

STATEMENT OF ENVIRONMENTAL EFFECTS

OF

PROPOSED NEW DWELLING

FOR

CASS & ROB SIMS

AT

71 Pitt Road, North Curl Curl, NSW 2099

D.A. ISSUE

DATE 20-05-2024

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Introduction

This statement of environmental effects describes a proposal for the demolition of an existing dwelling and construction of a new two storey residence located at 71 Pitt Road, North Curl Curl, NSW 2099.

This Statement of Environmental Effects responds to the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011.

It should be read in conjunction with

- Architectural drawings prepared by Envirotecture
- Survey drawing prepared by C & A Surveyors
- Flood Information Report prepared by Northern Beaches Council issued 18/09/2023
- Flood Risk Report prepared by Northern Beaches Consulting Engineers P/L
- Landscape drawings prepared by Branching Out Co.

Site

The subject site is legally described as Lot 1, DP 1292851. The site has recently been consolidated amalgamating Lot 5, DP 15141 and Lot 46, DP 15141. Lot 5 was the larger part accommodating the existing residence and lot 46 was a corridor for stormwater drainage running along the eastern boundary. The area of the now defunct lot 46 has been formally registered as an easement for stormwater.

The lot is situated on the south side of Pitt Road with No. 69 Pitt Road to the east, No. 16 Jamieson Avenue to the south and No. 73 Pitt Road to the west. The lot is approximately rectilinear in shape, however more specifically a parallelogram with the front and boundary being parallel to the rear, and the side boundaries parallel to each other.

The long axis of the lot is aligned slightly west of due north. The lot falls between 0.6 – 0.8m from front to back with a modest crossfall of approximately 0.2m.

The land does not contain an item of environmental heritage and is not located within a Heritage Conservation Area, is not bushfire prone, is not within Land Reservation Acquisition area, and is not affected by a Foreshore Building Line.

The site is identified as Landslide Risk Land Area A - Slope <5.

The land is flood prone.

A Sydney Water sewer main runs along the west boundary before changing direction and running east at the rear of the lot. The proposed development will be constructed clear of the sewer with the exception of minor encroachment from a deck. The proposal will be constructed to satisfy the authority requirements for building over / adjacent to their assets.

The easement on the eastern boundary contains an inter-allotment stormwater drainage line. The proposed development will be constructed clear of this asset and will be constructed to satisfy the authority requirements for building over / adjacent to their assets.

Warringah Local Environmental Plan 2011

Note: Only the relevant clauses of the LEP have been discussed.

Part 2 Permitted or prohibited development

Zoning: R2 - Low Density Residential. The proposed development meets the objectives of zone and is permitted with consent.

Part 4 Principal development standards

4.3 Height of buildings

Max permissible height = 8.5m. Proposed building height = 8.47m.

Part 5 Miscellaneous provisions

5.21 Flood planning

Refer to the following section Warringah Development Control Plan 2011 - E11 Flood Prone Land

Warringah Development Control Plan 2011

Note: Only the relevant clauses of the DCP have been discussed.

Part B Built Form Controls

B1 Wall Heights

Requirement: 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. The proposal complies with a maximum wall height of not more than 7.0m.

B3 Side Boundary Envelopes

Requirement: 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 5 metres (for this site). The proposal complies. Refer to the submitted architectural drawing for DCP Compliance – building sections.

B5 Side Boundary Setbacks

Requirement: 0.9m. The proposal complies with side setbacks of not less than 2.0m.

B7 Front Boundary Setbacks

Requirement: 6.5m. The proposal complies with a front setback of 8.5m at the worst point.

B9 Rear Boundary Setbacks

Requirement: 6.0m. The proposal complies with a front setback of 6.8m to the deck and 9.9m to the building at the worst point.

Part C Siting Factors

C2 Traffic, Access and Safety

The proposal seeks to reposition the existing crossover to suit the proposed development. Vehicle crossing construction and design shall be in accordance with Council's Minor works specification.

C3 Parking Facilities

The garage (east wing) is setback 1.0m from the west wing so as not to dominate the façade. Views of the street from front windows are available in the lounge and study. The proposal meets the requirements of Warringah DCP Appendix 1 Car Parking Requirements providing 2 spaces per dwelling.

C4 Stormwater

The proposed development will be connected to the existing stormwater provisions servicing the lot, and shall be designed, installed and maintained in accordance with Council's Water Management for Development Policy.

C6 Building over or adjacent to Constructed Council Drainage Easements

The proposed development will be constructed clear of the existing inter-allotment stormwater drainage line.

The proposed development shall comply with Council's Water Management Policy and Building Over or Adjacent to Constructed Council Drainage Systems and Easements technical specifications.

C7 Excavation and Landfill

The proposal does not alter the existing ground levels significantly and does not require significant excavation or landfill.

C8 Demolition and Construction & C9 Waste Management

The proposal involves the demolition of an existing dwelling. The proposal shall comply with the appropriate sections of the Waste Management Guidelines and the Waste Management Plan lodged with this application.

Part D Design

D1 Landscaped Open Space and Bushland Setting

The required minimum area of landscaped open space for this site is 40%. The proposed development comfortably exceeds the minimum requirement. Refer to the submitted architectural drawing for DCP Compliance – site plan.

D2 Private Open Space

Requirement: A total of 60m² with minimum dimensions of 5 metres. The proposed development achieves an area of Private Open Space which is directly accessible from the living / dining area behind the front building setback. Refer to the submitted architectural drawing for DCP Compliance – site plan.

D3 Noise

The proposed residential use will not generate unreasonable levels of noise. The proposed air conditioning unit is located away from bedrooms and separated from neighbouring lots by virtue of the setback for stormwater drainage. The proposed pool plant may be housed in an acoustic enclosure to satisfy acoustic requirements.

Noise from combined operation of all mechanical plant and equipment is not anticipated to generate noise levels that exceed the ambient background noise by more than 5dB(A).

D6 Access to Sunlight

Requirement: At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.

Complies. Refer to the submitted shadow diagrams.

D7 Views

The topography of the subject and surrounding sites does not afford access to any iconic views.

D8 Privacy

The siting and design of the proposal provides a high level of visual and acoustic privacy for occupants and neighbours. The proposed kitchen / dining / living areas and private open space is oriented towards the rear of the lot to limit overlooking.

Windows addressing the lot to the west: Windows to the ground floor study, WC and laundry have high sill levels as shown on the drawings. The WC and laundry are utility areas. The west facing kitchen window is a letterbox format at bench level affording privacy. The window adjacent to the west verandah is at the end of a short passage which would typically be infrequently used.

Windows to the first floor addressing the lot to the west service utility areas and comprise either high windowsills or obscure glazing.

Windows addressing the lot to the east: There is only 1 east facing window proposed on the ground floor. This window serves the living area, is of modest proportions and is setback from the east boundary by 4.1m.

There is only 1 east facing window proposed on the first floor that is within 9m of the east boundary. This window services a bedroom and has a high sill level as shown on the drawings.

D9 Building Bulk

The proposed development satisfies the requirement to minimize bulk and scale by not exceeding the nominated Side Boundary Envelope or front and rear setbacks. The proposed development is an articulated form comprising dual wings. The east and west wall elevations are articulated with differing colours and materials and/or wall setbacks to provide visual relief.

D10 Building Colours and Materials

The site is not located in close proximity to bushland areas, waterways or the coast. The proposed colours and materials are muted and sympathetic to surrounding development.

D11 Roofs

The proposed roof form is articulated featuring gable ends on 3 elevations with exposed gable framing in places for visual interest. All roofs incorporate eaves for shading. Roofing materials will not cause excessive glare and reflection.

D16 Swimming Pools and Spa Pools

The proposed pool is located behind the front building setback. The closest existing tree in proximity to the pool is the one to the west. The setback to this tree is at least 2m from the outermost edge of the pool margin to the canopy spread, and approximately 3.1m to the pool wall.

D20 Safety and Security

The proposal features a door and window on the ground floor, and a door and window on the first floor to achieve casual surveillance to the street.

Part E The Natural Environment

E1 Preservation of Trees or Bushland Vegetation

The proposal seeks approval to remove 6 small trees on the lot, with height, canopy spread and trunk diameter as noted on the architectural drawings. None of the trees to be removed are categorized as “significant trees”, being less than 5.0m in height.

Under the DCP a Vegetation Clearing Permit is not required. Neither is an Arboricultural Impact Assessment Report.

Four of the trees cannot be retained in order to accommodate the proposed garage, swimming pool & swimming pool fence. As noted above, the remaining trees on the front boundary are not “significant trees” being less than 5.0m in height.

The proposed development will be landscaped as per the landscape drawings provided.

E11 Flood Prone Land

The proposed development will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other developments or properties.

Refer to the Flood Risk Report prepared by Northern Beaches Consulting Engineers P/L.

Conclusion

This Development Application seeks approval for demolition of an existing dwelling and construction of a new two storey residence.

The proposal complies with all the numerical controls and is inline with the written objectives contained within the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011.

After assessing the design against the relevant Council controls there is no impediment to the granting of consent to the proposal as submitted and it is recommended that the application be determined accordingly.