

STATEMENT OF ENVIRONMENTAL EFFECTS REPORT

Demolition of existing dwelling & construction of two (2) storey dwelling

-No. 18 Blackwood Road, North Curl Curl

July 2021

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1.0 INTRODUCTION

Metro Planning Services has been engaged by G J Gardner Homes (Brookvale) to prepare a Statement of Environmental Effects Report (SEE) in support of a development application which seeks consent for the demolition of an existing dwelling and the construction of a new two (2) storey dwelling on a site located at No. 18 Blackwood Road, North Curl Curl.

The site is zoned in the R2 Low Density Residential under the provisions of Warringah Local Environmental Plan 2011 (WLEP 2011). The proposed demolition works and construction of a dwelling is permissible with consent.

The dwelling has been assessed with the relevant controls of Warringah Development Control Plan 2011 and found to be generally compliant with the exception of a minor variation to the building envelope control.

The report is intended to assist Northern Beaches Council in its assessment of the development application and incorporates the following details:

- Description of site and context;
- Description of proposed development;
- Consideration of relevant planning considerations;
- Consideration of relevant environmental effects; and
- S4.15-Matters for Consideration under EP & A Act

The report should be read in conjunction with the following supporting material:

- Architectural Plans prepared by KJR Drafting,
- BASIX Certificate prepared by KJR Drafting; and
- Concept Stormwater plan prepared by Nastasi and Associates

2.0 SITE DETAILS

The following details of the site's locality and physical characteristics are provided to assist Council in the assessment of the development application.

2.1 Site Location

The subject land is located at No. 18 Blackwood Road, North Curl Curl as identified in Figure 1.

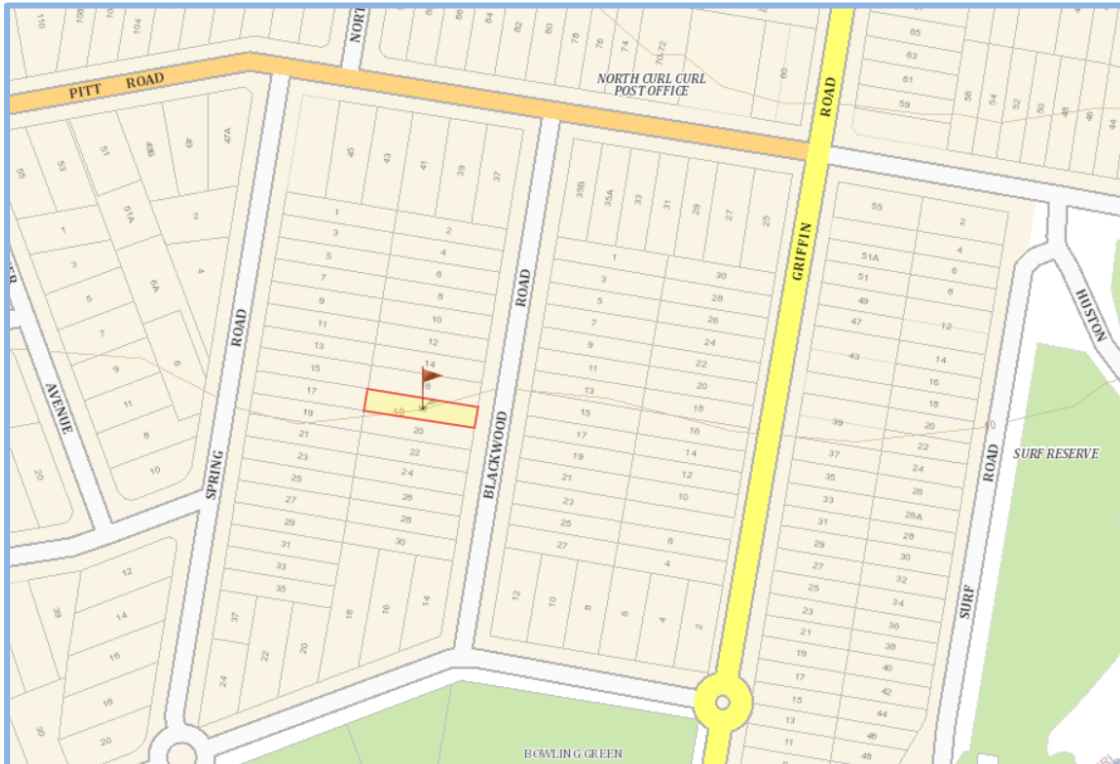


Figure 1-Site Locality Plan

2.2 Site Description

The subject land is described as Lot 15 DP 5748.

The site is a rectangular shaped lot with an area of 413m² which has a frontage of 9.145m to Blackwood Road, North Curl Curl and a depth of 35.265m.

The site currently contains an existing single storey brick dwelling.

The property has a slight incline from the front to rear end of the property, of 0.6m and a slight incline from the north to south points of the property of 0.27m).

The site's landscaped area is predominately grass with trees located at the rear of the property.

Figure 2 provides an aerial depiction of the site.



Figure 2-Aerial view of site



Photo 1-View of site

2.3 Site Context

This site is located within a low density residential area of North Curl Curl which comprises a mixture of single and two storey detached dwellings on similar sized lots to the subject site. More recent developments in the general locality of the site include two (2) storey dwellings which are of similar contemporary appearance to what is proposed.

3.0 PROPOSED DEVELOPMENT

The development application seeks consent for the demolition of an existing dwelling and construction of a new two (2) storey dwelling on a property located at No. 18 Blackwood Road, North Curl Curl.

The proposal comprises the following floor layout:

Ground Floor: Garage, Entry (hallway), Storage, Laundry, Library, Bedroom (1), Dining, Kitchen, Family/Living room and rear alfresco.

First Floor: Three (3) bedrooms, including master bedroom with ensuite & WIR, Retreat room, study, Bathroom, and front balcony.

The proposed dwelling has a maximum height of 7.25m and does not exceed the mapped maximum height limit of 8.5m.

The proposed development is a contemporary dwelling house, with timber cladding and a pitched gable colorbond roof.

The dwelling is proposed to have a primary front setback of 6.5m to Blackwood Road, rear boundary setback of 10.2m to the alfresco and equal side boundary setbacks of 0.955m

The proposal also provides for stormwater disposal in accordance with the Stormwater Concept Plan which provides for all collected stormwater being discharged to the Council stormwater system in Blackwood Road.

The proposal provides for a new driveway to be constructed from Blackwood Road, that is 29m².

The proposal does not require the removal of any vegetation.

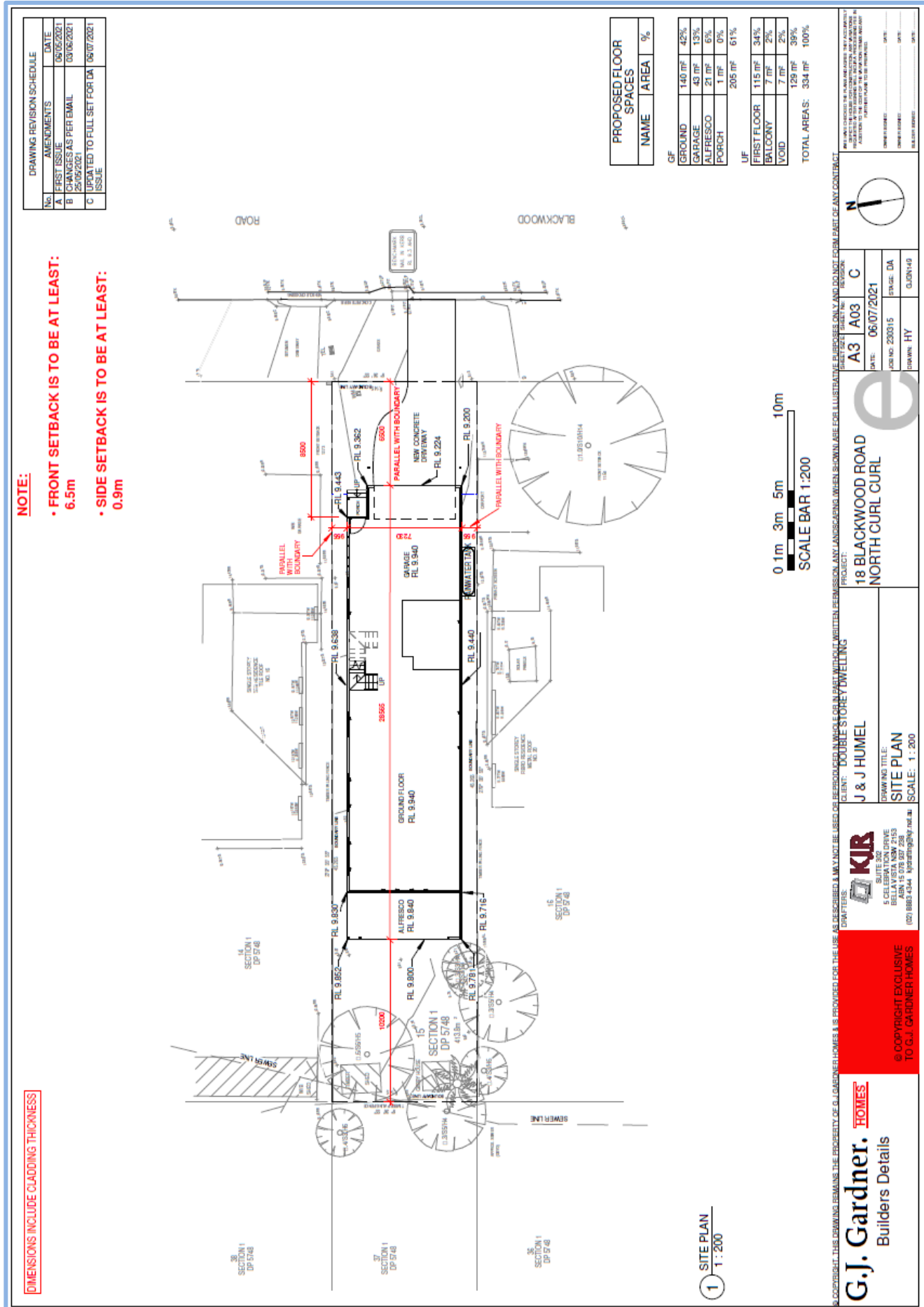


Figure 3-Site Plan

4.0 PLANNING CONSIDERATIONS

4.1 State Environmental Planning Policy No.55-Remediation of Land (SEPP 55)

Pursuant to Clause 7 of SEPP 55, a consent authority is unable to grant development consent unless it has considered whether the land is contaminated and, if so, whether the consent authority is satisfied that the land is suitable in its contaminated state, or can be remediated to be made suitable for the purposes for which the development is proposed to be carried out.

The site displays no evidence of contamination and is suitable for its continued residential use. On this basis, the proposal is consistent with relevant objectives and matters for consideration under SEPP 55 and suitable for its proposed residential use.

4.2 State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004

A BASIX Certificate is submitted with the development application. The BASIX Certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal.

4.3 State Environmental Planning Policy (Coastal Management) 2018

The site is located within the coastal zone and the proposal requires assessment under the provisions of State Environmental Planning Policy- (Coastal Management) 2018.

The proposed development is not inconsistent with any of the Coastal Management SEPP provisions and will not have an adverse impact upon the coastal qualities or processes of the area.

4.4 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation.

The site does not comprise any vegetation of biodiversity or visual amenity significance that requires removal. On this basis, the proposal is consistent with State Environmental Planning Policy (Vegetation in Non-Rural Areas).

4.5 Warringah Local Environmental Plan 2011

The subject land is zoned R2 Low Density Residential under the provisions of Warringah LEP 2011 and the proposal is permissible with the consent of Council.

An assessment of the proposal with relevant clauses of WLEP 2011 is addressed below in Table 1.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011		
Clause	Comment	Compliance
1.0-PRELIMINARY		
1.2 Aims of Plan	Proposal consistent with aims of the plan.	Yes
2.0-PERMITTED OR PROHIBITED DEVELOPMENT		
2.1 Land use Zones	The site is zoned R2 Low Density Residential.	Yes
2.3 Zone Objectives R2 Low Density Residential zone	The proposal represents a single detached dwelling which is a permissible use that is consistent with the objectives of the R2 Low Density Residential zone. It is considered that the proposed development achieves these objectives by: -Ensuring the proposal compliments the existing streetscape and the existing surrounding properties. -Retaining the existing amenity to the surrounding residences. -Providing a development that is compatible in terms of bulk, scale and height to surrounding properties.	Yes
4.0-PRINCIPAL DEVELOPMENT STANDARDS		
4.3 Height of Building Under 8.5m	<8.5m	Yes
4.4 Floor Space Ratio	Not mapped with an FSR requirement.	Yes
5.0-MISCELLANEOUS PROVISIONS		
5.9 Preservation of trees and vegetation	No impact on trees or existing vegetation on the site.	Yes
5.10 Heritage Conservation	The site does not contain any European heritage items and not in the vicinity of surrounding heritage items or in a heritage conservation area.	Yes
6.0-ADDITIONAL LOCAL PROVISIONS		
6.1 Acid Sulfate Soils	The site is not mapped with high acid sulphate soils.	Yes
6.2 Earthworks	The proposal involves earthworks to prepare and establish the lower ground floor level. The works are not envisaged to detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	Yes
6.3 Flood Planning	The site is not mapped as flood prone land.	Yes
6.4 Development on sloping land	The site is mapped with Slope A-Less than 5 degrees. No geotechnical report required.	
6.5 Coastline hazards	The site is not mapped in an area of coastline hazard.	Yes

Table 1-Warringah LEP 2011

4.6 Warringah Development Control Plan 2011

The subdivision has been designed in accordance with Warringah Development Control Plan 2011. A compliance table of relevant controls under Warringah DCP 2011 is contained in Table 2 below.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011			
CONTROLS	REQUIRED	PROVIDED	COMPLIANCE
PART B –BUILT FORM CONTROLS			
B1 Wall Heights	7.2m	5.59m	Yes
B2 No of Stories	N/A	N/A	N/A
B3 Side Boundary envelope	Building envelope 45 degrees from 5m. Eaves up to 675mm are an allowable encroachment.	The proposal requires a variation to the building envelope. The	
B4 Site Coverage	33.3% - the total building footprint(s) must not cover more than 33.3% of the site area.	N/A	N/A
B5 Side Boundary setbacks	0.9m	North- 0.955m South- 0.955m	Yes
B6 Merit assessment of side boundary setbacks	N/A	N/A	N/A
B7 Front Boundary setbacks	Primary-6.5m	6.5m	No
B8 Merit assessment of front boundary setbacks	N/A	N/A	N/A
B9 Rear boundary setback	6.0m	10.2m	Yes
B10 Merit assessment of rear setbacks	N/A	N/A	N/A
B11 Foreshore Building Setback	N/A	N/A	N/A
B12 National Parks Setback	N/A	N/A	N/A
B13 Coastal Cliffs setback	N/A	N/A	N/A
B14 Main Roads Setback	N/A	N/A	N/A
B15 Minimum floor to ceiling height	N/A	N/A	N/A
PART C-SITING FACTORS			
C2 Traffic, access & safety	Vehicle crossing to be provided in accordance with Council's vehicle crossing policy.	New driveway crossing to be provided in accordance with Council controls.	Yes
C3 Parking Facilities	Garages not to visually dominate façade. Parking to be in accordance with AS/NZS 2890.1.	The garage is well integrated into the dwelling front façade.	Yes
C4 Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for	The proposal is supported by a concept stormwater plan prepared by Nastasi & Associates	Yes

	Minor Developments & Minor Works Specification.	which provides for all collected stormwater to discharge to the public drainage system in Blackwood Road in accordance with Council requirements.	
C5 Erosion & Sedimentation	Soil & water management plan required	A Soil Erosion Management Plan is submitted in support of the proposal.	Yes
C6 Building over or adjacent to constructed Council drainage easements	N/A	N/A	N/A
C7 Excavation & landfill	Site stability to be maintained	The dwelling is stepped to minimise excavation works and maintain site stability.	Yes
C8 Demolition & construction	Waste Management Plan required.	Waste Management Plan provided.	Yes
C9 Waste Management	Waste storage area to be provided.	There is sufficient area on site for waste and recycling bins behind the building line.	Yes
PART D-DESIGN			
D1 Landscaped open space & bushland	Minimum 40% landscaped area required.	Proposal provides for a landscaped area in excess of 40%.	Yes
D2-Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Proposed dwelling provides for greater than 60m ² of private open space. The open space is directly accessible from the living rooms.	Yes
D3 Noise	Mechanical noise is to be attenuated to maintain adjoining unit amenity. Compliance with NSW Industrial Noise Policy Requirements.	N/A	N/A
D4 Electromagnetic radiation	N/A	N/A	N/A
D5 Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun. Appropriate construction to enhance thermal properties and	The proposed dwelling will receive good solar access throughout the year. A BASIX certificate has been	Yes

	ventilation/natural cooling Compliance with SEPP (BASIX) requirements.	issued and forms part of the submission to Council.	
D6 – Access to sunlight	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.	The proposal has been suitably designed with regard to the site orientation and adjoining properties to maintain at least 3 hours of solar access to private open space and north facing windows on the winter solstice.	Yes
D7 Views	View Sharing to be maintained	The proposed dwelling will not result in any obstruction of views that surrounding properties benefit from.	Yes
D8 Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	The proposal has been designed to limit visual privacy impacts via minimising overlooking opportunities towards adjoining properties.	Yes
D9 Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	The proposal provides for a two (2) storey dwelling that is compatible with the existing surrounding development. The dwelling is well articulated through the use of varied setbacks and balcony/porches. The proposal provides for appropriate setbacks to the side boundaries to ensure appropriate visual separation.	Yes
D10 Building Colours and materials	External finishes and colours sympathetic to the natural and built environment.	External finishes selected to be compatible with the existing surrounding development and the natural environment.	Yes

D11 Roofs	The LEP requires that roofs should not dominate the local skyline.	The proposal provides for a conventional pitch gable roof form which is compatible with the variety of roof forms in the locality.	Yes
D12 Glare & Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	The proposal will not result in unreasonable glare or reflection.	Yes
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	N/A	N/A
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street. Landscaping to be provided to reduce the view of the site facilities.	No adverse visual impacts.	Yes
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Fencing will comply with 1.8 maximum height requirements.	Yes
D16 Swimming Pools and Spa Pools	No pool in development.	N/A	N/A
D17 Tennis Courts	N/A	N/A	N/A
D18 Accessibility	Safe and secure access for persons with a disability to be provided where required.	Safe and secure access for persons with a disability to be provided where required.	
D19 – Site Consolidation in the R3 and IN1 Zone	N/A	N/A	N/A
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	The dwelling will provide a good outlook of dwelling approach and street.	Yes
D21 – Provision and Location of Utility Services	Utility services to be provided.	Existing facilities on site.	Yes
D22 – Conservation of Energy and Water	A BASIX Certificate is required.	Basix Certificate submitted.	Yes

D23 – Signs	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.	N/A	N/A
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	Yes
E3 Threatened species, populations, ecological communities	Not identified on map.	N/A	N/A
E4 – Wildlife Corridors	Not identified on map.	N/A	N/A
E5 – Native Vegetation	Not identified on map.	N/A	N/A
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained	There are no distinctive environmental features on site.	Yes
E7 Development on land adjoining public open space	No adjoining open space.	N/A	N/A
E8 Waterways and Riparian Lands	N/A	N/A	N/A
E9 – Coastline Hazard	Not identified on map.	N/A	N/A
E10 Landslip Risk	Identified as landslip risk area A.	No Preliminary Geotechnical report required.	Yes
E11 Flood Prone Land	Site is not affected by Flooding	N/A	N/A

Table 2-Warringah DCP 2011

VARIATION

Building Envelope Variation

The front and rear eastern corner eaves of the dwelling marginally exceeds the 45 degree building envelope requirement as identified on the front elevation plan prepared by KJR Drafting. The exceedance is as a result of the site's topography which slopes to the front south eastern corner of the site. The exceedance is not foreseen to contribute any additional overshadowing or privacy impacts to adjoining properties and accordingly no adverse amenity impacts will result to adjoining properties. We note that the overshadowing diagrams submitted in support of the proposal demonstrate that there will be no additional

overshadowing impacts. It is also noted that the proposal is compliant with the mapped WLEP height requirement of 8.5m.

On this basis the variation is considered worthy of support.

5.0 SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979.

(a)(i) – The Provisions of any Environmental Planning Instrument

Statutory assessment of the proposal has been previously addressed in Section 4.0. The site is zoned R2 Low Density Residential under Warringah Local Environmental Plan 2011 and the proposal is permissible with development consent.

The proposal is also consistent with relevant State Environmental Planning Policies.

(a)(ii) Any proposed Draft Environmental Planning Instrument subject of public consultation

There are no applicable Draft Planning instruments subject to public consultation.

(a)(iii) – The Provisions of any Development Control Plan

Also as discussed earlier in the report, the site is subject to assessment under Warringah Development Control Plan 2011. The proposal generally complies with relevant objectives and controls of WDCP 2011 which are detailed in Section 4.6 of this report with the exception of a minor variation to the building envelope control.

(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The proposal is consistent with relevant Regulations.

(a)(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979)

The proposal is not inconsistent with any coastal zone management plan.

(b) – The likely impacts of that Development

It is considered that the development will provide for a new dwelling without any detrimental impact on the environment, social and economic status of the locality.

(c) – Suitability of the Site for Development

The site is of a suitable size and configuration to accommodate the proposed dwelling. The subject site is zoned R2 Low Density Residential and the construction of a new dwelling house in this zone is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development.

On this basis, the site is considered suitable for the proposed development.

(d) – Any submissions made in accordance with this Act or Regulations.

Any submissions received will be considered by Council.

(e) – Public Interest

The proposal will provide for housing needs of the community within a low density residential environment and is in the public interest.

6.0 CONCLUSION

The subject land is zoned R2 Low Density Residential under Warringah Local Environmental Plan 2011 and the proposed dwelling is permissible with the consent of Council and the proposal is found to be consistent with the zone objectives.

The proposal is also generally consistent with relevant matters for consideration under Warringah Development Control Plan 2011, with the exception of a minor variation to the building envelope control.

The application before the Council provides no unreasonable impacts to adjoining and adjacent residential properties. The proposal is also in keeping with the envisaged low density residential character of the locality and no adverse amenity or environmental impacts are foreseen.

The proposal is assessed as being satisfactory, having regard to the matters for consideration contained within Section 4.15 of the EP&A Act 1979.

Accordingly, it is recommended that Council support the proposal and grant development consent subject to conditions of consent.