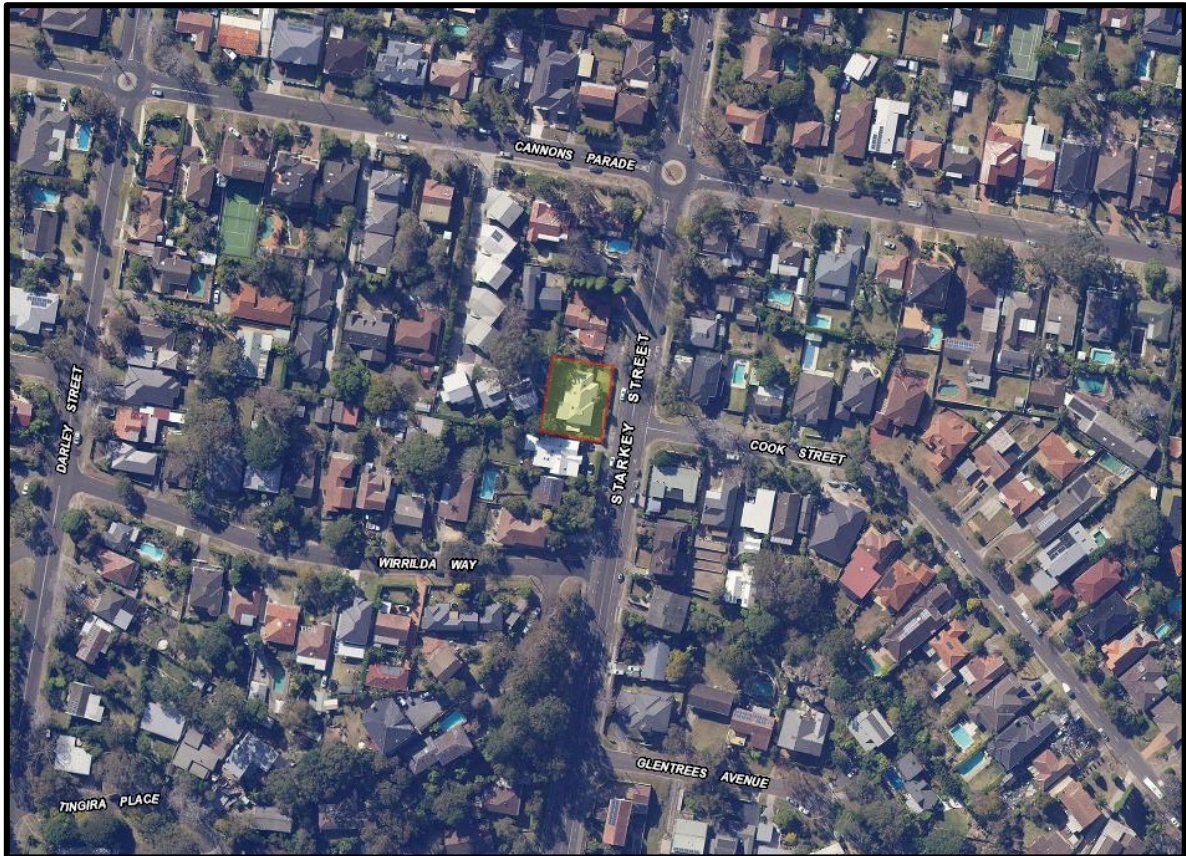


STATEMENT OF ENVIRONMENTAL EFFECTS



SITE: Lot C DP 369969
44 Starkey Street
Forestville

APPLICANT: Drafting Help

PROPOSAL: Alterations and additions to an existing single storey dwelling

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INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for alterations and additions to an existing single storey dwelling containing four (4) bedrooms and living areas along with a rear deck and detached carport. This report is based upon plans prepared by Drafting Help.

The proposed works include:

- Proposed subfloor garage and storage areas with access to the ground floor,
- Ground floor extension to create a rumpus and study areas.

The allotment is generally rectangular in shape with frontage to Starkey Street of 30.49m, a depth of 24.425m and a total land area of 739m². The lot currently contains a single storey dwelling that is being retained as part of the proposed development with minor demolition works to allow for the proposed works as shown on the accompanying architectural plans.

One tree is required to be removed as part of the proposed development. Existing vegetation is to be retained in order to maintain the landscape character of the area.

All necessary services are available on the site. The site has a moderate fall to the street boundary with drainage to be directed to the existing drainage collection system.

The neighbourhood generally consists of a mix of one and two storey dwellings as anticipated within an existing residential estate.

The following sections of this statement address the likely impact of the proposal on the environment.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

(a)(i) Relevant environmental planning instruments

Warringah Local Environmental Plan 2011

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of *Warringah Local Environmental Plan 2011*.

The proposed development is ancillary development to the existing dwelling on the allotment. A "dwelling house" is defined as "a building containing only one dwelling".

The identified zone permits the construction of a 'dwelling house' therefore ancillary development is permitted subject to development consent from Council.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone are as follows:

- *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 development is for a low-density residential development, being compatible with the existing and future character of the locality. The dwelling is designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site. The proposed dwelling is considered to meet the relevant objectives of the R2 zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m ridge height.	<8.5m	Yes

Clause 4.6 Exceptions to Development Standards

The proposed development does not contravene the development standards of the LEP.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to Local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance.

Clause 5.11 Bush fire hazard reduction

The subject site is not known to be identified as bushfire prone land on Council's maps.

Clause 6.1 Acid Sulfate Soils

The subject property is not identified as being affected by Acid Sulphate Soils.

Clause 6.2 Earthworks

Minor ground disturbance is required to provide a level platform to site the building footprint. The extent of earthworks is not considered excessive for the site due to the topography of the allotment and design proposed to reduce site disturbance outside of the dwelling footprint. All earthworks can be suitably battered and/or retained to ensure structural adequacy and minimal impact on the adjoining properties.

Clause 6.3 Flood planning

The subject site is not known to be located within a flood planning area.

* * *

Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the objectives of all the relevant development standards relating to dwelling houses as contained within WLEP 2011.

(a)(ii) Relevant draft environmental planning instruments

There are no known draft environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

Warringah Development Control Plan 2011

PART B BUILT FORM CONTROLS

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>B1 – Wall heights</u> Max. wall height 7.2m existing ground to upper ceiling.	<7.2m max. wall height.	Yes
<u>B2 - Number of Storeys</u> Max. no. storeys shown on DCP No. Storeys map.	Proposed addition - Two Storey	N/A – subject site not mapped
<u>B3 - Side Boundary Envelope</u> Side boundary envelope 45° & 4m or 5m from existing ground (refer DCP Map) Encroachment of the fascia, gutters, eaves permitted.	Entire building within the 4m building envelope, with the exception of the eaves which are understood to be allowable encroachments.	Yes

<u>B4 - Site Coverage</u> Site coverage as per Site Coverage Map	N/A	N/A
<u>B5 – Side Boundary Setbacks</u> As per DCP Side Boundary Setbacks map: - 0.9m.	1.232m minimum.	Yes
<u>B6 - Merit Assessment of Side Boundary Setbacks</u> for sites shown on map.	N/A	N/A
<u>B7 – Front Boundary Setbacks</u> As per DCP Front Boundary Setbacks map: - 6.5m. Corner allotments in R2 and R3 Zones: Where the min. front setback is 6.5m on both frontages the secondary street setback can be reduced to 3.5m	6.095m, Unchanged by the proposed development. Remains in keeping with the streetscape. N/A	Yes N/A
<u>B8 - Merit Assessment of Front Boundary Setback</u> for sites shown on map.	N/A	N/A
<u>B9 - Rear Boundary Setbacks</u> As per DCP Rear Boundary Setbacks map: - 6m.	>6.0m to the proposed works. Existing deck encroaches into the rear setback however no changes are proposed to the deck.	Yes. Merit consideration requested for the existing encroachment of the rear deck based on the reduced depth of the allotment.
<u>B10 - Merit Assessment of Rear Boundary Setback</u> for sites shown on map.	N/A	N/A
<u>B11 - Foreshore Building Setback</u> As per the map – 15m	N/A	N/A
<u>B12 - National Parks Setback</u> As per the map - 20m	N/A	N/A
<u>B13 - Coastal Cliffs Setback</u> As per map.	N/A	N/A
<u>B14 - Main Roads Setback</u>	N/A	N/A

As per map.		
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PART C SITING FACTORS

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>C2 – Traffic, Access and Safety</u> Suitable vehicular access from a public road.	Driveway unchanged by the proposed development.	Yes
<u>C3 – Parking Facilities</u> Garage/carport integrated into house design.	Proposed double garage to be integrated into the dwelling design and located within a subfloor area.	Yes
Laneways to provide rear access where possible.	N/A	N/A
Parking not to obscure views from dwelling to street.	Proposed garage will not obscure view lines to the street from the dwelling due to appropriate siting of the garage below the existing floor level.	Yes
Garage/carport opening max. 6m or 50% building width, whichever lesser.	4.95m or 18.86% of the façade width.	Yes
2 spaces per dwelling.	2 spaces provided within the proposed sub floor garage.	Yes
<u>C4 – Stormwater</u> Suitable stormwater system for each site.	Stormwater to be directed to the existing drainage system.	Yes
<u>C5 – Erosion and Sedimentation</u> Erosion and Sedimentation controls to be in place.	Erosion and sediment control plan provided with the subject DA	For Council's consideration
<u>C7 – Excavation and Landfill</u> Cut and fill not to impact neighbours.	Cut and fill appropriately minimised as the proposed extension is located within an existing levelled area ensuring	Yes

	minimal impact on neighbours.	
Clean fill only.	No imported fill proposed.	N/A
<u>C9 Waste Management</u> Waste Management Plan to be provided.	Provided.	Yes
Bin storage area to be allocated.	Adequate area available on site out of public view.	Yes

PART D DESIGN

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>D1 – Landscape Open Space and Bushland Setting</u> Landscaped open space as per map soft landscape with min 2m width. Subject site = 40%	55.07% minimum dimension of 2m provided.	Yes
<u>D2 – Private Open Space</u> POS area = 1-2 bedrooms – 35m ² min 3m width. 3+ bedrooms – 60m ² min 5m width. Direct access from living area. POS located behind building line. Maximise solar access & privacy.	N/A >60m ² with min width of 5m. Access from the exiting dining room and deck. Provided behind building line. Appropriate level of solar access and privacy provided through the design. The orientation of the allotment and two storey nature of the development ensures that solar access to the POS and living areas can be achieved.	N/A Yes Yes Yes
<u>D6 – Access to Sunlight</u>		

Consider solar access & ventilation in siting of dwelling.	Dwelling appropriately sited for the orientation of the allotment.	Yes
3hrs sunlight to 50%POS and glazed areas to living rooms between 9am & 3pm.	Proposed and adjoining POS and living areas to receive appropriate level of solar access due to reasonable orientation, setbacks, height and articulation.	Yes
<u>D7 – Views</u> View sharing to be considered.	No loss of views is anticipated.	Yes
<u>D8 – Privacy</u> Maintain privacy to adjoining properties.	Living areas predominantly orientated to rear POS. Suitable setbacks and landscaped area provided to maintain privacy. Bedrooms windows appropriately orientated and setback to minimise privacy intrusion.	Yes
<u>D9 – Building Bulk</u> Avoid large areas of continuous wall planes.	Extensive articulation has been provided throughout the existing dwelling design. Dwelling is not considered to have an excessive visual bulk.	Yes
Max. fill 1m and to remain within building footprint.	Fill contained within building footprint <1m.	Yes
Minimise excavation.	Excavation not considered excessive for a site. Appropriate cut and fill incorporated into the design to minimise earthworks as much as practical on the subject site.	Yes
Orientate dwelling to street.	Existing dwelling addresses street frontage.	Yes
		Yes

Use articulation and materials to reduce building mass.	Suitable articulation and materials proposed to ensure the building mass is suitable for the site and surrounding locality.	
<u>D10 – Building Colours and Materials</u> Colours finishes to blend with natural setting.	Materials and colour schedule provided for Council's consideration.	Yes
<u>D11 – Roofs</u> Pitch to compliment streetscape. Varied roof forms to be provided. Eaves required.	Roof pitch to match the existing roof pitch to allow for the continuation of the roof over the proposed works. Provided in keeping with the existing eaves dimension.	Yes Yes Yes
<u>D12 – Glare and Reflection</u> Materials to minimise glare.	Non-reflective materials proposed.	Yes
<u>D13 – Front fences and Front walls</u> Front fences 1.2m. Solid fences to be articulated and setback for landscaping. Provide casual surveillance (unless excessive noise requires blocking). Gates to remain in boundary when open.	Fencing does not form part of the proposed development.	N/A
<u>D14 – Site facilities</u> Site Facilities – bin storage, clothes drying etc to be provided	Large rear yard continues to provide adequate area for site facilities.	Yes
<u>D15 – Side and Rear Fences</u> Side & Rear boundary fencing max. 1.8m measure from low side (can be averaged for sloping sites to allow regular steps).	Boundary fencing to be provided in accordance with the Dividing Fences Act and Council's requirements.	Yes

<u>D16 - Swimming Pools & Spas</u> Not within primary setback (2ndry setback OK for corner sites). Appropriate setback from trees.	Location of existing swimming pool unchanged by the proposed development.	Yes
<u>D19 - Site Consolidation requirements for the R3 & IN1 Zones</u>	N/A	N/A
<u>D20 Safety and Security</u> Casual surveillance of street & suitable lighting.	Casual surveillance of the street continues to occur from the entry and habitable rooms to the frontage of the dwelling. View to entry approach available from large open entry and bedroom windows. No entrapment areas evident within the design.	Yes
<u>D22 - Conservation of Energy and Water</u> Design for water and energy conservation.	BASIX Certificate provided.	Yes

PART E THE NATURAL ENVIRONMENT

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>E3 – Threatened species, population, ecological communities</u> Minimise tree removal and protect remaining trees.	One tree is required to be removed in order to site the proposed development. The proposed development is not anticipated to impact upon the landscape character of the area, as replacement planting and additional landscaping will be provided upon completion of the construction phase.	For Councils Consideration

Flora & Fauna assessment if native veg >100m ² to be removed or veg removed from site in last 5 years.	<100m ² of vegetation proposed to be removed	N/A
<u>E7 – Development on land adj. public open space</u> Development adj public reserve to compliment character of reserve. Casual surveillance of public reserve. Landscaping to screen development	N/A	N/A
<u>E8 – Waterways and Riparian Land</u> Waterway Impact Statement for works in waterway. Riparian Land Group A & Group B have specific requirements. APZ not to extend into such land.	N/A	N/A
<u>E9 – Coastline Hazard</u>	N/A	N/A
<u>E10 – Landslip Risk</u> As per the map. Geotech required where indicated in DCP.	Landslip Risk identified as Area A and B. Geotech Report to be provided if deemed necessary by Council.	Yes
<u>E11 – Flood Prone Land</u> Flood Risk map indicates level. Requirements outlined in DCP.	N/A	N/A

* * *

Conclusion with respect to DCP Requirements

The proposed alterations and additions to an existing dwelling is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Warringah DCP 2011.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts:

Siting and Design

The proposed development will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the dwelling provides generous boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within an existing residential area and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The single storey dwelling and ancillary structures, the subject of this application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding locality.

The residential use of the site is permissible with development consent under the provisions of Warringah LEP 2011 and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As the proposal can satisfy the objectives of all relevant planning instruments and development control plan, approval of the subject dwelling is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Warringah Local Environmental Plan 2011, and can satisfy the objectives of the instrument. The proposal also generally satisfies the objectives of Council's Development Control Plan 2011.

It is considered that the construction of alterations and additions to an existing single storey dwelling will complement and blend with the existing, and likely future character of this section of Forestville, being an area containing a transitional blend of housing from differing era's of single and two storey construction. The proposal is not expected to have an adverse impact on the natural or built environment.



Maxine Booth (B.UrbRegPlan & MPIA)
Town Planner

Urban Planning & Building Consultants
March 2020