

Statement of Environmental Effects

for

for a proposed **Development Application**

At

Lot 3, Section 128, DP 32389

No. 10 Windarra Place,

Cromer, NSW

prepared for

The Owners

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prepared by

Arcouture

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1.0 GENERAL STATEMENT OF THE PROPOSAL

This statement of environmental effects has been prepared to accompany the proposed Development Application and describes the alterations and additions at No. 10 Windarra Place, Cromer.

The purpose of this statement is to review the intention of the proposal in accordance to the Environmental Planning Policy and Assessment Act 1979, which includes Warringah council's Land & Environmental Plan and Development control plan. It is to be read in conjunction with the Architectural Drawings issued by Arcouture.

2.0 SITE PROFILE

The Site is located at 10 Windarra Place, Cromer and identified as Lot 3, DP 32839 and Section 128. It is a square shaped block which is bounded on 3 sides with neighbouring properties. Of note the site has been developed around and with consideration of large sandstone outcrops and quite steep changes in slope. The site has an area of 651.3m².

The existing house is terraced over and makes use of the natural contours of the site and maintains privacy from existing neighbouring properties through both existing site landscaping and retaining walls.

The site is within a Landslip Map Area B and a Geotechnical Report has been provided to accompany this application.

The existing front landscape area provides the only lawn area, with a pool and large stone outcrops to the rear. The lawn is currently sloping with an existing retaining wall to the front boundary and through the middle.

The existing residence is terraced with a Garage level, Entry Level, Living and Bedroom Levels - these correspond to the slope of the site.



View from Windarra Place (Image source – Google Street View)



Satellite View (Image source – Google Maps)

The existing house had a rear concrete block wall and large concrete slab which was found to be cracking and un-stable – see Image 1. This was demolished leaving remaining bare rock under exposed. See Image 2.



Image 1. Cracking to structure



Image 2. Slab removed Sandstone Rock under.

3.0 DESCRIPTION OF THE PROPOSAL

The proposal relates to both the rear and front areas to improve their functionality and aesthetic.

The rear proposal seeks to construct a new deck over the existing rock to create a useable external terrace area, the front proposal seeks to create level landscaped lawn terraces with site retaining and additional site safety balustrades as currently there is none.

The design has retained the privacy planting to the proposed deck to the rear and maintained the residential quality of the front by maintaining and working with the existing slope of the street and terracing the lawn to match. The proposal strives to maintain the security and privacy to both the existing residence and the neighbouring residences.

4.0 ASSESSMENT – RELEVANT STATUTORY PLANNING CONTROLS

Pursuant to section 79C (1) of the Environmental Planning & Assessment Act 1979, the Warringah LEP2011 (WLEP) and Warringah DCP have been assessed with the following relevant planning considerations apply.

Under the WLEP, the site is located in the area zoned R2 Low Density Residential, construction of a deck and terraced lawn with associated retaining are permitted in this zoning, with council consent.

As the proposal seeks external modifications only a few planning considerations do not apply, however as the site is located within Landslip Map Area B a Geotechnical Report has been completed to accompany this submission. The conclusion of which required that no further assessment was required for the proposed development.

4.1- Warringah DCP – Relevant Planning Control Assessment

Section & Title	Requirement	Complies	Proposed/Response
B9. Rear Boundary Setbacks	6m with Open Terrace not more than 50% of Rear Boundary setback.	No – Existing non-compliance.	<ul style="list-style-type: none">- There is 127.6m² of area that lies within the 6m setback, of which a total of 67.7m² is either terrace or built upon representing 53%.- The proposal does not seek to increase the area that was already built upon.- It should also be noted that it is both the sloping and 'square' nature of the site that has led to the existing design and advantageous use of space within the rear setback in order to provide amenity to the residents.- Established landscaping and retaining walls to the rear deck are to be retained to maintain privacy and amenity

			between the subject residence and the neighbouring dwellings.
C 5-C9 Sediment Control, Excavation and Waste Management	To meet Council Requirements and Guidelines and relevant Australian Standards.	Yes	A proposed Sediment Control and Waste Management Plan has been provided, it is also to be maintained that the Site Foreman is to follow council regulations and requirements during construction.
D 1 Landscape Open Space	40%	No – Existing Non-Compliance	<ul style="list-style-type: none"> - An existing non-compliance percentage of 35.4% is current, with the proposed deck making the proposed percentage 30.8%. - Note that the proposed location of the deck was previously the location of a concrete slab which was cracking and deemed un-safe – now demolished. - The location for a terrace over the rock outcrop is ideal due to its location adjacent to the kitchen/dining area - this area is an actively used private open area providing existing and on-going amenity to the site. - The proposal seeks to maintain and make this area safe while retaining the existing privacy and amenity to the neighbouring residences – which is already established. - Further to this the Proposal maintains key objectives, maintaining areas of deep soil planting, and landscaping where able through rock formations, maintains topographical features, maintains privacy between buildings, accommodates outdoor recreational opportunities etc.
D2 – Private Open Space	60m2	Yes – including pool terrace area also.	The proposal seeks to retain an existing Private Open space which is currently lacking in safety and useability. To increase the functionality of the space a proposed deck is to be built over existing rock – once an unsafe but well-used concrete slab – maintaining the established planting and retaining walls for privacy from neighbouring dwellings.
D3 - Noise		Yes	Existing planting and retaining walls to be retained and provide Noise privacy from adjoining dwellings.
D4 - Sunlight		Yes	No change proposed to the existing Sunlight and Overshadowing to both the subject site and neighbouring residences - all works are below 1m above natural ground.
D13 – Front Fence	Meet DCP objectives	Yes	<ul style="list-style-type: none"> - Front Fence to meet DCP objectives in that it has been designed with a setback at the corner to provide visual interest and landscaping opportunities. - Fence to Terrace up existing slope to match the existing house and streetscape character.

D20 – Safety and Security	Meet objectives DCP	Yes	<ul style="list-style-type: none"> - The proposal has been designed to create safe external landscape areas. - The rear proposal including a newly proposed safety balustrade with a new level deck required for the active and safe function of an external terrace. - The front proposing a new front fence with level lawn terraces - to provide safety to the residents while utilising the lawn at the front of the property.
E5. Native Vegetation	Meet objectives DCP	Yes	The proposal seeks to enhance the area's amenity by utilising and working with the existing slope of the land and creating function terraces to the front and utilising an existing rock outcrop to the rear as an external terrace. Further to this the proposal seeks to maintain the existing privacy planting and create new landscape planting to the front to soften and improve the street scape.
E10 – Landslip Risk	Geotech report Req. in Map area B	Area B	A geotechnical Assessment was completed, and it was found that no further assessment was required. See accompanying Geotechnical Assessment Report for further details.

5.0 CONCLUSION

The proposed Development to which this report refers at No. 10 Windarra Place, Cromer has been assessed considering the Environmental impact as per the objectives of the Environmental Planning and Assessment Act and the corresponding Planning Documents being the WLEP2011 and The Warringah DCP.

The proposed seeks to improve the amenity and safe function of the property and its external areas. It aims to utilise otherwise un-functional, un-safe and awkward external areas while retaining existing privacy planting and boundary retaining walls.

The proposal is generally compliant with Council's development planning controls and policies and is consistent with local and state planning legislation.

The proposal has been assessed and is considered to satisfy the matters for consideration under Section 79C of the Environmental Planning and Assessment Act and therefore we submit it to Council as being assessed as worthy of support.