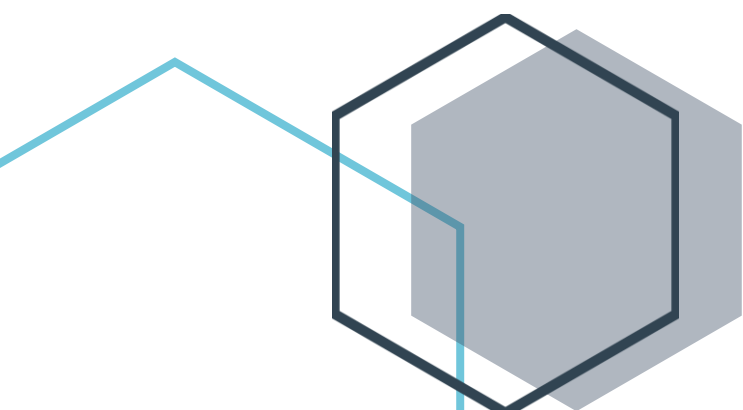


# Statement of Environmental Effects

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Alterations and additions to dwelling house





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## INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Renovate Plans – Building Designers Pty Ltd to support a Development Application (DA) at 7 Rounce Avenue, Forestville for alterations and additions located at the site 7 Rounce Avenue, Forestville. The site is currently zoned Zone R2 Low Density Residential, and the proposal is considered permissible with consent.

The proposed development has been designed to comply with the controls of the relevant planning instruments and Councils development controls.

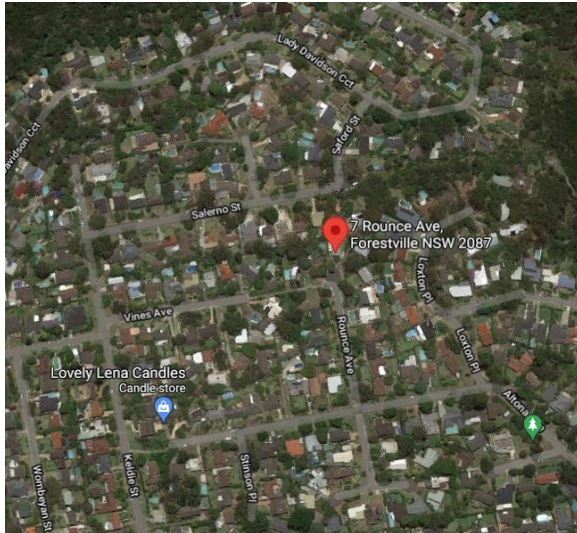
The Statement of Environmental Effects provides information about the proposed development and development site. Key planning issues, particularly with regard to compliance, are addressed and is intended to assist council's consideration and determination of the application.



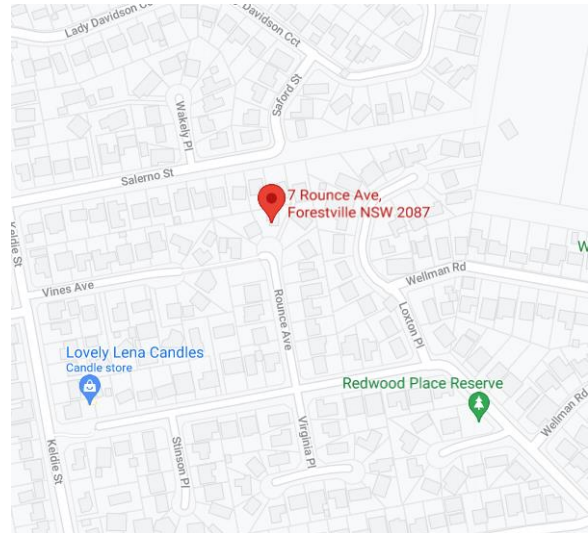
## THE SITE AND ITS ENVIRONMENT

### LOCATION

The property is located at 7 Rounce Avenue, Forestville – lot 11 dp 200198.



Satellite image of the subject site



Location map image of the subject site

### SITE DESCRIPTION

	SITE DESCRIPTION
Shape of Allotment	Irregular Shape
Site Frontage	13m
Site Depth	35m
Site Slope	Towards Rear
Existing Uses	Dwelling House



## EXISTING & SURROUNDING DEVELOPMENT



Figure 1 - Front view from street of No.7



Figure 2 - View of yard and views





Figure 3 - 8 Rounce Ave, Forestville NSW 2087 -



*Figure 4 - View of garage from Street (No 7)*

## PROPOSED DEVELOPMENT

The application seeks consent for the alterations and additions to the dwelling, including a side addition to the front of the house, work to the front entry, a deck to the rear side, and landscaping works including steps.

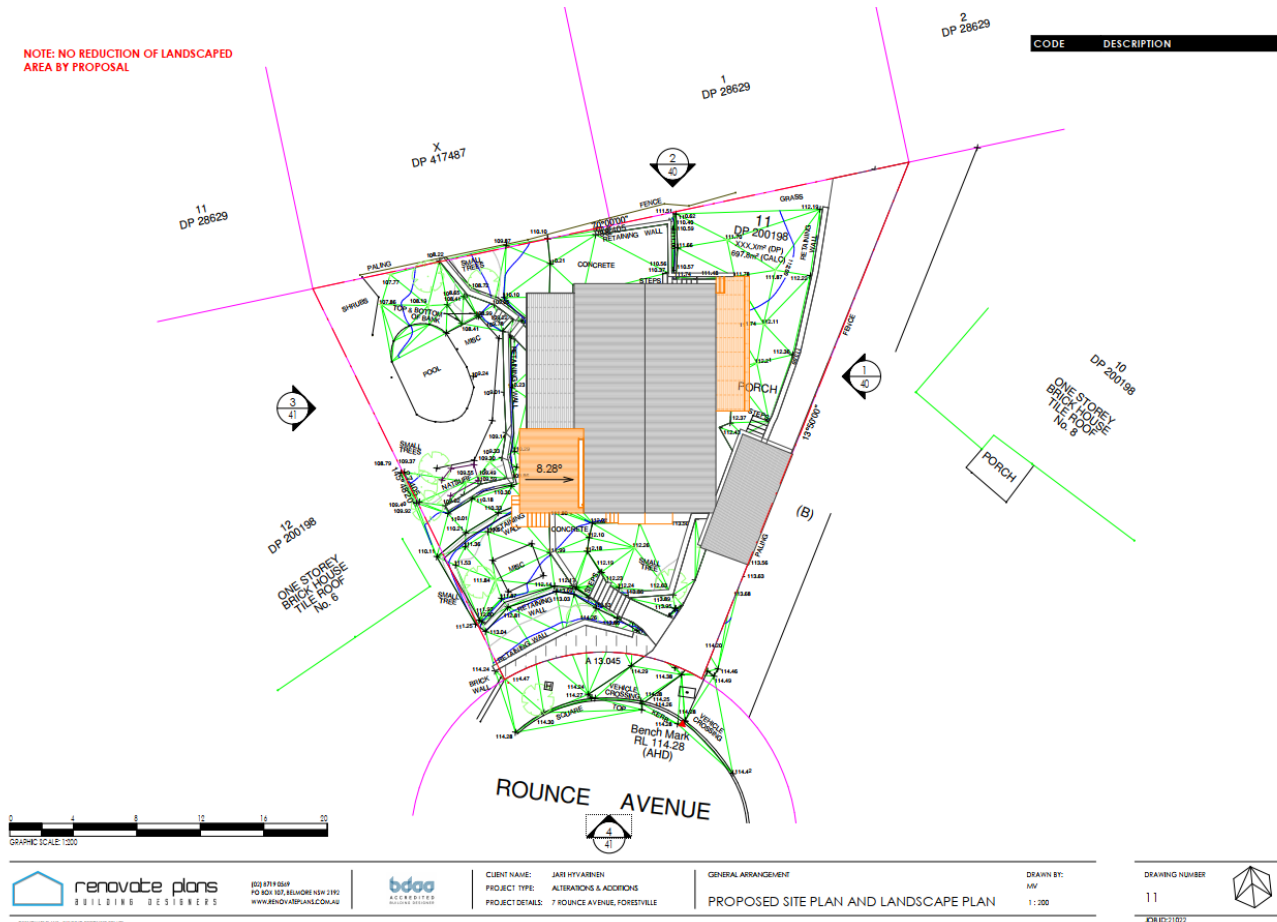


Figure 5 - Proposed site plan



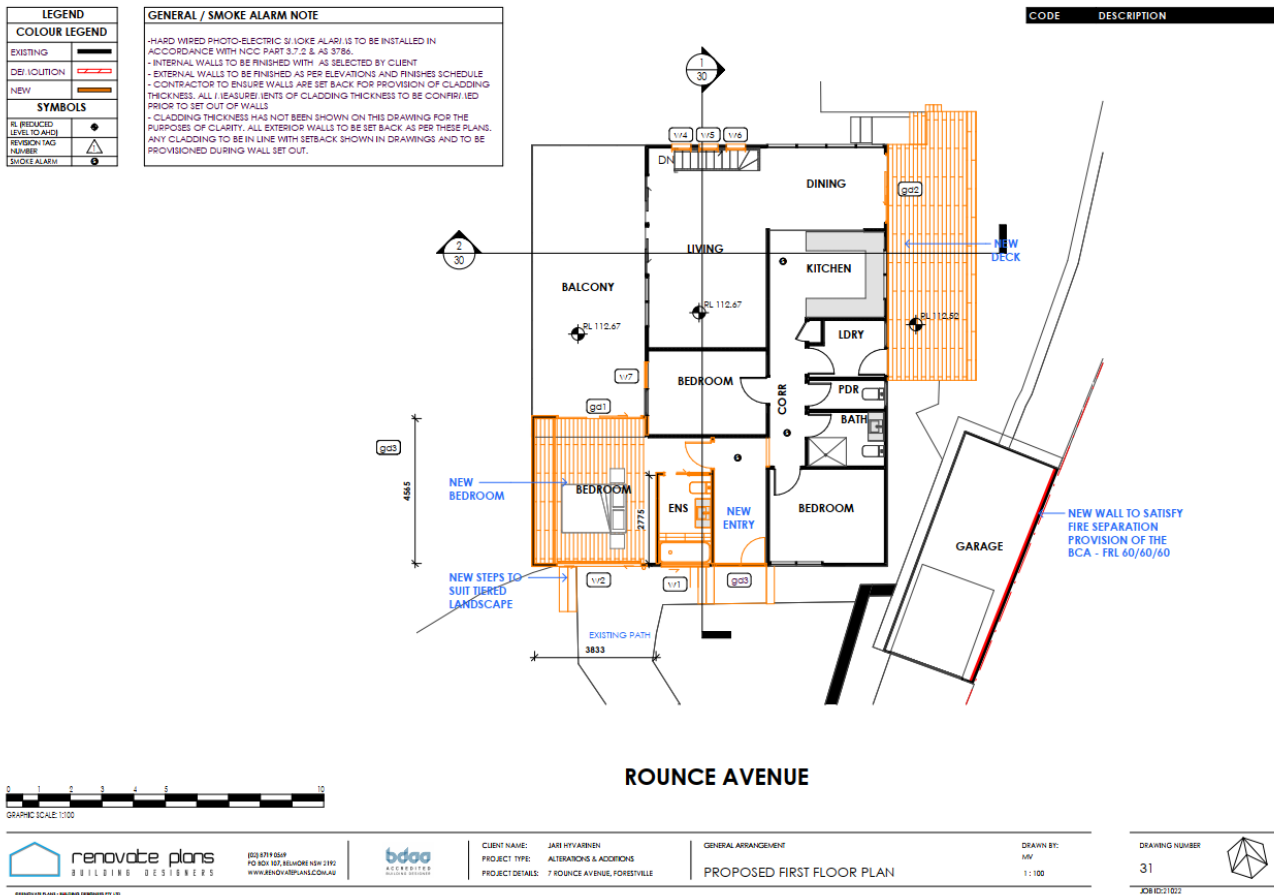


Figure 6 - Proposed floor plan



Figure 7 - 3D Photomontage from front



## PLANNING CONSIDERATIONS

### Permissibility

The site is zoned R2 Low Density Residential pursuant to the land use table of The Warringah Local Environmental Plan 2011. The proposed works being alterations and additions to the existing dwelling are permissible with development consent.

The proposal satisfies the objectives of R2 Low Density Residential as the proposal for alterations and additions to a single dwelling which maintains the low density residential environment and does not adversely affect adjoining properties, the landscape setting of the existing dwelling or the streetscape.

### Height of Buildings (WLEP Clause 4.3)

Pursuant to Clause 4.3 the maximum height requirement is 8.5 metres. The proposal has a max height of 5.5m from NGL. Response to the objectives of this clause:

The proposal is an appropriate form of development, which is compatible with the height and scale of the surrounding development. The proposal does not result in any significant visual impacts upon adjoining neighbouring properties and does not adversely affect visual privacy of adjoining properties. The proposal is consistent with the objectives of Clause 4.3.

### Additional Local Provisions

#### 6.2.1 Acid Sulphate Soils (LEP Clause 6.1)

The site is not identified as having acid sulphate soils on the Acid Sulphate Soils map.

#### 6.2.2 Earthworks (LEP Clause 6.2)

The proposal does not require extensive earthworks.

#### 6.2.3 Flood Planning (LEP Clause 6.3)

Not applicable.

#### 6.2.4. Development on Sloping Land (LEP Clause 6.4)

The subject site is identified as a landslide risk on the Landslide Risk Map as Area B Flanking slopes 5 to 25 degrees. A Preliminary Geotechnical report can be provided if required or in the Consent.

#### 6.2.5 Coastline Hazards (LEP Clause 6.5)

Not applicable.



## DCP Control Compliance Table

Existing Site Area = 697.8m <sup>2</sup>		
DCP COMPLIANCE TABLE SECTION A - Part 4 Dwelling houses		
Development control	Proposed	Complies
Part B – Built Form Controls		
<b>B1 – Wall Heights</b>  Walls are not to exceed 7.2 meters 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).	New walls proposed in the development do not exceed the guideline.	Yes
<b>B2 – Number of Storeys</b>	Not identified on map.	Not applicable.
<b>B3 – Side Boundary Envelope</b>  Buildings must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 4 metres as identified on the map.	Proposed elements within the permissible site boundary envelope.	Yes
<b>B4 – Site Coverage</b>	Not applicable.	Not applicable.
<b>B5 – Side Boundary Setbacks</b>  Minimum 0.9 metres	>0.9m	Yes
<b>B6 – Merit assessment of Side Boundary Setbacks</b>	Not applicable.	Not applicable.
<b>B7 – Front Boundary Setback</b>  Minimum 6.5 metres	Remains as existing	Yes
<b>B8 – Merit assessment of front boundary setbacks</b>	Not applicable.	Not applicable.
<b>B9 – Rear Boundary Setbacks</b>  Minimum 6.0 metres	4.5m (DECK ONLY)	Yes  Deck is in line with exempt development allowances
<b>B10 – Merit Assessment of Rear Setbacks</b>	Not applicable.	Not applicable.



B11 – Foreshore Building Setback	Not applicable.	Not applicable.
B12 – National Parks Setback	Not applicable.	Not applicable.
B13 – Coastal Cliffs Setback	Not applicable.	Not applicable.
B14 – Main Roads Setback	Not applicable.	Not applicable.
<b>Part C – Siting Factors</b>		
<p><b>C2 – Traffic, Access and Safety</b></p> <p>Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy.</p> <p>Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.</p>	Proposed driveway and kerb crossover designed in accordance with Council's Minor works specification.	Not applicable.
<p><b>C3 – Parking Facilities</b></p> <p>Garage doors and carports are to be integrated into the house design and to not dominate the façade.</p> <p>Parking is to be located within buildings or on site.</p> <p>Parking is to be located so that views of the street from front windows are not obscured; and</p> <p>where garages and carports face the street, the garage or carport opening must not exceed 6 metres or 50% of the building width, whichever is the lesser.</p>	The existing garage is to be retained. A wall is proposed internally to satisfy BCA fire safety provisions.	Not applicable.
<p><b>C4 – Stormwater</b></p> <p>To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments &amp; Minor Works Specification.</p>	All collected stormwater within the proposal to drain to the existing drainage system.	Yes
<p><b>C5 – Erosion and Sedimentation</b></p>	Soil and Water Management required.	<p>Yes</p> <p>A Soil Erosion Management Plan has been prepared and is included in the submission to Council.</p>
<p><b>C6 - Building over or adjacent to Constructed Council Drainage Easements</b></p> <p>The objective of this policy is to ensure efficient construction, replacement, maintenance or access for emergency purposes to constructed public drainage systems located within private property.</p>		Yes





<p>C7 - Excavation and Landfill</p> <p>Land excavation or fill work should not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties, or create airborne pollution.</p> <p>The integrity of the physical environment should be preserved, as well as the visual and scenic quality.</p>	<p>The proposal does not require extensive earthworks. Minimum excavation is required.</p>	Yes
<p>C8 - Demolition and Construction</p> <p>Waste management plan required.</p>	<p>Refer to the Site/Sediment Erosion Plan.</p>	Yes
<p>C9 - Waste Management</p> <p>Waste storage area to be provided.</p>	<p>Refer to the Site/Sediment Erosion Plan.</p>	Yes
Part D - Design		
<p>D1 - Landscaped Open Space and Bushland</p> <p>Min 40% Landscaped Area to be maintained.</p>	<p>Proposal does not seek to decrease the landscaped area</p>	Yes
<p>D2 - Private Open Space</p> <p>Dwelling houses with 3 or more bedrooms Min 60m<sup>2</sup> with minimum dimension = 5m.</p>	<p>No changes</p>	Yes
<p>D3 - Noise</p>	<p>Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements</p>	Not applicable.
<p>D4 - Electromagnetic Radiation</p>	<p>Not applicable.</p>	Not applicable.
<p>D5 - Orientation and Energy Efficiency</p> <p>Dwellings to be orientated to receive northern sun. Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements.</p>	<p>The proposal changes the existing internal configuration to enhance thermal properties to living spaces.</p>	<p>Yes</p> <p>A BASIX certificate has been prepared and attached as part of the Development Application.</p>



<p>D6 – Access to sunlight</p> <p>The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.</p>	<p>The proposal does not result in any unacceptable additional over shadowing. Refer to Shadow Diagrams</p>	<p>Yes</p> <p>Shadow diagrams have been prepared which depict the existing and proposed shadowing.</p>
<p>D7 – Views</p> <p>View sharing to be maintained.</p>	<p>The proposal does not result in loss of views for any of the adjoining neighbouring buildings.</p>	<p>Yes</p>
<p>D8 – Privacy</p> <p>This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.</p>	<p>The proposed deck does not overlook on the private open spaces of the adjoining properties. The existing vegetation and fences also contribute to retain the privacy.</p>	<p>Yes</p>
<p>D9 – Building Bulk</p> <p>This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties &amp; not to visually dominate the street.</p>	<p>The additions are well articulated, maintain the existing setbacks to the adjoining property boundaries and do not result in any unreasonable bulk or scale.</p>	<p>Yes</p>
<p>D10 – Building Colours and materials</p> <p>External finishes and colours sympathetic to the natural and built environment.</p>	<p>External finishes selected to be compatible with the existing dwelling.</p>	<p>Yes</p>
<p>D11 – Roofs</p> <p>The LEP requires that roofs should not dominate the local skyline.</p> <p>Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</p> <p>Roofing materials should not cause excessive glare and reflection.</p>	<p>Roof complements the roof pitch and glare/reflection is in line with typical expectations</p>	<p>Yes</p>
<p>D12 – Glare and Reflection</p> <p>Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.</p>	<p>The proposal will not result in unreasonable glare or reflection.</p>	<p>Yes</p>
<p>D13 - Front Fences and Front Walls</p>	<p>Not applicable.</p>	<p>Not applicable.</p>



Fences located within the street setback area are to be compatible with the existing streetscape character.		
<p>D14 – Site Facilities</p> <p>Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places</p>	Garbage storage areas and other facilities maintained.	Yes
<p>D15 – Side and Rear Fences</p> <p>Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.</p>	Existing side fences compliant and retained as they are.	Yes
<p>D16 – Swimming Pools and Spa Pools</p> <p>Pools are not to be located in the front building setback.</p>	No swimming pools and spa pools included in the proposal.	Yes
D17 – Tennis Courts	Not Applicable	Not Applicable
<p>D18 – Accessibility</p> <p>Safe and secure access for persons with a disability to be Provided where required.</p>	Not Applicable	Not Applicable
D19 – Site Consolidation in the R3 and IN1 Zone	Not Applicable	Not Applicable
<p>D20 – Safety and Security</p> <p>Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street</p>	The dwelling will maintain a good outlook of dwelling approach and street.	Yes
<p>D21 – Provision and Location of Utility Services</p> <p>The location of <a href="#">utility services</a> should take account of and minimise any impact on natural features such as <a href="#">bushland</a> and natural watercourses.</p>	Existing facilities on site.	Yes
D22 – Conservation of Energy and Water	The proposal makes the best use of natural ventilation, daylight and solar energy.	Yes
D23 – Signs	Not Applicable	Not Applicable



Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views or potentially hazardous road features or traffic control devices.		
<b>Part E – The Natural Environment</b>		
E1 – Private Property Tree Management Arboricultural report to be provided to support development where impacts to trees are presented.	Proposal does not require the removal of any significant vegetation	Not applicable
E2 – Prescribed Vegetation	Not identified on map	Not applicable
E3 – Threatened species, populations, ecological communities	Not identified on map	Not applicable
E4 – Wildlife Corridors	Not identified on map	Not applicable
E5 – Native Vegetation	Not identified on map	Not applicable
E6 – Retaining unique environmental features Unique or distinctive features within a site to be retained.	Not applicable	Not applicable
E7 – Development on land adjoining public open space	Not identified on map	Not applicable
E8 – Waterways and Riparian Lands	Not identified on map	Not applicable
E9 – Coastline Hazard	Not identified on map	Not applicable
E10 – Landslip Risk Identified on map as; Area B – Flanking slopes 5 to 25 degrees.	Geotechnical report can be obtained if required	Yes
E11 – Flood Prone Land	Not identified on map	Not applicable





## **EVALUATION – SECTION 4.15**

This section considers the likely environmental impacts of the proposal, in accordance with Section 79C of the EP & A Act, 1979.

### **STATUTORY AND POLICY COMPLIANCE**

The proposal has been assessed in relation to all relevant SEPP's and LEP's above in the Statement of Environmental Effects. There are no SEPP's which are relevant to the proposal.

The proposal is considered to satisfy the above relevant Local Environmental Planning Instrument as the development is within zoning regulations. It remains consistent with the relevant objectives of the LEP as it promotes the orderly and economic development of the LGA in a manner consistent with the need to protect the environment and does not adversely affect the identity of the Northern Beaches Council area.

### **NATURAL ENVIRONMENT IMPACTS)**

The proposal's impacts to the natural environment will be in keeping with typical expectations. It adopts typical construction, operational and recycling methods. Further, the DA is accompanied by a BASIX certificate which stipulates the inclusion of a range of natural resource usage minimisation measures as part of the development.

### **BUILT ENVIRONMENT IMPACTS**

Overall, the proposal's built environment impacts are acceptable. In particular, it's overall scale and building envelope is generally consistent with alterations and additions developments in the LGA. Further, it has also been demonstrated that the proposal's amenity related impacts are not unreasonable.

### **SOCIAL AND ECONOMIC IMPACTS**

The proposed development is unlikely to have any social or economic impacts on the surrounding area.

### **THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT**

The site is suitable as it is located in a residential zone where the proposal is permissible and relevant objectives are met.



## CONCLUSION

The report prepared by Renovate Plans – Building Designers Pty Ltd have effectively outlined the relevant regulations and objectives required to be adhered to. The proposal offers numerous benefits to the community, amenity and overall appearance of the subject site.

All work carried out is to be compliant with Northern Beaches Council regulations, Australian Standards and the National Construction Code requirements. The proposed development is justified within this statement.

If you require any further information or would like to discuss any matters related to the development or this statement, please do not hesitate to contact us.

[Renovate Plans – Building Designers Pty Ltd](#)