

Statement of Environmental Effects

Lot 142

25 Worrobil Street

North Balgowlah NSW 2093

Demolition and Construction of a New Dwelling

November 2019

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1. SUMMARY

1.1 Purpose

This Statement of Environment Effects (Statement) supports the development application for the demolition and construction of a new dwelling on Lot 142, DP 11936, which is known as 25 Worrobil Street, North Balgowlah NSW 2093 (Subject Site).

1.2 Materials relied on

In preparation of this Statement, consideration has been given to the following:

- Environmental Planning and Assessment Act 1979
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011
- Other Various State Planning Policies

The following details and documents have been relied upon in the preparation of the Statement:

- Survey Plan prepared by Total Surveying Solutions;
- Architectural Plan prepared by Accurate Design & Drafting;
- BASIX Certificate by Abeaut Design Pty Ltd t/as Accurate Design and Drafting; and
- Hydraulic Plan by VNK Consulting.
- Flood Information Basic – Northern Beaches Council.

1.3 Contents

The Statement sets out:

- A description of the Subject Site and the surrounding area;
- The relevant planning controls and policies relating to the site and the proposed development; and
- An assessment of the proposed development against the heads of consideration as set out in section 79C(1) of the Environmental Planning and Assessment Act 1979.

1.4 Assessment

It is considered that the development of the Subject Site in the manner proposed is acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

2.1 Location and Size

The subject site is identified as Lot 142, DP 11936 which is known as 25 Worrobil Street, North Balgowlah. The site is located on the southern side of Worrobil Street.

The site is a rectangle shaped parcel of land, having a frontage of 9.970m to Worrobil Street, a rear boundary of 9.970m, and eastern side boundary of 23.830m and western side boundary of 23.830m.

The site has an area of 516.10m². The locality is depicted in the following maps:

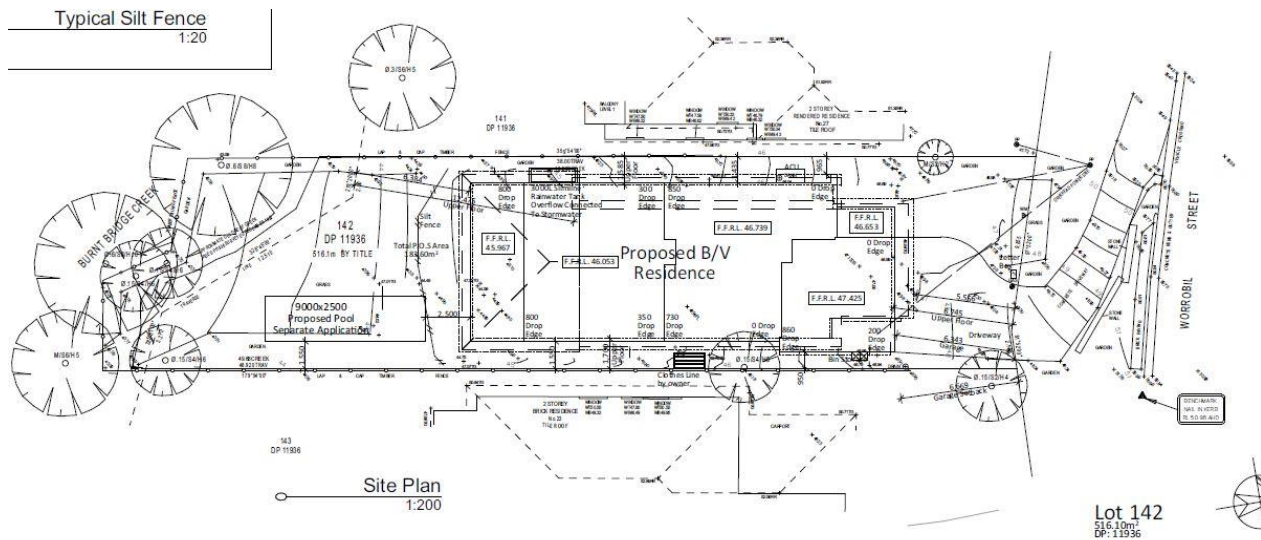




2.2 Existing Dwelling

The Subject Site currently has a single storey residential dwelling.

The Subject Site does not comprise any significant vegetation nor any vegetation occupied by Council's Tree Preservation Order.



3. THE DEVELOPMENT PROPOSAL

The Statement supports the Development Application seeking approval for the construction of a new two storey dwelling.

3.1 External Structures and Positions

The Proposed Development is to be constructed of Builders Austral brick to be rendered and Weathertex Primeline Cladding with Colorbond roof.

The Proposed Development is provided with a setback of:

- 5.556m frontage;
- 6.384m to the rear boundary;
- 1.435m to the eastern side boundary and 1.100m to the upper floor; and
- 1.550m to the western side boundary and 1.109m to upper floor.

The Proposed Development provides for one driveway to be constructed on the north eastern side of the site.

The Proposed Development provides stormwater management works in accordance with Council controls. Stormwater disposal is in accordance with the Stormwater Concept Plan and provides for all collected stormwater to discharge to street gutter via a rainwater reuse tank and in accordance with the design by VNK Consulting.

The landscaped area of the Proposed Development will be 218.90m² or 45% of the Subject Site.

3.2 Internal Features

The proposed dwelling will comprise of the following:

- **Ground Floor:** Front porch, entry foyer, study, family and meals, kitchen/ pantry, laundry, powder room, alfresco area and garage.
- **First Floor:** Four bedrooms, two bathrooms (one of which is an ensuite) and walk in robe to main bedroom, sitting room.

3.3 Surrounding Properties

Neighbouring houses vary significantly in style, size and configuration. The topography of the area has allowed for quite a diverse mix of architectural styles and heights of the neighbouring houses. The existing surrounding development is depicted in the aerial photograph above.

4. ZONING AND DEVELOPMENT CONTROLS

The Proposed Development is identified as a development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Northern Beaches Council.

4.1 Planning for Bushfire Protection 2006

The Subject Site is not identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore the provisions of Planning for Bushfire Protection 2006 do not apply.

4.2 Flood Information – Basic

The Subject Site is identified as being flood affected this is only to rear portion of the yard and the proposed dwelling is unaffected.

The 1% AEP is identified as 44.1AHD with the proposed dwelling floor level at AHD46.053. The proposed dwelling will have no impact on the floor water.

4.3 Landslip Risk - Area A

The Subject Site is identified as landslip risk – Area A land on Council's Landslip Map and therefore does not require any assessment or report.

4.4 Warringah Local Environmental 2011

The Warringah Local Environmental Plan 2011 (LEP 2011) came into effect on Friday 9 December 2011.

The Subject Site is zoned R2 Low Density Residential. Development for the purposes of a dwelling house is permissible in this zone with the consent of Council.

Objectives of the 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.

The following provisions of the LEP are relevant to the proposed development:

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	8.36m	Yes

4.5 Warringah Development Control Plan 2011

The following table provides a summary of the relevant controls of the DCP:

Clause	Proposed	Complies
B1 Wall Height Max 7.2m to upper most ceiling	Proposed max wall height 5.59m from Natural ground to highest point	Yes

B2 Number of Stories	Two	Yes
B3 Side Boundary Envelope 4.0m high with a 45 projecting plane	The clause permits variations to the side boundary envelope for fascia's gutters and downpipes up to 675mm from the boundary. The relevant side boundary envelopes have been shown on the accompanying plans, this shows compliance	Yes
B4 Site Coverage	Not identified on the maps	NA
B5 Side Setbacks 0.9m	Proposed east side setback of 0.965m Proposed west side setback of 0.950m	Yes
B7 Front Setbacks R2 6.5m	Proposed front setback 6.34m seeking a variation	No
B9 Rear Building Setback R2 6m	Rear setback proposed 6.38m	Yes
C3 Parking Facilities	Double garage proposed	Yes
C4 Stormwater Must not cause downstream flooding and must have minimal impact on and receiving stormwater infrastructure. Stormwater runoff is to discharge to a drainage system approved by council	Refer to plans prepared by VNK Consulting.	Yes
C5 Erosion and Sedimentation Erosion and sedimentation measures must be installed, any erosion is to be managed at the source	Sediment control fences shown and rubble access point	Yes
C6 Building Over or Adjacent to council drainage Easements	The subject site is free of any easements.	Yes
C7 Excavation and Fill	All excavation will be contained within the building footprint	Yes
D1 Landscaped Open Space and Bushland Setting, 40% required free of driveways, paved areas and a min width of 2.0m	Proposed landscape area being 216.70m2	Yes
D2 Private Open Space min 60sqm and 5.0m width	183.60m2 with a width of over 5.0m	Yes
D6 Access to Sunlight	All Private open space is south facing	Yes
D7 Views Provide reasonable sharing of Views	The proposed dwelling will not block any views	Yes
D8 Privacy Addresses privacy and requires all development to be designed to optimise privacy within the site and for adjoining properties	The proposed dwelling living areas are south east. The dwelling to the north is orientated to the north also so there are not any privacy issues.	Yes
D9 Building Bulk, increased setbacks avoid large continuous wall planes	The design of the proposal satisfies all of the requirements.	Yes
D10 Building Colour and Materials- Addresses colours and materials which blend into the natural environment	The selected colours schedule are appropriate to the area	Yes
D11 Roofs	The roof style is simple and consistent with the surrounding area	Yes
D13 Front fences and walls	No front fence proposed.	Yes

D14 Site Facilities	The plans show the location of the required facilities	Yes
D15 Side and Rear Fences	Existing	Yes
D20 Safety and Security	The proposed dwelling provides for an improved overlook of the street the entrance is off Sherwood Crescent, the design has taken into consideration the principals of 'Safer by Design'	Yes

5. EP & A Act – Section 79C

5.1 The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011.

The site is zoned R2 Low Density Residential under the provisions of the LEP. Construction of a new dwelling house is permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to this site.

5.2 The Likely Impacts of the Development

It is considered that the development will provide for a new dwelling without any detrimental impact on the environment, social and economic status of the locality. On the contrary, the development will improve the overall area both economically and visually.

5.3 The Suitability of the Site for the Development

The Subject Site is zoned R2 Low Density Residential and the construction of a new dwelling house in this zone is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding developments.

For these reasons, it is considered that the site is suitable for the proposed development.

5.4 The Public Interest

It is considered that the proposal is in the public interest in that it will provide a new single dwelling that is consistent with other developments in this locality without negatively impacting the amenity of the adjoining properties or the public domain.

6. CONCLUSION

This application seeks approval for the construction of a new dwelling and associated works. As demonstrated in this report the proposal is consistent with the aims and objectives of the Warringah Local Environmental Plan 2011. The proposed dwelling does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed construction of a new dwelling at Lot 142, 25 Worrobyl St, North Balgowlah NSW 2093 is worthy of the consent of Council.