



Statement of Environmental Effects

PROJECT:	DEMOLITION OF EXISTING HOUSE & CONSTRUCTION OF A NEW DWELLING & ASSOCIATED RETAINING WALLS
LOCATION:	LOT 9 DP 25048 15 BRIDGEVIEW CRESCENT, FORESVILLE NSW 2087
APPLICANT:	JOANNE VADILLO 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 demolition of an existing dwelling house and construction of a new double storey dwelling house and associated works located at **15 Bridgeview Crescent, Forestville NSW 2087**.

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	Montgomery Homes
Architectural Plans	Montgomery Homes
BASIX Certificate	BSA
Bushfire Report	Bushfire Planning & Design
Cost Summary Report	Montgomery Homes
Clause 4.6 Height Variation	Montgomery Homes
Landscape Plans	A Total Concept
Land Risk Assessment Report	STS Geotechnics Pty Ltd
Notification Plans	Montgomery Homes
Owners Consent	Montgomery Homes
Statement of Environmental Effects	Montgomery Homes
Stormwater Plans	ALW Civil Engineering Consultants
Survey Plan	TSS Total Surveying Surveying
Sydney Water Stamped Plan	Sydney Water
Waste Management Plan	Montgomery Homes

PROPERTY DESCRIPTION

Address	Lot 9 DP 25048 15 Forestville Crescent, Forestville NSW 2087
Owner Details	Joanne Vadillo PO BOX 480 Belmont NSW 2280
Zoning	R2 Low Density Residential
Property Dimensions	928.2m ²
Existing Land Use & Improvements	Occupied Residential

LAND USE AND ZONING

The site was 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 occupied by a dwelling house and is subject to demolition.

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 has a natural slope tapered to the rear east-south corner, with a fall across the entire site of approximately 9m. The site has three (3) trees onsite, however no trees are proposed to be removed with this application. T1 notated on the tree retention plan, in the architectural plans set is to have its canopy trimmed back to meet the requirements of construction and dwelling's location.



SITE CONTEXT AND NEIGHBOURING DEVELOPMENT

The allotment is bounded by established low scale residential dwellings displaying a diversity of building forms. One and two storey residential dwellings are the predominate development in the setting, interspersed by a number of dual occupancy development.

The locality's urbanised form, upon sloping allotments has resulted in sites being strongly leveraged in some instances. Many premises in the locality display alterations and additions as well as contemporary infill outcomes. There is a wide variety of styles, ages, construction materials and conditions in the surrounding streetscape showing the changing state of the area to larger residences.

ACCESS

Site access will be achievable off the existing driveway and crossing established off the right-hand side of the front boundary. The driveway is accessible from Bridgeview Crescent.

DESCRIPTION OF PROPOSED DEVELOPMENT

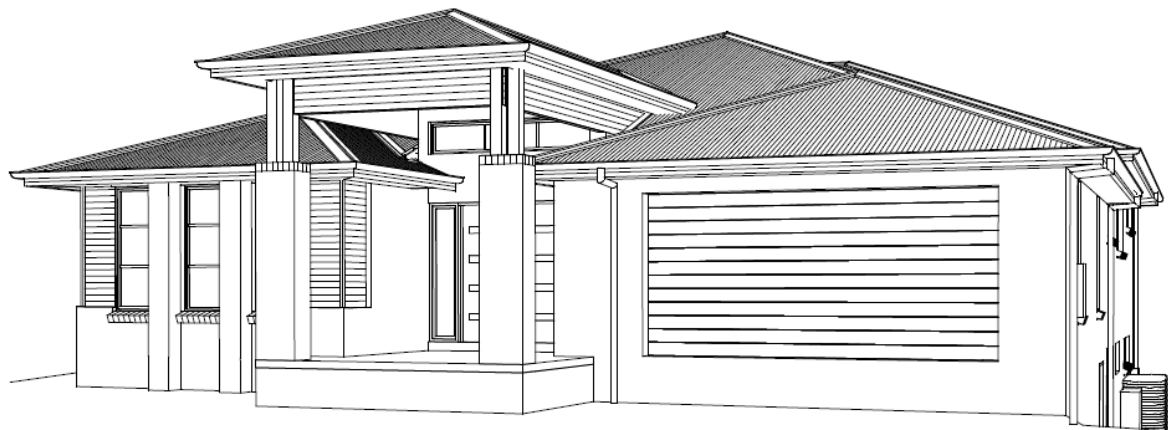
PROPOSED DEVELOPMENT WORKS

The proposed development is for the demolition of an existing dwelling & construction of a new double storey dwelling. The upper and mid floors contain double car garage, studio, five (5) bedrooms (master bedroom to include ensuite), bathroom, storage and rumpus room to rear upper level deck.

The lower floor contains home theatre, study, powder room, laundry (which is accessible to the southern elevation) and open plan kitchen, meals and living which provides access to the rear yard.

The development will also see a 3,000L water tank for BASIX requirements/ sustainability purposes. Stormwater management/ water tank overflow will be directed to the proposed stormwater pit which is connected to the existing 3.048m easement which discharges directly into Middle Harbour. Please refer to Stormwater Management Plan.

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



The proposal is consistent with the relevant planning provisions including the *Warringah Local Environmental Plan 2011* and the objectives of the Warringah Development Control Plan 2011. The proposal is characterised as a dwelling house which is permissible in the R2 Low Density Residential and is consistent with the zone objectives as it is a low impact use that will have minimal impact on the environmental qualities of the area. The dwelling is over the required height limit, the proposed height is 9.252m where 8.5m is permitted and is consistent with the building siting and envelope objectives of the DCP. A Clause 4.6 Variation Request has been submitted with this application.

The proposal seeks to provide high quality design and functionality in terms of layout and open space elements. The proposed development represents a good example of revitalization of infill development and is appropriate in scale when viewed in consideration against surrounding developments.

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 not be Integrated Development under the *EP&A Act 1979*.

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:

- It has considered whether the land is contaminated.*
- 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 was 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	9.252m Clause 4.6 Variation is requested
Minimum lot size	600m ²	N/A
Development on Sloping Land	Area B	Complies - See Landslip Risk Assessment Report

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	<p>The development will not exceed a wall height of 7.2m (see section plan). The dwelling has intentionally be designed to limit the impact of the bulk and scale of the dwelling. Due to the corner lot and narrow street frontage, there is minimal street view because of the slope of the land. The building is presented at street frontage as a single storey design and utilises the natural fall of the land to show double storey. With proximity to the neighbouring properties all facing in alternate angles and directions this limits the amount of visual presence we have for overlooking and impact upon one another.</p> <p>Due to the fall of the site, the overall height of the dwelling is 9.252m thus over the 8.5m height control under Warringah LEP 2011. A Clause 4.6 Height Variation has been requested with this application.</p>
Number of Storeys	The building is presented at street frontage as a single storey design and utilises the natural fall of the land to show double storey. The maximum height of the dwelling is 9.252m

Side Building Envelope	Complies, refer to west and east elevations. The eaves do encroach on this space but is compliant under the control.
Site Coverage	The proposed site coverage is 29.95%, thus under the 30% required by this control.
Side Boundary Setback	Due to the non-standard shape of the block the setback to the closest boundary is 1.077m on the northern elevation and 1m on the southern elevation.
Front Boundary Setbacks	<p>The development will be setback 12.166m from the front boundary (9.34m from the front porch). The double car garage will be set back a further 1m from behind the building line.</p> <p>Our proposed position on site is consistent with the average building line across both corners of the street, except for the direct southern neighbour who is further setback to the street.</p> <p>The bulk, scale, articulation, setbacks, and materials have been carefully considered to not only enhance the character of the surrounding locale, but to also alleviate any adverse impacts on the immediate neighbouring properties. A portico has been incorporated into the design on the front of the house to further lock in the overall design aesthetic, sympathetic to the local environment.</p>
Rear Boundary Setbacks	The development will have a 2.7446m rear setback from the lower rear wall to the eastern elevation. Due to the unusual shape of the lot to the furthest most corner of the site we do achieve a 21.002m setback which more than complies with the minimum distance set out under the DCP. We hope council would take this lots unusual shape into count when reviewing this.

SITTING FACTORS

Control	Notes
Traffic, Access and Safety	<p>The development will allow for one new residential driveway access point onto Altona Avenue to suit the new building footprint. The existing driveway will be removed and rehabilitated to a permeable/ grassed space.</p> <p>Due to site constraints, the design of the house has necessitated the relocation of the existing driveway from one side of the house to the other. The relocation of the driveway requires the removal/ relocation of 2 Callistemon Sp. street shrubs.</p>
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 streetscape.
Stormwater	A stormwater Plan is provided with this development application. The site slopes to the front and rear. The existing arrangement sees stormwater runoff discharging to the kerb outlet and rear. The proposed method for stormwater management will lead to a better outcome for stormwater management. It is proposed to discharge stormwater from the proposed 7,000L water tank to the existing kerb & gutter with 4,000L dedicated for OSD and 3,000L for BASIX requirements.
Erosion & Sedimentation	An erosion and sediment control plan is provided with this development application.
Excavation & Landfill	<p>Cut & some fill is proposed with this development. The extent of cut (primarily on the eastern elevation) will be excavating rock which exists along the eastern elevation. Due to an outcrop of sandstone bedrock within the backyard, along the eastern boundary, square cutting along this boundary will be necessary as part of the excavations works.</p> <p>Where cut is proposed on the southern elevation, construction techniques to manage earthworks will use dropped edged beams to contain cut within the footprint and retaining walls (maximum 500m) will be used to retain all works within the boundary. See survey detail plan and landslip risk assessment for further details on site make.</p>
Demolition & Construction	<p>The existing dwelling is subject for demolition. All demolition works are to comply with the <i>relevant Australian Standard. Australian Standard AS 2601-2001 'Demolition of Structures'</i> at this time of writing.</p> <p>Should any asbestos be present onsite, then the applicable Code of Practice for the Safe Removal of Asbestos shall apply. It is requested that this be put as a condition of consent to ensure compliance with these requirements are put in place during the construction/ demolition period. Please refer to the attached/ supporting Waste Management Plan for further details.</p> <p>Pool protection during construction will be installed prior to construction with relevant fencing and cover over pool during the extent of construction.</p>

Waste Management	Please refer to the attached Waste Management Plan for further details.
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DESIGN

Control	Notes
Landscaping	The site has a maximum landscaped area of 57.8% - a landscape plan showing the extent of available landscape area and proposed landscaping is provided with this development application.
Private Open Space	Ample private open space is available at the rear of the site. Rear yard will be accessible by a habitual room.
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	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. A shadow diagram is provided with this development application. No neighbouring property will be adversely impacted by the proposed development during the winter period.
Views	The development will not obstruct any significant views in this area.
Privacy	The development is not anticipated to have any future privacy implications to neighbouring properties.
Building Form & Massing	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 9.252m and will not be out of scale to other neighbouring properties with no loss of amenity to these places. 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.
Building Colours and Materials	A Schedule of Materials can be provided on request.
Roof Design	A simple pitched roof is included and has been designed for symmetry.
Glare & Reflection	The development will primarily use muted 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	The existing pool will not be directly impacted by this development and will remain. Relevant protection measures will be installed around the pool prior to construction.
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 (3,000L dedicated for BASIX); and BASIX certification/ commitments

ENVIRONMENTAL AMENITY

Control	Notes
Acoustic Amenity	As above – the development will be for residential purposes 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.

Bushfire	The proposed development has been assessed as BAL-40 in accordance with Table A1.12.5 of PBP 2019 and Bushfire Report lodged with this application.
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 in accordance 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 and also attached.

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)

The proposed works are permissible and consistent with the intent of the built form controls as they are reasonably applied to the proposed works given the constraints imposed by topography and the location of the retained swimming pool.

THE PROVISION OF ANY DRAFT EPI

There is no Draft LEP that are relevant 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.

The height and scale of the proposed works will be entirely commensurate with that established within the sites visual catchment with no unacceptable residential amenity impacts in terms of visual bulk, views, privacy or overshadowing.

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.

The proposed development will not have any significant negative impact on economic factors within the area notwithstanding that it will generate short term employment opportunities through the construction period of the development.

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. The proposed development can comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on future occupants.

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 development is consistent with the conclusions reached by Senior Commissioner Roseth in the matter of Project Venture Developments v Pittwater Council (2005) NSW LEC 191 where it has been found and considered in opinion that most observers would not find the proposed development offensive, jarring or unsympathetic in a streetscape context nor having regard to the built form characteristics of development within the sites visual catchment. Accordingly, it can be reasonably concluded that the proposal is compatible with its surroundings.

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.

The proposed works are permissible and consistent with the intent of the built form controls as they are reasonably applied to the proposed works given the topography of the land. The development would not be contrary to the public interest.

CONCLUSION

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

The proposal involves a contemporary inspired design that is appropriately setback from the site edges to maximise light, ventilation and openness. The proposal is located and configured to complement the property's established neighbourhood character without any significant changes or impacts on the existing development character or neighbouring amenity.

The height variation proposed to the DCP controls have been appropriately acknowledged and its acceptability assessed and considered, having regard to the objectives of the relevant controls and the circumstances of the case.

Such variations are possible pursuant to section 4.15(3A)(b) of the Act which requires Council to be flexible in applying such provisions and allow reasonable alternative solutions that achieve the objects of DCP standards for dealing with that aspect of the development.

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. This report demonstrates that the variation will not give rise to any unacceptable residential amenity or streetscape consequences.

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.

Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.

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	133.6m ³		1.8m 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				

WASTE MANAGEMENT PLAN – DEMOLITION

	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
Concrete		40m ³		Concrete Recyclers
Bricks		40m ³		Concrete Recyclers
Roof Tiles		10m ³		Concrete Recyclers
Metal		10m ³		TBD
Asbestos			TBD	Accredited removalist TBD
Mixed Waste			120m ³	Local Waste Centre

All demolition work will be accordance with AS2601-2001

Demolition works to be completed at 15 Bridgeview Crescent, Forestville shall comply with the provisions of AS2601:2001 – The demolition of Structures.

PROCEDURE:

- Location & disconnection of services.
- Exclusion zone to be established.
- Use machinery to remove all floor surfaces.
- Use machinery to remove buildings.
- Machinery will be used to push/pull down brickwork.
- Machinery will be used to perform site strip, demolish retaining walls, rock walls and tree stumps.
- Debris will be loaded on to trucks with excavator.
- Debris will be disposed of at a licensed waste facility, any material that can be recycled e.g concrete, metal will go to the appropriate recycle plant.
- The demolition has at time frame of approximately one week.
- All persons working within the exclusion zone are supplied with appropriate PPE, have been inducted into the site & will carry out works as per the SWMS on site.
- The exclusion zone is no less than four metres from the demolition area & is fenced with safety fencing.