

7 February 2024

STATEMENT OF ENVIRONMENTAL EFFECTS
DEMOLITION DEVELOPMENT APPLICATION
FOR EXISTING RESIDENCE AND ASSOCIATED WORKS
DOROTHY BLOOM
24 WYATT AVENUE, BELROSE 2085
LOT 2568 DP 752038

Introduction

This statement of environmental effects is to accompany a demolition application for the removal of the existing residence and immediate surrounds at 24 Wyatt Avenue, Belrose. This statement outlines the description of the proposed development, the design elements and their impact on the local environment, and details of compliance with local Council policies. In preparation of this development application consideration has been given to the following plans and Acts:

Warringah Local Environmental Plan 2011
Warringah Development Control Plan 2011
Environmental Planning & Assessment Act, 2000

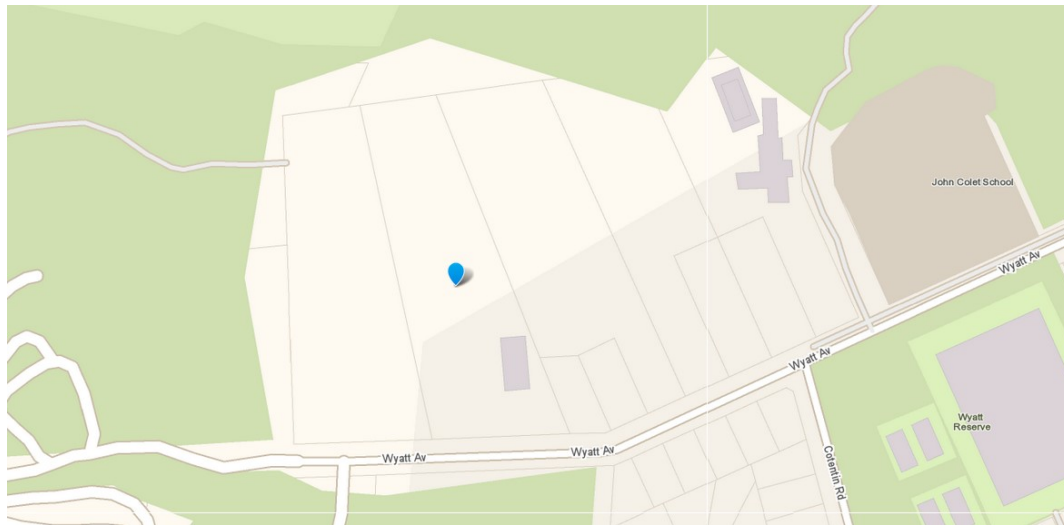
Accompanying Documentation

Right Angle Design and Drafting D1	-demolition plan
Right Angle Design and Drafting D2	-sediment control plan
Matthews Contracting	-waste management plan
Aspect Surveying	-AHD survey
Local Bushfire	-bushfire report
Michael Shaw Arborist	-arborist assessment report

EXISTING

The site area is approximately 1.38ha in size and is rectangular in shape, with a wider front boundary and a narrower northern rear boundary. The front boundary is 84.29m and the rear boundary is 47.598m. The property is located on the northern side of Wyatt Ave. The road ends almost immediately to the west with the property and surrounding area all part of a dead end street.

There is an existing single-family residence located on the middle of the site though this residence is to be removed and replaced with a new family home to be constructed by McDonald Jones. A full development application has been lodged with Council requesting the new residence. This application is for permission to demolish and remove the existing family home and garage. With the exception of the front access driveway and paving, the rear alfresco, tennis court and swimming pool, all other areas on site are soft surface with the remainder of the large rear yard is all grassed areas and garden.



Location of 24 Wyatt Ave, Belrose

The new residence has been designed with excellent stormwater functionality with the site having the capacity to flow to the creek at the rear as there is a gradual slope to the site from the front to the rear. The properties to either side are similarly situated. This positioning helps ensure that the open space receives good light and is not overshadowed by neighbouring structures. The east/west aspect is a bonus on these sites. The neighbouring residences to the east and west are at a similar or higher elevation. There is a substantial front setback and a reasonably large Council verge on the front of the property.



PROPOSAL

This development proposal seeks approval for the following:

Complete demolition of the existing residence, garage, and the outbuildings on the western side of the site, located at the rear of the residence. A number of access paths and paved areas around the house will also be replaced. The existing driveway will remain. The existing swimming pool and tennis court will not be impacted. All demolition work will be carried out by Matthews Contracting. A full waste management plan is supplied, and all effort will be made to recycle or reuse the materials removed from site.

The site will be fully fenced and secured during demolition.

No BASIX report accompanies this application. The bushfire report for the new residence, along with an email from the bushfire assessor stating the report is not impacted by these demolition works, are supplied. An arborist report also accompanies this application. All care will be taken on site to not impact either zoning.

Vehicle access, including any heavy vehicles carrying waste, will be from Forest Way directly on to Wyatt Avenue. When necessary proper street signage and traffic control will be implemented to ensure the site and surrounds are as safe as possible. Full vehicles exiting the site will travel down Wyatt Ave, turn north on to Forest Way, and then east on to Mona Vale Road.

All work will be carried out during proper work hours and all effort will be made to limit vehicle access through school zones during 8:00-9:30am and 2:30-4:00pm.

LEP PART 4 PRINCIPLE DEVELOPMENT STANDARDS

4.1 Minimum Subdivision of Lot size - Not applicable to this application

4.2 Rural Subdivision – Not applicable to this application.

4.3 Height of Buildings – as shown on the Height of Buildings Map = 8.5m high.
The 8.5m building height will be complied with for this application.

4.4 Floor Space Ratio & 4.5 Calculation of Floor Space Ratio and Site Area – Not adopted

4.6 Exceptions to the Development Standards – It is considered that the proposal meets the outlines and objectives of the LEP therefore no exception will be applied for, for this application.

WARRINGAH DCP

1.5-Objectives

- To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood
- To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome
- To inspire design innovation for residential, commercial and industrial development
- To provide a high level of access to and within development.
- To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained
- To achieve environmentally, economically and socially sustainable development for the community of Warringah

Part C Sitting Factors

C7 Excavation and Landfill

All work to be carried out on site will have no adverse impact on the visual and natural environment or the adjoining and adjacent properties. The existing front yard will remain as is, including driveway. The access walk path will be removed. The visual and scenic quality of the site and the surrounds will be greatly improved with this application. The position, location, and height of the proposal have all been considered and determined to be the most appropriate location on site to minimise all impacts on the land and the neighbours. There will be no situation created that will create additional siltation or pollution of the local waterways or drainage lines.

Part D Design

D1 Landscaped Open Space and Bushland Setting

All onsite impervious areas that are naturally occurring are also included in the open space calculations.

The owners do an excellent job of maintaining a high level of garden on site and help maintain the native bushland to the rear of the property.

The site complies with private open space requirements. There is a requirement for a minimum 60sqm on site. The site will have over 60sqm. There will be access to the private open space directly from the living areas of the residence. There are sight lines directly from the residential living areas.

D3 Noise

There will be a large amount of noise during the demolition. All effort will be made to limit this and to ensure that all work is carried out during the designated hours. It is understood that Council will provide a list of Conditions that must be followed during this work.

D8 Privacy

It is important to note that there should be no loss of privacy to either side neighbour. Once demolition is completed no neighbour will be affected. The neighbouring properties will be contacted, where possible, about the proposal and to date there are no concerns about the work.

D16 Swimming Pools and Spa Pools

Objectives

- To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.
- To encourage innovative design solutions to improve the urban environment.

The existing swimming pool on site will remain. There are to be no changes and no work carried out to the pool and surrounds with this application.

E10 Landslip Risk

The property is not identified as being located with any Landslip areas that would require a geotech report with this application.

PRIVACY AND NOISE

The proposal has been designed to increase the usability of the site for the owners. The design has also taken into account the position of the house and property in relation to the neighbours and has been designed to try to maximise the privacy and views of the existing residences. Once construction is completed, there should be no further impact on privacy or noise to the adjoining properties.

SITE MANAGEMENT

There should be no excavation required with this proposal. All waste material will be removed from site. A sediment control fence will be in place to contain any runoff during construction.

BUILDERS INTEGRITY

A specialist, licensed builder will be carrying out the demolition. During this process utmost care and consideration will be taken to ensure the privacy and lifestyle of the neighbouring residences is uninterrupted.

OWNERS STATEMENT

The family living in this residence are owner occupiers. The house is the family home, and the owners wish to make the property as inclusive as possible. The site should have all the amenities that other properties in Warringah are afforded. The family has lived in the area for a significant time and enjoy outdoor living and an active lifestyle. The new residence should help encourage both. The belief is that with an excellent design, proper landscaping, and the utilization of a portion of the site that is underused, this proposal can help improve the streetscape.

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