



Corona Projects

Development Application
STATEMENT OF ENVIRONMENTAL EFFECTS

Change of use to secondary dwelling

435 Condamine Street, Allambie Heights

August 2019

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PROJECT DETAILS

Client: Hamed Taghvaei
Subject land: 435 Condamine Street, Allambie Heights, NSW, 2100
Lot Description: 4-/DP12764
Proposed development: Change of use to secondary dwelling

The report is prepared by Judy Tran
Bachelor of Planning (WSU)

The report is reviewed by Emma Rogerson
Bachelor of Architecture and Environments (USYD)

Project Code: J000288

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Judy Tran	20/06/2019	
Checked by	Emma Rogerson	24/06/2019	
Approved for issue by	Joseph Chan	24/06/2019	

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Hamed Taghvaei to accompany a Development Application (DA) to Northern Beaches Council (Council) for the change of use to a secondary dwelling at 435 Condamine Street, Allambie Heights.

More specifically, the proposed development comprises a secondary dwelling to the rear of the building. Residence 1 contains; 2 bedrooms, dinning/kitchen area, bathroom and living room. Residence 2 contains; 2 bedrooms, laundry room/ bathroom, kitchen and living room. Demolition is imposed on Residence 2 to comply with attached secondary dwelling standards.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	August 2019
BASIX		
Survey	Altitude Surveys	06/06/2019
BCA	BCA Vision	04/07/2019

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 435 Condamine Street, Allambie Heights and is legally described Lot 4 in Deposited Plan 12764. The site is located on the western side of Condamine Street, between Pozieres Parade and Fishbourne Road.

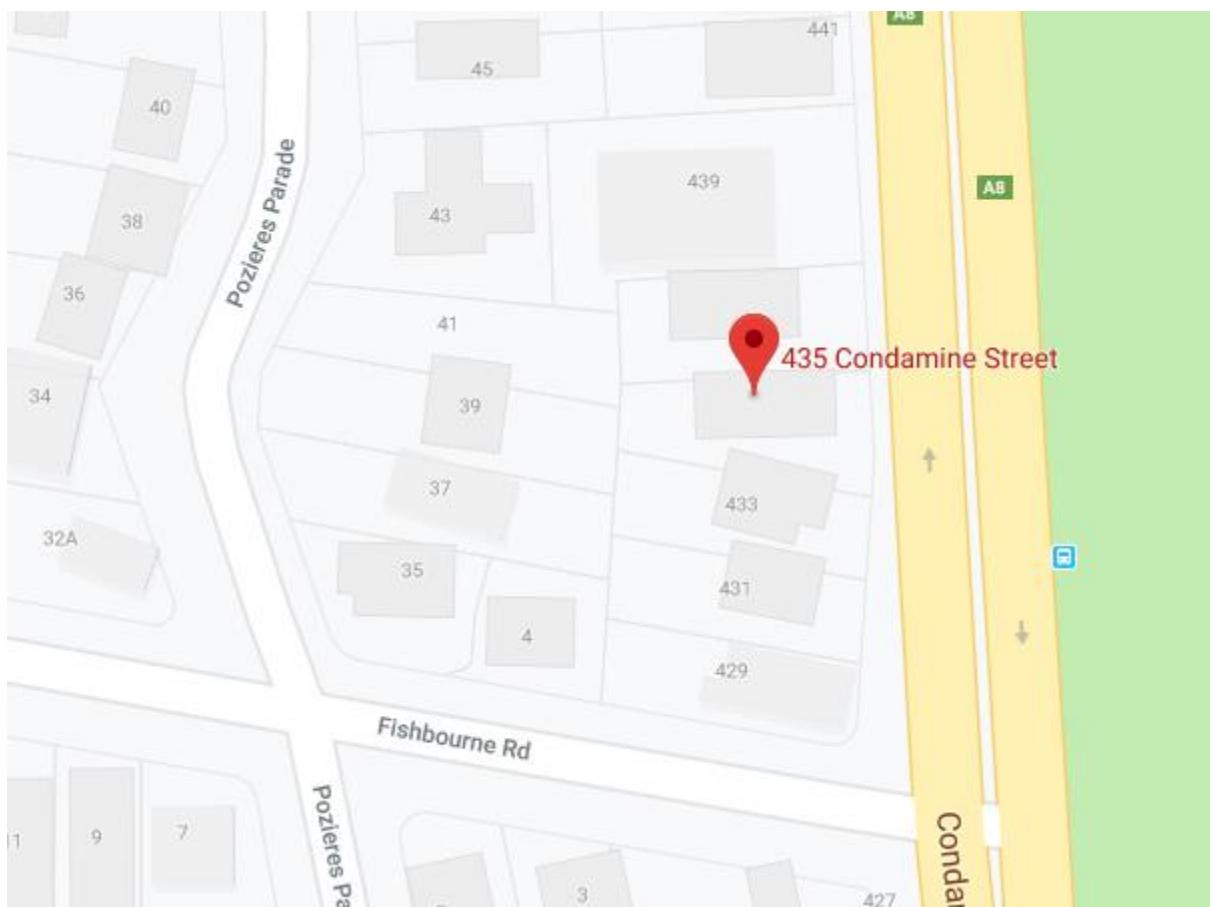


Figure 1 – Site locality map (Google Maps)



Figure 2 – Aerial map (SIX Maps)

The site is quadrilateral and has a total area of 526.4 square metres by survey, with an approximately 18.4 metres street frontage to Condamine Street. The northern side boundary measures 36.645 metres and the southern side boundary measures 38.100 metres. The rear boundary measures 9.8 metres. The site falls to the street from the rear by approximately 2.48 metres.

The site currently contains a single storey building. The building contains two residential dwelling. The rear of the site is landscaped with shrubs and grass. Hedge green screen is located in front of dwelling viewed from the street. Vehicular access is available from Condamine Street.

The land is zoned R2 Low Density Residential under the provisions of Warringah Local Environmental Plan 2011 (WLEP 2011). The site does not contain a heritage item. The site is not located within a Heritage Conservation Area.

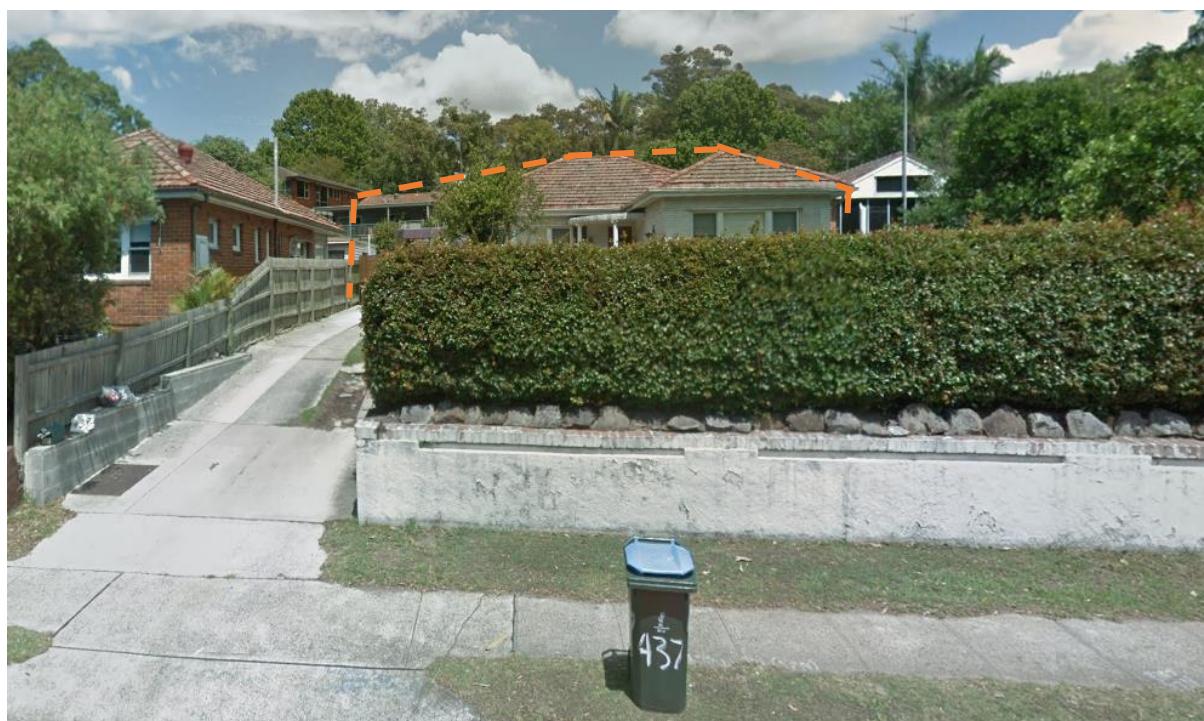


Figure 3 – Subject site as viewed from Condamine street (Google Maps, June 2019)



Figure 4 – Subject site as viewed from secondary dwelling (Google Maps, June 2019)



Figure 5 – Subject site as viewed from secondary dwelling (Google Maps, June 2019)

2.2 The Locality

The site is located within an established residential area. The locality comprises a mix of retail and residential development of buildings heights typically of one and two storeys. Nearby non-residential uses include: shopping centre, golf course, restaurants and education establishments.

The site adjoins one storey residential buildings to the north and south at 437 Condamine Street and 433 Condamine Street.

2.3 Development History

A search on Council's DA Tracker returned one development applications associated with the site.

- DA2013/0220 Tree Application (Submitted: 26/02/2013)

An informal GIPA request has been submitted and received the following BIC on record;

- Laundry added in 1983

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the change of use of the rear dwelling to a secondary dwelling with internal additions and alterations.

More specifically, the proposed development comprises of two residential dwellings; main dwelling at 435 Condamine Street, and secondary dwelling at 435A Condamine Street. Proposing demolition to the secondary dwelling for compliance to the controls and standards of Council. The building is divided into two dwelling by an internal wall. Each dwelling contains 2 bedrooms, kitchen, dining room and a bathroom/laundry room.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk and scale. The design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality.

Please refer to plans prepared by Corona Projects.

3.2 Development Configuration

The proposed development comprises the following:

Secondary Dwelling

Level	Use
Ground Floor	Living Room
	Dining/Kitchen

	Bedroom 1
	Bedroom 2
	Bathroom
	Verandah

Main dwelling

Level	Use
Ground Floor	Living Room
	Kitchen
	Bathroom/Laundry
	Bedroom 1
	Bedroom 2

3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in the following table

Table 1: Key development components

Component	Proposal
Site area	526.4m ²
Gross Floor Area	126m ²
Floor Space Ratio	0:24:1
Height	1 storey Approximately 5.46m
Boundary setbacks	<ul style="list-style-type: none"> • Front Approx 7.5m • Side Approx 1m • Side Approx 4.284m • Rear Approx 8.5m
Car spaces	2

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

The primary statutory document that relates to the subject site and the proposed development is Warringah Local Environmental Plan 2011. The primary non-statutory plan relating to the subject site and the proposed development is Warringah Development Control Plan 2011

4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

4.1.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

SEPP (BASIX) 2004 applies to the proposed development. A BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort and energy efficiency requirements of the policy.

4.1.3 Warringah Local Environmental Plan 2011

The development complies with the provisions of Warringah Local Environmental Plan 2011 (WLEP 2011).

Zoning and permissibility

The site is located in Zone R2 Low Density Residential



Figure 6 – Land Zoning Map (NSW Planning Portal)

The development is identified to be *dwelling house*, which is permitted with consent in the R2 zone.

The objectives of the 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 change of use to the development will provide additional residential living space that is suitable for the established low residential land use.

Clause 4.3 Height of buildings

The Height of Building Map stipulates that the maximum building height permitted for the site is 8.5 metres. The proposed height of the development is approximately 5.46 metres.

Clause 6.1 Acid Sulfate Soils

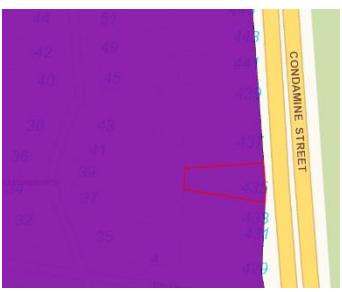
Subject site located on Class 5 land.

Clause 6.4 Development on sloping land

Subject site is located on Area A on the Landslip Risk Map indicating slope of smaller than 5 degrees.

4.1.4 Warringah Development Control Plan 2011

The development achieves a high level of compliance with the provisions of Warringah Development Control Plan 2011.

Control	Comment	Compliance
Part B Built Form Controls		
B1 Wall Height		
1	Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	Height of building does not surpass the height of 5.46 metres, wall height cannot exceed.
B4 Site Coverage		
1	Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as: - 33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and - 20% = 3,500m ² or 30% <3,500m ² - the total building footprint(s) must not cover more than 20% of the site area except on allotments having an area of less than 3,500m ² where the total building footprint/s must not cover more than 30% of the site area.	Site Coverage Map does not include any site coverage control on the subject site. 
B5 Side Boundary Setbacks		
1	Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.	Side setback requirement of 0.9 metres according to map refer to Figure 8. North side setback is approximately 1 metre and south side setback is approximately 2.5 metres, thus comply with the control. 

Control		Comment	Compliance
2	Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.	Setback of building are surrounded by landscaped and free of below or above ground structures although contains a garage.	Acceptable on merit, side boundary setback still complies with WDCP 2011. Will not affect character of street scape.

B9 Rear Boundary Setbacks

2	The rear setback area is to be landscaped and free of any above or below ground structures.	Rear of dwelling consist of grass and scrubs; no landscape is above or below ground structure as per existing.	Yes
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Part D Design

D1 Landscape Open Space and Bushland Setting

1	<p>The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:</p> <ul style="list-style-type: none"> a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation; c) Landscaped open space must be at ground level (finished); and d) The minimum soil depth of land that can be included as landscaped open space is 1 metre. 	Subject land requires 40% of minimum landscape open space. The site has 47% of landscaped area.	Yes
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D2 Private Open Space

1	Residential development is to include private open space for each dwelling.	Private open space for Residence 2 is located rear of building. Residence 1 open space is located towards the front of the building.	Yes
2	The minimum area and dimensions of private open space are as follows:	Requirement of 35m ² of minimum private space according to table provided in WDCP 2011.	Yes

Control	Comment	Compliance
	Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms: A total of 35m2 with minimum dimensions of 3 metres per dwelling	Private open space is calculated to be approximately 43 m2.
3	Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.	Open space can be viewed and directly accessible from living room for both residential dwellings. Main dwelling will have viewing and direct access to front greenery space for relaxation, entertainment, recreation and children's play. Proposed secondary dwelling will have access to rear open space through the living room.
4	Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.	Timber fencing is to surround side and rear boundary to ensure privacy for the proposed secondary dwelling. Hedge vegetation presences on site to allow better screening from Condamine Street.
5	Private open space shall not be located in the primary front building setback.	Private open space located rear of subject site. Private open space for the main dwelling is located to the front building line. The area is pre-existing.
6	Private open space is to be located to maximise solar access.	Private open space located south facing to minimise solar access.

D6 Access to Sunlight

1	Development should avoid unreasonable overshadowing any public open space	Proposed secondary dwelling is located rear from the existing storey building. Overshadowing will not transpire.	Yes
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D8 Privacy

1	Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	North-facing windows directed onto neighbouring properties will not be intrusive due to its one storey nature and the screening from the fence.	Yes
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4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a minor scale and nature, and does not present unreasonable environmental, social and economic impacts.

Impacts on Natural and Built Environment

The proposal does not impact upon native vegetation, soil conditions, foreshore environment or air quality. Minor demolition to the external appearance and design are proposed to the secondary dwelling to comply with Council standards.

Alterations

The proposal seeks to provide high-quality adjustment for the change of use to secondary dwelling to create efficient use of the site in a prime location that is in high demand for residential accommodation. In addition, the proposal was designed to minimise, as far as practicable, any adverse effects on existing and neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions. Accordingly, the proposal is considered to be in the public interest.

Privacy

Private open space for the main dwelling is located on the front of the site. There is an existing private open space. Due to the irregular lot size, the private open space of the main dwelling can only be located behind the front building line. The private open space is however integrated with the main dwelling as it's directly accessible from the principal living area. It is spacious to accommodate daily activities. Hedge vegetation is planted to screen the open space from Condamine Street.

Streetscape

In addition, the proposed secondary dwelling is located to the rear of the site. Therefore, the development will have a nominal adverse impact to the streetscape of Condamine Street.

Social and Economic Impacts

The development increases the amenity of the property by providing more residential space to meet the housing demands, whilst limiting property developments to conform the objectives of R2 Low Density Residential zoning. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the proposal. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R2 zone. The secondary dwelling at 435 Condamine Street will allow additional residences to have access to the prodigious services and recreational activities of Allambie Heights.

4.4 The Public Interest

The proposal is considered to be in the public interest as it allows additional residential space without creating major developments that will affect the visual outcome on the streetscape, and nominal negative environmental, social and economic impact.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the change of use to the secondary dwelling at 435 Condamine Street, Allambie Heights. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 435 Condamine Street, Allambie Heights as described in this application is reasonable and supportable, and worthy of approval by Warringah Council.

The proposal is permissible with Council's consent in the R2 – Low Density Residential under the Warringah LEP 2012. The proposed development satisfies the applicable provisions of the Council's LEP.

The siting, design and external appearance of the proposal is considered to be appropriate and consistent with the locality of Allambie Heights. The proposal does not result in any loss of privacy as secondary dwelling remains as a one storey development with fencing on all side boundaries for privacy.

The site is suitable for the proposed secondary dwelling as the FSR continues to comply with the DCP and LEP. Accordingly, in the circumstances of the case, the proposal is considered to be in the public interest and worth of Council's support and approval.