

STATEMENT OF ENVIRONMENTAL EFFECTS



Site Address:
Lot 18 Sec A DP 11373
25 Fishbourne Road
ALLAMBIE HEIGHTS NSW 2100

Construction of a Two Storey Dwelling and Swimming Pool.

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 erection of a new two storey dwelling containing four (4) bedrooms, upper sitting, study, media, living and meals rooms, along with an attached garage and outdoor alfresco dining area.

The site is a narrow, rectangular shaped allotment, with a frontage to Fishbourne Road and a total land area of 513.2m². The lot currently contains an existing dwelling to be demolished under a separate application. Some minor trees will require removal, however, replacement or additional planting is capable of being provided following construction to maintain the landscape character of the area.

The site has a moderate fall across the site. Cut and fill is not considered excessive for the topography. Drainage is to be directed to an approved system as per the drainage plan.

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

The proposed dwelling will contribute positively to the surrounding area and the streetscape of Fishbourne Road.

ENVIRONMENTAL EFFECTS

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

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

4.15 EVALUATION

(1) Matters for Consideration – general:

(a)(i) Relevant environmental planning instruments

Warringah Local Environmental Plan 2011

The LEP is divided into several Parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

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 in the plan as a '*dwelling house*', being '*a building containing only one dwelling*'.

The identified zone permits the construction of a '*dwelling house*' subject to development consent from Council.

Clause 2.3 Zone objectives and land use table

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

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m	Approx. 7m	Yes

Clause 4.6 Exceptions to Development Standards

The proposed development does not contravene the development standards.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance, nor within the vicinity of heritage items.

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 relevant objectives and 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 subject development from proceeding.

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 dwelling proposed.	Yes
<i>B3 - Side Boundary Envelope</i> Side boundary envelope 45° & 4m or 5m from existing ground (refer DCP Map) Encroachment of the fascia, gutters, eaves permitted.	Minor protrusion of first floor walls and roof outside the building envelope is considered reasonable and will not impact upon adjoining properties by way of visual bulk or scale, with appropriate setbacks maintained. The minor protrusion of the first floor walls and roof area will not have any impact upon the spatial separation of the streetscape and will not have any impact upon shadows cast over adjoining properties due to the slight protrusion. Strict compliance with the control will have a detrimental impact upon the geometrical proportions and design of the dwelling for no apparent benefit. As the minor protrusion outside the building envelope will not impact upon the streetscape and the objectives of the control can be maintained, it is requested Council consider the variation in this instance.	For Council's Consideration

<i>B4 - Site Coverage</i> Site coverage as per Site Coverage Map	N/A	N/A
<i>B5 – Side Boundary Setbacks</i> As per DCP Side Boundary Setbacks map: - 0.9m.	Min. 920m provided.	Yes
<i>B6 - Merit Assessment of Side Boundary Setbacks</i> for sites shown on map.	N/A	N/A
<i>B7 – Front Boundary Setbacks</i> As per DCP Front Boundary Setbacks map: - 6.5m. 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	Min. 6.618m. N/A	Yes N/A
<i>B8 - Merit Assessment of Front Boundary Setback</i> for sites shown on map.	N/A	N/A
<i>B9 - Rear Boundary Setbacks</i> As per DCP Rear Boundary Setbacks map: - 6m. Corner lots on R2/R3 Zones with 6m rear boundary requirements not applicable.	11.032m N/A	Yes N/A
<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

B14 - Main Roads Setback as per map.	N/A	N/A
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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 principal dwelling.	Yes
Laneways to provide rear access where possible.	N/A	N/A
Parking not to obscure views from dwelling to street.	Complies.	Yes
Garage/carport opening max. 6m or 50% building width, whichever lesser.	Double garage door width 4.81m or 54.9%.	No*
2 spaces per dwelling.	2 spaces provided within the attached garage.	Yes

*Garage Door Width – In this instance, the proposed dwelling has a garage door width of 4.81m wide. The DCP control states that doors are to be a maximum of 6m or 50% of the building width, whichever is the lesser. In this instance, 50% of the building width (4.375m) is the lesser, resulting in a request for a variation of 435mm to the control. The proposed garage is not anticipated to have any detrimental impact upon the streetscape and will remain capable of maintaining the objectives of the control despite the numerical variation.

Given the high-quality design and articulation elements within the front façade, the garage is not anticipated to have any detrimental impact upon the streetscape. It is not anticipated that the garage will dominate the dwelling or create a visual impact on the streetscape as the first floor is provided over the garage ensuring the garage is adequately integrated into the dwelling design to reduce dominance. The overall high-quality design of the front entry, and articulation elements work to integrate the proposed garage into the overall design when viewed from the street.

The double garage provide suitable off street parking to meet with the requirements of the residents and reduce reliance on street parking. The integration into the dwelling design and articulation of the front façade will ensure the garage door width will not be out of character

and will remain a suitable addition to the streetscape. A similar design exists within the street, with other parking areas provided forward of the building line due to the lot widths of the streetscape. In this instance, the garage door will not be out of place and will have a minimal visual impact upon the streetscape.

The proposed garage integrates suitable parking areas into the streetscape and has been designed to provide safe access and egress for residents. The provision of larger garage will provide for adequate off-street parking for the resident, whilst also catering for visitor parking within the driveway (due to the suitable setback). The garage provides sufficient and convenient parking for the residents, without any detrimental impact upon the streetscape, maintaining the Councils objective.

The garage door width and visibility from the street is not anticipated to compromise the objectives of this control as the garage is not a prominent feature within the development and will be consistent within the surrounding streetscape and high-quality design of the dwelling. Therefore, it is requested that variation be supported in this instance.

<i>C4 – Stormwater</i> Suitable stormwater system for each site.	Stormwater as per Hydraulics.	Yes
<i>C5 – Erosion and Sedimentation</i> Erosion and Sedimentation controls to be in place.	Provided for consideration.	Yes
<i>C7 – Excavation and Landfill</i> Cut and fill not to impact neighbours. Clean fill only.	Cut and fill appropriately minimised with the use of drop edge beams to minimise impact on neighbours. No imported fill proposed.	Yes Yes
<i>C9 Waste Management</i> 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>
<i>D1 – Landscape Open Space and Bushland Setting</i> Landscaped open space as per map soft landscape with min 2m width.	>2m width.	Yes

Subject site = 40%	>40% provided.	Yes
<p><i>D2 – Private Open Space</i> POS area = 1-2 bedrooms – 35m² min 3m width.</p> <p>3+ bedrooms – 60m² min 5m width.</p> <p>Direct access from living area.</p> <p>POS located behind building line.</p> <p>Maximise solar access & privacy.</p>	<p>N/A</p> <p>>60m² provided, with min. width 5m.</p> <p>Accessible from meals room.</p> <p>Behind building line, within rear yard.</p> <p>North to front, with appropriate levels of solar access to the POS areas provided. Privacy is maintained with suitable window design and placement. The upper sitting room window has been provided with the raised sill height design. Other side elevation windows are appropriately designed and sited to minimise any privacy intrusion.</p>	<p>N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><i>D6 – Access to Sunlight</i> Consider solar access & ventilation in siting of dwelling.</p> <p>3hrs sunlight to 50% POS and glazed areas to living rooms between 9am & 3pm.</p>	<p>Dwelling appropriately sited for the orientation of the allotment.</p> <p>Proposed and adjoining POS and living areas to receive appropriate level of solar access due to suitable setbacks and appropriate design of the dwelling.</p>	<p>Yes</p> <p>Yes</p>
<p><i>D7 – Views</i> View sharing to be considered.</p>	No loss of views is anticipated.	Yes
<p><i>D8 – Privacy</i> Maintain privacy to adjoining properties.</p>	<p>Upper sitting room window provided with raised sill height to avoid any overlooking of POS and living areas of the adjoining dwelling. No detrimental impact is</p>	Yes

	anticipated to the privacy of the subject or adjoining dwellings POS or living areas.	
<p><i>D9 – Building Bulk</i> Avoid large areas of continuous wall planes.</p> <p>Max. fill 1m and to remain within building footprint.</p> <p>Minimise excavation.</p> <p>Orientate dwelling to street.</p> <p>Use articulation and materials to reduce building mass.</p>	<p>Dwelling is not considered to have an excessive visual bulk.</p> <p><1m fill and contained within DEB design.</p> <p>Approx. 950mm cut proposed considered reasonable for the topography of the site.</p> <p>Dwelling addresses street frontages.</p> <p>Suitable articulation and materials considered to have been provided for the site.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><i>D10 – Building Colours and Materials</i> Colours finishes to blend with natural setting.</p>	Suitable colours and materials provided for Council's consideration.	For Councils Consideration
<p><i>D11 – Roofs</i> Pitch to compliment streetscape.</p> <p>Varied roof forms to be provided.</p> <p>Eaves required.</p>	<p>More contemporary roof form provided which is anticipated to be provided throughout the area as it undergoes renewal.</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>	Non-reflective materials proposed.	Yes
<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).</p>	N/A – No fencing proposed as part of the application.	N/A

Gates to remain in boundary when open.		
<i>D14 – Site facilities</i> Site Facilities – bin storage, clothes drying etc. to be provided	Proposed dwelling 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 (can be averaged for sloping sites to allow regular steps).	Boundary fencing to be provided in accordance with Council's requirements.	Yes
<i>D16 – Swimming Pools & Spas</i> Not within primary setback (2ndry setback OK for corner sites). Appropriate setback from trees.	Swimming pool proposed within rear setback area.	Yes
<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 entry and upper habitable room windows.	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.	Some tree removal required with landscaping to occur following construction to maintain the landscape character of the area, with mature vegetation to remain in the rear.	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.

The following matters are considered relevant when considering onsite impacts.

Siting and Design

The proposed two storey development will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the dwelling provides generous boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within an existing residential area, within reasonable driving distance 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 residential setting.

The dwelling is permissible with development consent under the provisions of Warringah LEP 2011, and generally satisfies the objectives of the relevant development control plans as discussed above.

(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 reasonably satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject development 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 LEP 2011 and can satisfy the objectives of the relevant 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 Allambie Heights. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

Local Consultancy Services Pty Ltd
December 2023