

STATEMENT OF ENVIRONMENTAL EFFECTS

LOCATION AND PROPERTY DESCRIPTION

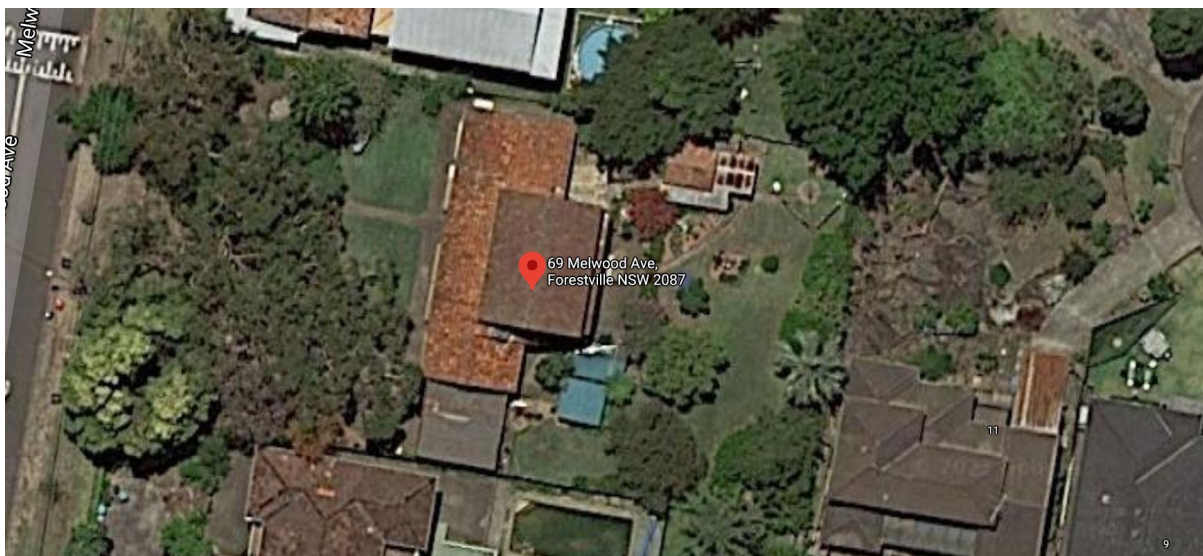
DEVELOPMENT TYPE: Subdivision

LGA: Northern Beaches Council

DCP: Warringah DCP 2011

Street Number: 69	Street: Melwood Avenue	Suburb: Forestville
LOT: 1	DP NO: 208183	Postcode: 2087
Land use Zone: R2	Proposal: Demolition of existing structures, creation of an easement and torrens title subdivision.	

Property – Birds Eye View of existing structures to be demolished, site to be subdivided and easement creation



Description of Proposal:

Demolition of existing structures , creation of a stormwater drainage easement and torrens title subdivision.

Description of the site:

The site is a rectangular shaped lot with a fall in contour to the eastern elevation.

An existing double storey brick veneer house exists in the middle of the lot with a detached shed. The site falls approximately 7.89m from the street to the back – thus prompting the requirement of an easement to be created. Neighbours consent was sought and obtained.

CONTEXT AND SETTING

Will the development:

Be visually Prominent in the surrounding area?	No – proposed subdivision creates lots that are consistent with neighbouring site averages.
Be inconsistent with the existing streetscape or Council's Setback policies?	No.
Be out of character with the surrounding area?	No.

Access, Traffic and Utilities:

- Legal and practical access is available to the development.
- All services including power, water, electricity, sewer and telecommunication are readily available on site.

Environmental Impacts:

Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?	Yes – during the demolition phase – however the waste management plan will be adhered to along with erosion & sediment control measures.
Does the development have the potential to result in any form of water pollution (eg. Sediment run-off)?	Sediment run-off caused by construction and adverse weather conditions will be managed using the Erosion and Sediment Control plan.
Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)?	No.
Does the development involve any significant excavation or filling?	No.
Could the development cause erosion or sediment run-off (during the construction period)?	Yes.

Is the development considered to be environmentally Sustainable (Including provision of BASIX Certificate where required)?	n/a – subdivision.
Is the development likely to disturb any aboriginal artefacts or relics?	No – not in an environmentally sensitive area.
Is the Development within a Heritage Conservation area?	No.

Flora and Fauna Impacts:

Will the development result in the removal of any vegetation from the site?	Not at this stage for subdivision & Demolition.
Is the development likely to have any impact on threatened species or native habitat?	No.

Bushfire Hazard:

Nil.

Stormwater Disposal:

How will stormwater (from roof and hard standing) be disposed of?	Easement creation to capture and drain stormwater through the neighbouring property to the street via 11 Bellbird Crescent.
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Social and Economic Impacts:

Will the proposal have any economic consequences in the area?	No.
Will the proposal affect the amenity of surrounding residences by overshadowing/loss of privacy/increased noise or vibration?	No.
Is the development situated in a heritage area or likely to have an impact of any heritage item or item of cultural significance.	No.

Warringah Local Environmental Plan 2011

Land Zone: R2

Permissible use:

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; **Dwelling houses**; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

Warringah DCP 2011:

Controls:

C1 Subdivision

Requirements 1. R2 Low Density Residential zone requirements:

Proposed new allotments:

- a) Minimum width: 13 metres (provided 27.43 M total / 13.715 each new lot)
- b) Minimum depth: 27 metres; and (provided 51.815M)
- c) Minimum building area: 150m² (provided >150m²)

Access 2.

Motor vehicle access to each residential allotment is required from a constructed and dedicated public road.

Melwood Avenue is constructed and dedicated public road.

C4 Stormwater

Requirements 1. Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.

Currently there is no adequate method of stormwater disposal for the existing dwelling. An inspection carried out by a licenced plumber ascertained that the water absorbs into the soil

at the back of the property. The proposed easement will capture the stormwater run-off of the future developments and adequately dispose of it into council's system.

2. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.

Stormwater Easement Designed in accordance with Council's DCP and requirements.