, jut outs and some material combinations for articulation.</p>
Building Colours and Materials	A Schedule of Materials with samples is provided with this development application.
Roof Design	A simple pitched roof is included and has been designed for symmetry.

Glare & Reflection	The development will primarily use mutual colours with minimal reflective qualities.
Site Facilities	The development is residential in nature with all applicable facilities to be finalised by the owner. The development makes ample space/ opportunity for drying spaces, letter boxes, domestic waste management, etc to be installed.
Fencing	Fencing will not form part of this development application.
Swimming Pool	No pool is proposed with this development application.
Conservation of Energy and Water	The proposed dwelling has been designed in consideration of sustainability principles and includes; <ul style="list-style-type: none"> Rain water tanks (6,000L); and BASIX certification

ENVIRONMENTAL AMENITY

Control	Notes
Acoustic Amenity	As above – the development will be for residential purposed and is not anticipated to be a source of unreasonable noise.
Solar Access and Cross Ventilation	The site will receive ample solar access in the morning to early afternoon with relevant livings areas receiving the bulk of sunlight during these times. The development is for low density residential development and provides ample space for cross ventilation inside and outside the dwelling.
Water Sensitive Urban Design	A stormwater management plan is provided with this development. Please refer to attached stormwater plans for further details.
Waste Management	The excavations are to be contained entirely within the confines of the lot. Erosion and Sedimentation controls are to be implemented on site during construction according to the Sedimentation and Erosion Control Plan provided within the plan set. A waste management plan is also provided at the appendix of this report.

SECTION 4.15 (EP&A Act)

The proposed development has been assessed in consideration of the heads of consideration of Section 4.15 of the Environmental Planning and Assessment Act 1997.

THE PROVISION OF ANY ENVIRONMENTAL PLANNING INSTRUMENT (EPI)

Refer to Statutory Planning Requirements for a detailed discussion of compliance with the relevant LEP.

THE PROVISION OF ANY DRAFT EPI

There is no Draft LEP that applies to the site.

ANY DEVELOPMENT CONTROL PLAN

Refer to Statutory Planning Requirements for a detailed discussion of compliance with the relevant DCP.

ANY MATTERS PRESCRIBED BY THE REGULATIONS

There are no other matters applicable to this application

LIKELY IMPACTS OF THE DEVELOPMENT

Context and siting

The proposal is consistent with the surrounding residential environment, and respects the constraints both upon the site and in the immediate context. The proposed development will add to the quality and variety of existing building stock in the local area.

Public Domain

The proposal will not impact upon the public domain, other than to enhance the quality of the existing street scape and quality of building stock within the area.

Utilities

The proposal will connect with existing utility services within the area. The proposal will not place undue demands upon the available capacity of utility services in the area.

Social and Economic Impact in the Locality

The proposal will provide a new high quality family home within the area. Construction of the home will help to sustain construction jobs in the region, whilst occupation of the home will likely result in increased personal spending within the local area, helping to sustain local businesses.

Site Design and Internal Design

The site is ideally suited to the proposed development, having been designed and zoned specifically for the purpose. The proposal has been design to suit the site, its topography and constraints.

Cumulative Impacts

The proposal is consistent with a residential environment, and will work to cohesively enhance the streetscape and quality of building stock in the area. Cumulative impacts are likely to be positive as a result of this form of development.

SITE SUITABILITY

The site is ideally suited to the proposed development, and accordingly the proposal has been carefully designed to reflect the site attributes. The proposal does not seek to vary any development controls in order to demonstrate its suitability upon the site.

SUBMISSIONS

The applicant has not received any representations of interested parties with regard to the proposal. The Consent Authority will need to consider any submissions received as a result of notification.

THE PUBLIC INTEREST

We are not aware of any relevant issues in the public interest, which would relate to this development. The provision of new, quality, compliant housing within a zoned residential environment could unlikely be seen as anything other than a public benefit.

CONCLUSION

The proposal has been assessed against the requirements of Section 4.15(1) of the Act, the *Parramatta Local Environmental Plan 2011* as well as the Parramatta Development Control Plan 2011.

It has been demonstrated that the proposal is mainly in accordance with the Aims, Objectives and Provisions of these controls. We believe council can accept the minor variation to the building setback due to the minor encroachment and the low impact it will have along the existing streetscape.

The proposed dwelling will increase the quality and variety of housing stock in the local area. Through careful design, the proposal will have a negligible environmental impact on its surrounds and will enhance the appeal of the streetscape.

We recommend the application to council for approval.

WASTE MANAGEMENT PLAN – CONSTRUCTION

	Reuse	Recycling	Disposal	
Type of Waste generated	Estimate Volume or weight M ³	Estimate Volume or Weight	Estimate Volume or weight M ³	Specify method of Onsite reuse, contractor and recycling outlet and /or waste depot to be used
Excavation Material	75.8m ³		4.1m ³	Approved fill site
Timber			0.25	Tip
Concrete				
Bricks		0.5		Crushing Plant
Tiles		0.5		Crushing Plant
Metal				
Glass				
Plasterboard		0.15		Reclaimed by supplier
Fixtures and fittings				
Floor Covering				
Packaging				
Garden Organics			0	
Containers				
Paper / Cardboard				
Residual Waste			2.0	Tip (General waste, packaging, other offcuts etc)
Hazardous Specify Eg. Asbestos				