



yours locally

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STATEMENT OF ENVIRONMENTAL EFFECTS

SITE:	Lot 7 DP 25966 114 Bantry Bay Road Frenchs Forest
APPLICANT:	Wincrest Homes 18 Pitt Street Parramatta NSW 2150
PROPOSAL:	Construction of a new two storey dwelling and attached secondary 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 and attached secondary dwelling.

The site is rectangular in shape, with a frontage to Bantry Bay Road of 20.115m, a depth of 45.72m and a total land area of 919.7m². The site has a moderate slope across the site, with drainage to be directed to an approved system as per the Hydraulic Engineers details.

The site currently contains a dwelling to be demolished via separate application to Council. Several minor trees are required to be removed in order to site the proposed dwelling, with additional mature vegetation to remain onsite.

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” and a “secondary dwelling”.

“dwelling house” meaning “a building containing only one dwelling.

“secondary dwelling” being “secondary dwelling means a self-contained dwelling that: (a) is established in conjunction with another dwelling (the principal dwelling), and; (b) is on the same lot of land as the principal dwelling, and; (c) is located within, or is attached to, or is separate from, the principal dwelling.”

The construction of a ‘dwelling house’ and ‘attached secondary dwelling’ 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 and secondary dwelling are 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.	<8.5m	Yes

Clause 4.6 Exceptions to Development Standards

The proposed development does not contravene the development standards.

Clause 5.10 Heritage Conservation

It was revealed that the subject property was not identified as having heritage significance. However, the site is located to the south of an item identified as having

heritage significance on Councils maps. This item is identified as a 'House' identified as having local heritage significance.

The proposed dwelling will not have any detrimental impact upon the heritage significance of the items. The proposed dwelling will not impact sight-lines to or from the heritage items and are appropriately positioned and designed. The proposed dwelling remains compliant of the maximum height and well below the maximum FSR to ensure landscaping and the character of the area is maintained.

Clause 5.11 Bush fire hazard reduction

The subject site has been identified as bushfire prone land. Please refer to the attached Bushfire Assessment 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

There are no draft environmental planning instruments that would prevent the proposed development application from proceeding.

(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.	<7.2m max. wall height.	Yes
<i>B2 - Number of Storeys</i> Max. no. storeys shown on DCP No. Storeys map.	Two Storey.	Yes

<p><i>B3 - Side Boundary Envelope</i></p> <p>Side boundary envelope 45° & 4m or 5m from existing ground (refer DCP Map)</p> <p>Encroachment of the fascia, gutters, eaves permitted.</p>	<p>A minor section of the wall of the ensuite protrudes beyond the building envelope.</p>	<p>No*</p>
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*Building Envelope – A minor section of the ensuite wall along the southern elevation encroaches beyond the building envelope as outlined on the plans. The objectives of the control are to ensure that the development does not become visually dominate by virtue of the height and bulk, to ensure adequate sunlight and privacy by providing spatial separation and to ensure development responds to the topography of the site. The encroachment will not result in any excessive impact to the adjoining properties or residents and remains capable of meeting with the objectives of the control, despite numerically not complying.

Appropriate setbacks to the dwelling have been provided and this will ensure the bulk and scale of the dwelling is minimised when viewed from adjoining properties. The ensuite wall provides articulation along this setback which alleviates the bulk of the dwelling when viewed from the adjoining property. The appropriate setbacks also ensures appropriate spatial separation between the dwellings. The setbacks to the dwelling will remain compatible with the spatial characteristics of the street and will not create a dwelling with excessive visual bulk when viewed from adjoining properties due to the high level of articulation and design provided.

The encroachment 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 dwelling has articulation along the elevations, providing relief and reducing the visual bulk as viewed from adjoining properties. 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><i>B4 - Site Coverage</i></p> <p>Site coverage as per Site Coverage Map</p>	<p>N/A</p>	<p>N/A</p>
<p><i>B5 – Side Boundary Setbacks</i></p> <p>As per DCP Side Boundary Setbacks map: - 0.9m.</p>	<p>Min. 1.5m to dwelling.</p> <p>Min. 1.842m to secondary dwelling.</p>	<p>Yes</p> <p>Yes</p>
<p><i>B6 - Merit Assessment of Side Boundary Setbacks for sites shown on map.</i></p>	<p>N/A</p>	<p>N/A</p>

<p><i>B7 – Front Boundary Setbacks</i></p> <p>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>10m to building line.</p> <p>N/A</p>	<p>Yes</p> <p>N/A</p>
<p><i>B8 - Merit Assessment of Front Boundary Setback for sites shown on map.</i></p>	N/A	N/A
<p><i>B9 - Rear Boundary Setbacks</i></p> <p>As per DCP Rear Boundary Setbacks map: - 6m.</p>	<p>16.841m to dwelling.</p> <p>9.77m to secondary dwelling</p>	<p>Yes</p> <p>Yes</p>
<p><i>B10 - Merit Assessment of Rear Boundary Setback for sites shown on map.</i></p>	N/A	N/A
<p><i>B11 - Foreshore Building Setback</i></p> <p>As per the map - 15m</p>	N/A	N/A
<p><i>B12 - National Parks Setback</i></p> <p>As per the map - 20m</p>	N/A	N/A
<p><i>B13 - Coastal Cliffs Setback as per map.</i></p>	N/A	N/A
<p><i>B14 - Main Roads Setback as per map.</i></p>	N/A	N/A

PART C SITING FACTORS

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<p><i>C2 – Traffic, Access and Safety</i></p> <p>Suitable vehicular access from a public road.</p>	<p>Access from public road provided.</p>	<p>Yes</p>

<p>C3 – Parking Facilities Garage/carport integrated into house design.</p> <p>Laneways to provide rear access where possible.</p> <p>Parking not to obscure views from dwelling to street.</p> <p>Garage/carport opening max. 6m or 50% building width, whichever lesser.</p> <p>2 spaces per dwelling.</p>	<p>Garage integrated into the dwelling.</p> <p>N/A</p> <p>N/A</p> <p>Double garage door width 4.8m or 29.3%</p> <p>2 spaces provided within the attached garage.</p>	<p>Yes</p> <p>N/A</p> <p>N/A</p> <p>Yes</p> <p>Yes</p>
<p>C4 – Stormwater Suitable stormwater system for each site.</p>	<p>Stormwater as per Hydraulics.</p>	<p>Yes</p>
<p>C5 – Erosion and Sedimentation Erosion and Sedimentation controls to be in place.</p>	<p>Provided for consideration.</p>	<p>Yes</p>
<p>C7 – Excavation and Landfill Cut and fill not to impact neighbours.</p> <p>Clean fill only.</p>	<p>Cut and fill appropriately minimised with the use of drop edge beams to minimise impact on neighbours.</p> <p>No imported fill proposed.</p>	<p>Yes</p> <p>N/A</p>
<p>C9 Waste Management Waste Management Plan to be provided.</p> <p>Bin storage area to be allocated.</p>	<p>Provided.</p> <p>Adequate area available on site out of public view.</p>	<p>Yes</p> <p>Yes</p>

PART D DESIGN

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<p>D1 – Landscape Open Space and Bushland Setting Landscaped open space as per map soft landscape with min 2m width.</p>		

Subject site = 40%	66.75%, minimum dimension of >2m provided.	Yes
<i>D2 – Private Open Space</i> 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. Maximise solar access & privacy.	N/A >60m ² , with min width 5m Accessible from family/dining room. Behind building line. Appropriate level of solar access and privacy provided through the design.	N/A Yes Yes 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 during the middle of the day.	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 areas. 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.	Dwelling is not considered to have an excessive visual bulk. Fill contained within building footprint <1m.	Yes Yes

Minimise excavation.	Excavation not considered excessive for site.	Yes
Orientate dwelling to street.	Dwelling addresses street.	Yes
Use articulation and materials to reduce building mass.	Suitable articulation and materials considered to have been provided for the site.	Yes
<i>D10 – Building Colours and Materials</i> Colours finishes to blend with natural setting.	Earth tones provided.	Yes
<i>D11 – Roofs</i> Pitch to compliment streetscape.	Pitch in keeping with surrounding area.	Yes
Varied roof forms to be provided.	Varied roof forms provided.	Yes
Eaves required.	Eaves provided.	Yes
<i>D12 – Glare and Reflection</i> Materials to minimise glare.	Non-reflective materials proposed.	Yes
<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.	N/A	N/A
<i>D14 – Site facilities</i> Site Facilities – bin storage, clothes drying etc to be provided	Large yard provides adequate area for site facilities.	Yes
<i>D15 – Side and Rear Fences</i> Side & Rear boundary fencing max. 1.8m measure from low side	Boundary fencing to be provided in accordance with Council's	Yes

(can be averaged for sloping sites to allow regular steps).	requirements.	
<i>D16 - Swimming Pools & Spas</i> Not within primary setback (2ndry setback OK for corner sites). Appropriate setback from trees.	N/A	N/A
<i>D19 - Site Consolidation requirements for the R3 & IN1 Zones</i>	N/A	N/A
<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 sitting room.	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.	Several minor trees are required to be removed in order to site the proposed dwelling. Other trees to remain on site. The trees proposed for removal will not have a detrimental impact upon the landscape character of the area, as additional trees will be planted following construction of the dwelling. Tree removal is considered necessary in order to appropriately site the dwelling.	For Councils Consideration
Flora & Fauna	N/A	N/A

assessment if native veg >100m ² to be removed or veg removed from site in last 5 years.		
<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 A. 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 and attached secondary 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 and attached secondary 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 and attached secondary dwelling will complement and blend with the existing, and likely future character of this section of Frenchs Forest. The proposal is not expected to have an adverse impact on the natural or built environment.



Jessica Dean
Town Planner

Local Consultancy Services Pty Ltd

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