

# STATEMENT OF ENVIRONMENTAL EFFECTS

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**Proposed:**

## **CHANGE OF USE FROM DUAL OCCUPANCY DWELLING TO SINGLE OCCUPANCY DWELLING**

**@ 36 BANGAROO ST,  
NORTH BALGOWLAH NSW**

Prepared by



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Pty. Ltd.

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## **PART A - GENERAL**

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### **1.1 Introduction**

This Statement of Environmental Effects accompanies a Development Application to propose:

1. *Change of use from Dual Occupancy into Single Occupancy*

The proposal is as shown in the drawings.

### **1.2 Details of Site**

Address	36 Bangaroo St, North Balgowlah NSW
Site Details	LOT 17 D.P. 11936
Total Site Area	672.6m <sup>2</sup>
Area of existing ground floor	189.08 m <sup>2</sup>
Area of existing first floor	105.32 m <sup>2</sup>
Total area of existing house	294.40 m <sup>2</sup>
<b>Modified floor area</b>	<b>0 m<sup>2</sup></b>

### **1.3 Objectives of the proposal**

Objective is to propose a change of use from a dual occupancy into single occupancy.

### **1.4 Methodology**

The sections of the Statement of Environmental Effects correlates to the Northern Beaches Council DCP 2011. The proposal has been assessed in accordance with Northern Beaches Council – Design guidelines and the relevant sections of the Northern Beaches Council - Warringah DCP & LEP 2011 requirements.

### 1.5 Location map



Figure 1: Site Location

### 3.2 Building Footprints

#### OBJECTIVES

The dwelling complies with the objectives of the building footprint, i.e;

- To maximize provision of solar access to the secondary dwelling.
- To minimize the impacts of development on neighbouring properties in regards to view, privacy and overshadowing.
- To encourage the efficient and sustainable use of land.
- To allow for landscaped rear and front yard areas.
- To promote public safety of public domain areas.

## **PART B - FLOOR SPACE**

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### **5.1 Development site - Objective**

The total site area is 672.6m<sup>2</sup>. The area of the existing dual occupancy dwelling is 294.40m<sup>2</sup>. The modified floor area of the proposed single occupancy dwelling is 0m<sup>2</sup>. The proposal thus complies with Design guidelines and the relevant sections of DCP Guidelines with regards to floor space ratio.

### **5.2 Landscaped Area and Parking**

The proposal complies with the Design guidelines and the relevant sections of Northern Beaches council – Warringah DCP 2011 Guidelines.

### **5.3 Garden Design and Fences**

All existing fences & shrubs on the site will remain as it is. Any plants or trees to be removed as a part of development must be done with prior consent and approval from Council.

## **PART F - CONSTRUCTION AND SITE MANAGEMENT**

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### **6.1- Landscape Construction**

Landscaping will be as per Council's requirements.

### **6.3- Construction Management**

Hours of operation will be as per Council requirements.

## **PART G – CONCLUSION**

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In conclusion, the proposal satisfies the requirements of Northern Beaches Council DCP & LEP 2011 requirements.

- Plans / Elevations submitted are substantially in accordance with the DCP Guidelines.
- The dwelling has the required site setbacks and complies with the landscaped area requirements.
- All care has been taken to ensure that the proposal positively contributes to the streetscape.
- We therefore believe the proposal merits Council approvals.