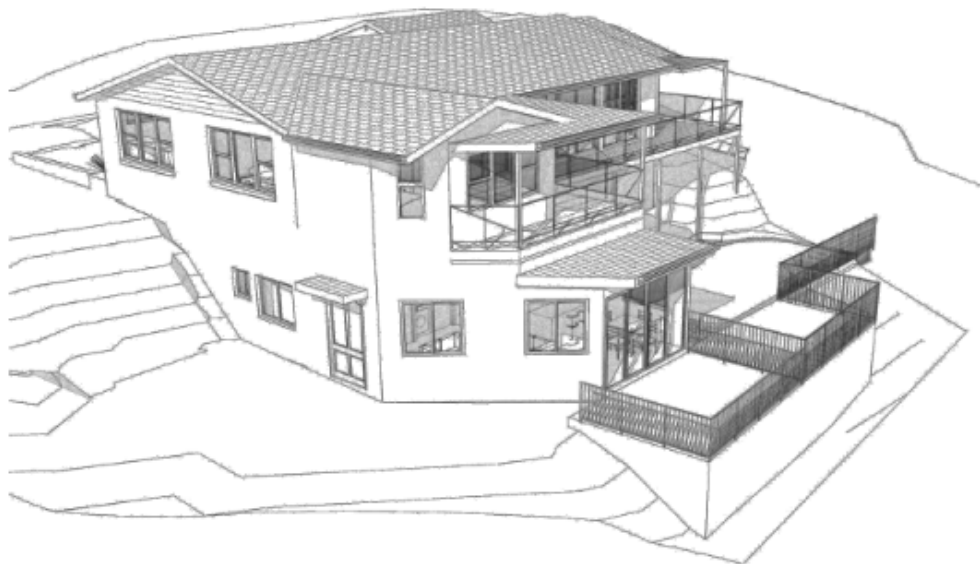


**STATEMENT OF
ENVIRONMENTAL EFFECTS**

Alterations and additions
incorporating approved but
unconstructed works

**62 Southern Cross Way
Allambie Heights**



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Statement of Environmental Effects

ALTERATIONS AND ADDITIONS INCORPORATING APPROVED BUT UNCONSTRUCTED WORKS

62 SOUTHERN CROSS WAY, ALLAMBIE HEIGHTS

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1.0 INTRODUCTION

This document has been prepared as a component of a development application proposing alterations and additions to the existing dwelling including approved but unconstructed works (DA 2018/1922). Specifically, the application proposes the construction of an additional ground floor bedroom and adjacent deck extension, the provision of a new window to bedroom 3 and the construction of a Vergola over the northern end of the existing ground floor deck.

This report demonstrates that the minor works will not give rise to any adverse streetscape or residential amenity impacts and maintain a complimentary and compatible built form outcome on this particular site. In preparation of this document consideration has been given to the following:

- The Environmental Planning and Assessment Act, 1979 as amended ("The Act").
- Warringah Local Environmental Plan 2011 ("The LEP").
- Warringah Development Control Plan ("The DCP").

Architectural drawings including floor plans, sections, elevations and shadow diagrams have been prepared in relation to the development proposed. The application is also accompanied by a site survey, site analysis plan, waste management plan, geotechnical report, bushfire report, BCA report, BASIX Certificate and schedule of finishes.

The proposed works are permissible and compliant with the applicable built form controls as reasonably applied to an application proposing legitimate alterations and additions. The proposal succeeds when assessed against the Heads of Consideration pursuant to s4.15(1) of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, succeeds on merit and is appropriate for the granting of consent.

2.0 SITE DESCRIPTION AND LOCATION

The site known as Lot 36, DP 223922, No. 62 Southern Cross Way, Allambie Heights, is irregular in shape having a long and curvaceous frontage to Southern Cross Way and a site area of 648.6 square metres. The site falls approximately 8 metres across its surface in an easterly direction. An aerial photograph depicting the site and its surrounds is below.



Source: Google Earth

Figure 1 – Aerial Location Map

Standing upon the allotment is a single storey brick residence with pitched and tile roof and an attached double carport located in the north western corner of the site immediately adjacent to the front boundary. The topography of the site places this structure generally below the level of the street. An inground swimming pool is located in the north eastern corner of the property at a level below that of the dwelling house with the rear of the property screened from view of the street by existing vegetation.

The established built form circumstance is depicted in Figures 2 and 3 over page.

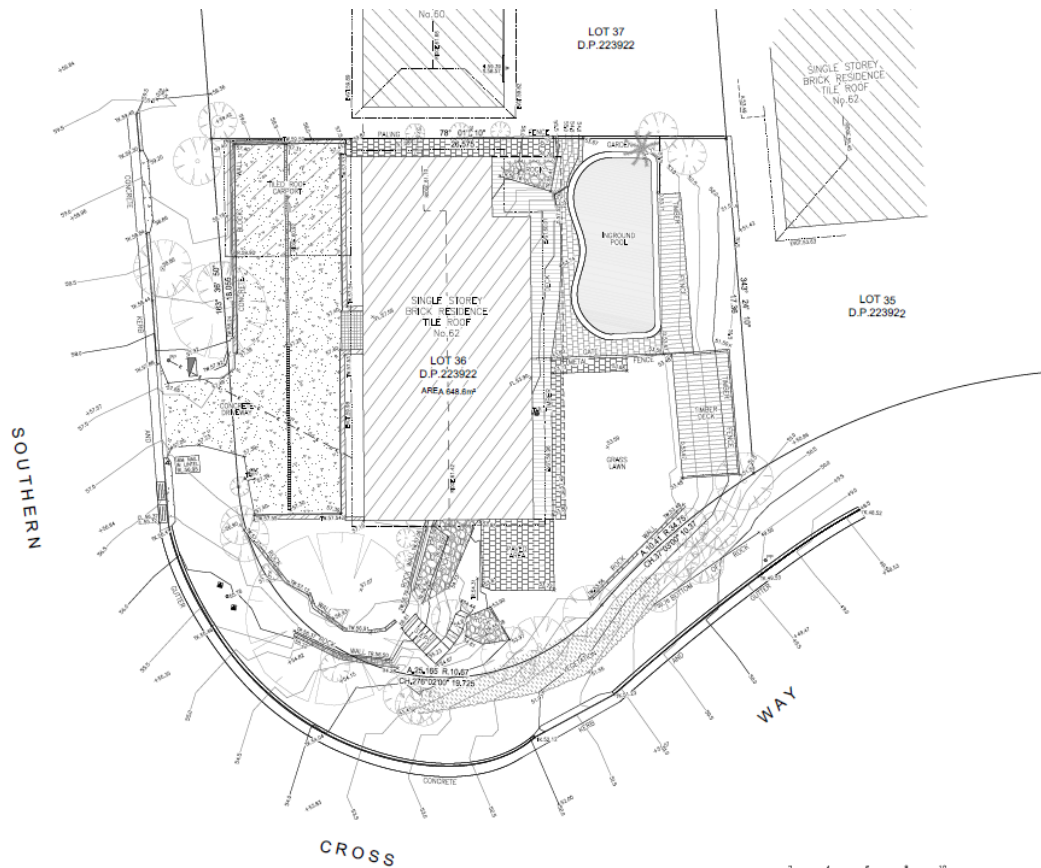


Figure 2 – Site survey



Source: Google Earth

Figure 3 – Subject site as viewed from Southern Cross Way

Surrounding properties are occupied by 1 and 2 storey brick dwelling houses within informal landscaped settings with Manly Dam Reserve to the west of the subject site.

3.0 DEVELOPMENT PROPOSAL

The application proposes alterations and additions to the existing dwelling including approved but unconstructed works (DA 2018/1922). Specifically, the application proposes the construction of an additional ground floor bedroom and adjacent deck extension, the provision of a new window to bedroom 3 and the construction of a Vergola over the northern end of the existing ground floor deck.

The proposed works are shown coloured in blue on the accompanying plans DA1 to DA20, dated 24th July 2019, prepared by Northern Beaches Designs.

The proposed works do not require the removal of any vegetation with all stormwater gravity drained to the existing drainage system.

4.0 STATUTORY PLANNING FRAMEWORK

4.1 General

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15(1) of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.2 Warringah Local Environmental Plan 2011

4.2.1 Zone and Zone Objectives

The subject property is zoned R2 Low Density Residential pursuant to the provisions of the Warringah Local Environmental Plan 2011 (WLEP). Dwellings are permissible in the zone with consent. The site is not heritage listed or located within a heritage conservation area.

The stated zone objectives are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

This report demonstrates that the proposed works are permissible and not antipathetic to the zone objectives given the maintenance of a detached dwelling house within a landscaped setting.

4.2.2 Height of Buildings

Pursuant to clause 4.3 WLEP the height of any building on the land shall not exceed 8.5 metres above existing ground level. The stated objectives of this clause are as follows:

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*
- (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
- (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

The proposed first floor additions sit comfortably below the 8.5 metre height control with a maximum building height of 7.4 metres as defined as depicted on Section A-A. The height of the new building elements proposed will not give rise to adverse residential amenity impacts in terms of views, privacy or overshadowing with 3 hours of solar access maintained to the principle living and adjacent private open space areas of adjoining development.

Accordingly, council can be satisfied that the development complies with the 8.5 metre control and its underlying objectives.

4.2.2 Development on Sloping Land

Pursuant to clause 6.4 of WLEP 2011 the land is identified as being within Landslip Risk Area B. Accordingly, the application is accompanied by a geotechnical report prepared by White Geotechnical Group which supports the proposal subject to a number of recommendations which will be implemented.

4.3 Warringah Development Control Plan

The following built form controls apply to the subject development.

4.3.1 Wall Height

Pursuant to these provisions 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 (excluding habitable areas wholly located within a roof space). The stated objectives of this control are as follows:

- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*
- *To ensure development is generally beneath the existing tree canopy level.*
- *To provide a reasonable sharing of views to and from public and private properties.*
- *To minimise the impact of development on adjoining or nearby properties.*
- *To ensure that development responds to site topography and to discourage excavation of the natural landform.*
- *To provide sufficient scope for innovative roof pitch and variation in roof design.*

The accompanying architectural plans confirm that all proposed works comply with the wall height control.

4.3.2 Number of Storeys

These provisions require dwelling houses to maintain a 2 storey building form. All proposed works are single storey in nature in strict accordance with the control.

4.3.3 Side Boundary Envelope

Pursuant to these provisions 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 4 metres.

Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control. The stated objectives of the control are as follows:

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*
- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*
- *To ensure that development responds to the topography of the site.*

Plan DA9 shows that the proposed second storey additions and northern Vergola are compliant with the envelope control. Council can be satisfied that the development complies with the numerical side boundary envelope control and the associated objectives.

4.3.4 Side Boundary Setbacks

Pursuant to these provisions, development is to maintain a 900mm minimum setback from side boundaries. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences. Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause. The stated objectives of this control are as follows:

- *To provide opportunities for deep soil landscape areas.*
- *To ensure that development does not become visually dominant.*
- *To ensure that the scale and bulk of buildings is minimised.*

- *To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.*
- *To provide reasonable sharing of views*

The proposed works comply with the control

4.3.5 Front Boundary Setbacks

In accordance with this control a minimum front setback of 6.5 metres applies with a 3.5 metre setback able to be applied to secondary frontages.

- *To create a sense of openness.*
- *To maintain the visual continuity and pattern of buildings and landscape elements.*
- *To protect and enhance the visual quality of streetscapes and public spaces.*
- *To achieve reasonable view sharing.*

We note that Southern Cross Way wraps around the southern portion of the site with the dwelling house orientated towards its eastern alignment. Given the unusual street geometry the secondary street frontage provisions are reasonably applied to the south west street alignment with the proposed ground floor bedroom maintaining the 3.5 metre setback approved for the secondary dwelling below (DA 2018/1922). Such setback is in strict accordance with such control.

The location and front setback of this building element will not give rise to any adverse streetscape or residential amenity outcomes nor compromise the visual continuity or pattern of buildings and landscape elements in the street.

Accordingly, Council can be satisfied that the development satisfies the control and its underlying objectives.

4.3.6 Rear Boundary Setbacks

These provisions require a minimum 6 metre rear setback.

- *To ensure opportunities for deep soil landscape areas are maintained.*
- *To create a sense of openness in rear yards.*

- *To preserve the amenity of adjacent land, particularly relating to privacy between buildings.*
- *To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.*
- *To provide opportunities to maintain privacy between dwellings.*

Being a corner allotment, the property has no rear boundary to which this control is reasonably applied.

4.3.8 Parking Facilities

These provisions require the provision of 2 x off-street car parking spaces located behind the front building alignment. The proposal maintains the existing 2 x off-street parking spaces which are located wholly within the front setback.

4.3.9 Stormwater

All stormwater will be connected to the existing drainage system.

4.3.10 Landscaped Open Space

Pursuant to these provisions a minimum 40% landscaped open space is to be provided. The proposal maintains the previously approved (DA 2018/1922) landscaped area of 262.72 square metres representing 40.5% of the site area in strict accordance with the control.

4.3.11 Private Open Space

The proposal maintains compliant areas of private open space which are of a size and dimension capable of accommodating both passive and active recreational activities for the occupants of both dwellings. These areas receive compliant levels of solar access and amenity throughout the day.

4.3.12 Access to Sunlight

Pursuant to these provisions, development is not to unreasonably reduce sunlight to surrounding properties. In the case of housing:

- Sunlight, to at least 50% of the principle private open spaces, is not to be reduced to less than 2 hours between 9am and 3pm on June 21, and
- Where overshadowing by existing structures and fences is greater than this, sunlight is not to be further reduced by development by more than 20%.

The shadow diagrams demonstrate that compliant levels of solar access will be maintained to surrounding development given the orientation of the site with additional shadows falling primarily across the adjacent roadway.

4.3.13 Views

Having inspected the site and determined potential view lines over and across the site we have formed the considered opinion that the minor works will not give rise to any adverse public or private view affectation.

4.3.14 Privacy

The established privacy interface/ relationship between adjoining development is not compromised.

4.3.15 Building Bulk

The scale and massing of development on this site is entirely commensurate with that of adjoining development and 1 and 2 storey development generally within the site's visual catchment.

4.3.16 Glare and Reflection

The proposed glazing and roof finishes will not give rise to any unacceptable glare or reflection.

4.4 Compliance Table

| | | | |
|--|--|--|-------------------|
| Site Area 648.6 sqm | Control | Proposed | Compliance |
| Building Height | 8.5m to ridge 7.2 to ceiling | 7.4m to ridge <7.2m to ceiling | YES YES |
| Front Building Setback | Min 6.5m/ 3.5m for secondary frontage | 3.5 metres to proposed bedroom addition | YES |
| Rear Building Setback | N/A | N/A | N/A |
| Side Setback and Building Envelope | 900mm 4 metres/ 45 degree envelope | All proposed structures compliant | YES YES |
| Landscaped Open Space | 40% of Site Area | 40.5% as recently approved (DA 2018/1922). | YES |
| Car parking | 2 spaces | 2 spaces as existing | YES |

4.5 Matters for Consideration Pursuant to Section 4.15(1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.1(91) of the Act. Guidelines (*in italic*) to help identify the issues to be considered have been prepared by the Department of Urban Affairs and Planning. The relevant issues are:

4.5.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations.

The proposed works are permissible and compliant with the built form controls as they are reasonably applied to the proposed works having regard to the established built form circumstance.

4.5.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality.

Context and Setting

- i) *What is the relationship to the region and local context on terms of:*
- *the scenic qualities and features of the landscape?*
 - *the character and amenity of the locality and streetscape?*
 - *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
 - *the previous and existing land uses and activities in the locality?*

The height and scale of the proposed works will be commensurate with that established by adjoining development and development generally within the site's visual catchment with no unacceptable residential amenity impacts in terms of visual bulk, views, privacy or overshadowing.

- ii) *What are the potential impacts on adjacent properties in terms of:*
- *relationship and compatibility of adjacent land uses?*

- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

These matters have been discussed in detail earlier in this report. The works have been designed such that potential impacts are minimal and within the scope of the built form controls.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

The proposal maintains the existing compliant off-street parking circumstance.

Public domain

The proposed development will have no adverse impact on the public domain.

Utilities

Existing utility services will adequately service the development.

Flora and fauna

The proposal does not require the removal of any significant landscape features.

Waste collection

Normal domestic waste collection applies.

Natural hazards

The application is accompanied by a bushfire report prepared by Building Code and Bushfire Hazard Solutions and a geotechnical report prepared by White Geotechnical Group which collectively demonstrate that the development will be safe from hazards.

Economic impact in the locality

The proposed development will not have any significant impact on economic factors within the area notwithstanding that it will generate short term employment opportunities through the construction period of the development.

Site design and internal design

i) *Is the development design sensitive to environmental conditions and site attributes including:*

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

These matters have been discussed in detail earlier in this report. The potential impacts are considered to be minimal and within the scope of the general principles, desired future character and built form controls.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development can comply with the provisions of the Building Code of Australia as detailed in the accompanying report prepared by Private Building Certifiers. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

Construction

i) *What would be the impacts of construction activities in terms of:*

- *the environmental planning issues listed above?*
- *site safety?*

Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

4.5.3 The suitability of the site for the development.

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual or impossible development constraints. The site is well located with regards to public transport and utility services. The development will not increase transport demand.

Are the site attributes conducive to development?

The area of the site upon which the works are proposed is of moderate grade and adequate area. Having no identified physical or engineering constraints the site is suitable for the works proposed.

4.5.4 Any submissions received in accordance with this Act or the regulations.

It is envisaged that Council will appropriately consider any submissions received.

4.5.5 The public interest.

The proposed works are permissible and compliant with the built form controls as they are reasonably applied to the proposed works having regard to the established built form circumstance. Approval of the development would not be contrary to the public interest.

5.0 CONCLUSION

The proposed works are permissible and compliant with the applicable built form controls as reasonably applied to an application proposing legitimate alterations and additions.

This report demonstrates that the proposed works will not give rise to any adverse streetscape or residential amenity impacts and maintain a complimentary and compatible built form outcome on this particular site.

Having given due consideration to the matters pursuant to section 4.15(1) of the Act is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.

Boston Blyth Fleming Pty Ltd

A handwritten signature in black ink, appearing to read 'Greg Boston', is positioned above the printed name.

Greg Boston
B Urb & Reg Plan (UNE) MPIA
Director