

Space Landscape Designs Pty Ltd

ABN 60 799 663 674 ACN 139 316 251

info@spacedesigns.com.au

spacedesigns.com.au

P 02 9905 7870

F 02 9905 7657

Suite 138, 117 Old Pittwater Rd
Brookvale NSW 2100

PO Box 4178
North Curl Curl NSW 2099

STATEMENT OF ENVIRONMENTAL EFFECTS

For Alterations and Additions

8 Monash Parade
Dee Why NSW 2099

Prepared on behalf of C. and S. O'Neill

By A. Elboz *Director*
Space Landscape Designs Pty Ltd

17th March 2021

1.0 Site Description

This Statement of Environmental Effects has been prepared in accordance with the relevant policy and legislation as set out by Northern Beaches Council. Consideration has been given to Warringah Council Local Environment Plan 2011, Warringah Council Development Control Plan 2011 and applicable State Environmental Planning Policies. Consideration has also been given to the Coastal Management Act 2016 and State Environmental Planning Policy (Coastal Management) 2018.

The subject site is known as 8 Monash Parade, Dee Why, NSW 2099; described as Lot 1, D.P.315635. The site is rectangular with a site area of 713.5m². The subject site has a western boundary frontage to Monash Parade and eastern boundary frontage to Pacific Parade. The rear of the property adjoins a public reserve including a public carpark.

The subject site has a new two storey dwelling under construction approved under DA2020/0337. A new garage is also under construction approved under a separate CDC2020/0552.



Image 1 - Site location courtesy of Google Maps

2.0 The Proposal

The proposal seeks approval for the following external alterations and additions:

- Construct new 1.8m high front fence to Pacific Parade. This will consist of 1.8m sandstone pillars with dwarf sandstone wall and 1200mm high timber picket infills.
- Construct new 2.1m high front fence to Monash Parade. This will consist of 2.1m sandstone pillars with dwarf sandstone wall and 1500mm high timber picket infills.
- Install new fibreglass swimming pool

3.0 Planning Considerations

Relevant pieces of legislation applicable to this development is as follows:

SEPP No.55 – Remediation of Land

The site has an established history of residential zoning and use and has not been zoned for industrial, agricultural or defence purposes at any time. Therefore there is no evidence to suggest the land is likely to be contaminated and render it unsuitable for continued residential use.

State Environmental Planning Policy (Coastal Management) 2018

State Environmental Planning Policy (Coastal Management) 2018 (Coastal Management SEPP) took effect on 3 April 2018.

The site is located on both the 'Coastal Environment Area' and 'Coastal Use Area' maps but not included on the Coastal Vulnerability Area Map under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Therefore clauses 13, 14 and 15 of the (CM SEPP) are relevant.

The proposed works is of low impact as is not inconsistent with any of the (CM SEPP) provisions. The site is an established residential area with a significant distance from the coast. It will not have an adverse impact upon the coastal qualities or increase the risk of coastal hazards on the land.

Warringah LEP 2011

Zoning

The site is zoned R2 Low Density Residential and the proposed works are permissible and consistent with the aims and objectives of the LEP.

Permissibility

The development does not propose a change in the type of building, therefore the approved residential development is permissible within the low density residential zoning.

Floor Space

The proposal does alter the existing floor space.

Height

The standard height of buildings permitted is 8.5m. The development does not propose a change in the building height of the existing dwelling.

Heritage

The property is not identified as a heritage item, is not located near a heritage item and the site is not in a Conservation Area.

Hazard

The site is zoned Landslip Risk Map – Area B.

A preliminary Geotechnical Assessment has been attached to this application. The report states that provided good engineering and building practice is followed, no further Geotechnical assessment is required.

Acid Sulfate Soils

The present and previous use of the site is residential. The site is located adjoining other residential sites. Although no testing has been done it can be assumed the site is not contaminated.

Earthworks

The proposed works will not have any detrimental impact on surrounding land. A cut is required for the swimming pool. A small amount of fill is required for level a section of lawn and garden bed at the north east and north west corners of the site. This will be clean fill with a total area of 3.9m².

Development on Sloping Land

A Geotechnical Assessment Report accompanies this application and supports the proposed new works.

Warringah Development Control Plan 2011 (WDCP 2011)

Built form controls as applied to proposed works

Built Form Controls	Requirement	Proposed	Comments	Complies
B1 Wall Heights	7.2m	N/A		
B2 Number of storeys	8.5m	N/A		
B3 Side boundary Envelope	4m	N/A		
B5 Side Boundary Setbacks	0.9m	Pool 1,200mm from closest boundary		Yes
		Retaining wall nil setback to north eastern corner		No
<u>Comment</u> The return of the retaining wall is 2.5m long and a maximum of 1m high. The site steeply falls away in this corner and the wall is required to retain boundary levels and prevent erosion. Consent may be granted for structures not more than 1m above ground level. Therefore we request the section of retaining wall is approved on merit given that it is required to maintain existing levels and protect neighbouring site.				
Built Form Controls	Requirement	Proposed	Comments	Complies
B7 Front Boundary Setbacks	6.5m to primary street frontage (Monash)	N/A		
	3.5m for Pacific Parade			
B9 Rear Boundary Setback	Maximum 50% of 6m rear setback	Rear setback area is 95.1m2. New access stairs are located within the rear setback.		Yes

Siting Factors	Requirement	Proposed	Comments	Complies
C1 Subdivision		N/A		
C2 Traffic, Access & Safety		N/A		
C3 Parking facilities	2 spaces	N/A	Existing parking provided	
C4 Stormwater		The proposed pool paving and timber walkways will increase the impervious area by 36.6m ² .		Yes
C5 Erosion and Sedimentation		Refer to plan DA-01		Yes
C6 Building over or adjacent to council easements		N/A		
C7 Excavation and Landfill		Excavation will be minimal with the deep end 1.65m and limited to the pool area. A small amount of fill will be required to level out the garden bed in northern corners of the site.	The excavation and fill will not reduce the visual and scenic quality of the site.	Yes
C8 Demolition and Construction		Refer to plan DA-01 and DA-02.	Site waste and material storage location shown.	Yes
C9 Waste Management		Existing council collection maintained	Waste Management Plan submitted.	Yes

DCP Part D - Design

Design	Requirement	Proposed	Comments	Complies
D1 Landscape Open Space	40% of 713.5m ² = 285.4m ²	260.3m ² or 36.5%		No – 3.5% variation
<p>There is a shortfall of Landscape Open Space of 3.5%. Council may consider a variation where it is demonstrated that the objectives of the clause can be achieved, Therefore merit consideration is sought for Landscape Open Space due to the minimal non-compliance and the proposal achieving the required objectives and outcomes as demonstrated below.</p> <p>The objectives of the clause are:</p> <ul style="list-style-type: none"> • <i>To enable planting to maintain and enhance the streetscape.</i> <p>The proposed pool is located towards the middle of the site. The existing streetscape has been improved as the storage structure and garage has been removed and will be replaced with a sandstone front fence and planting.</p>				

<ul style="list-style-type: none"> • <i>To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.</i> The site does not contain any indigenous vegetation having been cleared for the new house. The development improves the site with new planting. • <i>To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.</i> The landscape open space provides sufficient dimensions to mitigate the height, bulk and scale of the new building. The pool is between the dwelling and garage and will not add to the bulk or scale of the building • <i>To enhance privacy between buildings.</i> There will be no privacy concerns between buildings. The propose pool is at ground level. • <i>To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants</i> The proposed pool will provide a pool for recreational needs for the owners and their children. • <i>To provide space for service functions, including clothes drying.</i> The clothes line is located to the north western side of the site. • <i>To facilitate water management, including on-site detention and infiltration of stormwater</i> The area between the dwelling and side boundary is all permeable, allowing the infiltration of stormwater. However as these areas are under 2m they do not count toward Landscape Open Space. <p>Therefore we request approval on merit as the site complies with the objectives of the clause and is only a small non-compliance.</p>				
D2 Private Open Space	60m2	60m2		Yes
D3 Noise	To ensure noise emission does not diminish the amenity of the area.		The development will not result in any unreasonable noise for the type of development. The filter box will be housed in a soundproof enclosure.	Yes
D4 Electromagnetic Radiation		N/A		
D6 Access to sunlight		N/A		
D7 Views		No views will be obstructed as located at ground level.	No impact	Yes
D8 Privacy	Visual and acoustic privacy	The pool is at ground level and filter box ins a soundproof enclosure.	The pool will not cause any overlooking of adjacent neighbours.	Yes
D9 Building Bulk	Minimise visual impact.	N/A		Yes
D10 Building Colours and Materials	Ensure colours and materials are sympathetic to the surrounding natural and built environment.	The fence will be sandstone with timber infills which are sympathetic to the surrounding natural and built environment.		Yes

D11 Roofs	Designed to improve the urban environment	N/A		Yes
D12 Glare & Reflection		N/A		
D13 Front Fences and Front Walls	Fencing is to complement the existing streetscape character, including articulation and allow for casual surveillance.		See comments below	
<p>Merit consideration is sought for the height of the front fence at a maximum of 2.1m. The existing site has had a 4.1m high storage structure located on the front boundary with adjacent garage for many years. This occupied the entire front boundary (refer to Image 2). The proposed fence is only 6.5m in length with an open driveway and then 1m section to the south of the new driveway. This is a significant improvement to the streetscape.</p> <p>Opposite the subject site is an 8 storey residential flat building. The balconies all overlook the subject site. Monash Parade is also very busy with a lot of pedestrian traffic walking to the beach and restaurants. The additional height will provide added privacy to the owners. Casual surveillance can be maintained due to the subject site sloping to the east with the alfresco floor level RL14.2 which is up to 1.95m above street level.</p> <p>The objectives of the clause are as follows:</p> <ul style="list-style-type: none"> • <i>To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.</i> The fencing is compatible with the existing street having mixed styles and heights. The neighbouring site at number 10 has a front fence over 2m high (refer to Image 3). Number 10A also has a front fence over 2m (refer to Image 4). The front fence will create visual interest being a variety of materials. The pillars and dwarf wall will be sandstone with timber infills which will blend in with the natural landscape. • <i>To encourage innovative design solutions to improve the urban environment.</i> The front fence will occupy only half of the front boundary as it will return to the garage. This design solution provides privacy and security to the owners while minimise the bulk and scale of the front fence. • <i>To avoid a 'walled in' streetscape.</i> The front fence will occupy only half of the front boundary as it will return to the garage. This will prevent creating a 'walled' in streetscape. 				
D14 Site Facilities		A new clothes line is to be fixed to the northern side of the existing dwelling.		Yes
D15 Side and Rear Fences	Maximum 1.8m	Proposed 1.8m		Yes
D16 Swimming Pools and Spa Pools	Pools and spas are not to be in the front setback	Proposed pool is situated in the primary street frontage behind the front boundary setback.	See comments below.	No

Council may consider a variation where it is demonstrated that the objectives of the clause can be achieved.

The existing site had a pool located in the front building setback. The proposed pool is not located in the front building setback as it is sited 13.4m from the front boundary. However as the site has 2 frontages, the pool is located in the primary street frontage. Therefore merit consideration is sought for the location of the pool in the primary street frontage due to the proposal achieving the required objectives and outcomes as demonstrated below.

Objectives

- *To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.*

The pool will not have a negative effect on the natural environment as it will replace an area of cleared ground. No trees or native vegetation is required to be removed. The pool will have no impact on the streetscape as it is located behind the garage and 13.4m from the front boundary. The pool provides amenity to the owners.

- *To encourage innovative design solutions to improve the urban environment.*

Due to the orientation of the house, the front of the house faces Pacific Parade. The rear of the house is Monash Parade with the garage located on this side. Therefore the private open space is located within the primary street frontage. Also due to the close proximity of the new house to Pacific Parade, there is no room for a pool.

D17 – D21		N/A		
D22 Conservation of Energy and Water		BASIX is not required as pool volume less than 40,000L.		

DCP Part E – The Natural Environment

Planning Control	Comments
E1 Private Property Tree Management	No trees are proposed to be removed.
E2 Prescribed Vegetation	The site is not located on Threatened & High Conservation Habitat. The proposal does not involve the removal of native vegetation.
E3 Threatened Species, populations and ecological communities	There are no threatened species existing upon the site.
E4 Wildlife Corridors	The site is not located within a Wildlife Corridor
E5 Native Vegetation	There will be no effect on native vegetation.
E6 Retaining unique environmental features	N/A.
E7 Development on land adjoining public open space	N/A.
E8 Waterways and Riparian Lands	N/A.
E9 Coastal hazard	N/A.
E10 Landslip Risk	The site is zoned Land Slip Risk Map-Area B. A Geotechnical Assessment Report is attached to this application and supports the proposed works.
E11 Flood Prone Land	N/A

Summary

The proposal has been designed to complement the existing dwelling and improve the amenity of the site for the owners. The pool will allow a recreational outdoor area for them to enjoy.

The proposal does not result in any unreasonable impacts on surrounding, adjoining or nearby properties. It is felt that the development has 'responded to the characteristics of the site and the qualities of the surrounding neighbourhood' and is considered acceptable.

We trust Council will view this application favourably and support the proposal.

SITE PHOTOS



Image 2 – The subject site had an existing storage structure over 4m high and garage located on front boundary



Image 3 – Number 10 Monash Parade showing existing front fence 2.1m high



Image 4 – Showing front fence at number 10a Monash Parade over 2m high