

STATEMENT OF ENVIRONMENTAL EFFECTS



- SITE:** Lot 71 DP 10974
3 Mildred Avenue
Manly Vale
- APPLICANT:** Metricon Homes
PO Box 7510
Norwest Business Park NSW 2153
- PROPOSAL:** Construction of a two storey dwelling

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INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of a two storey dwelling, containing five (5) bedrooms, leisure, sitting, family and dining rooms along with an attached garage and outdoor alfresco area.

The allotment is rectangular in shape with frontage to Mildred Avenue of 15.24m, a depth of 47.25m and a total land area of 714.5m². The lot currently contains a dwelling and associated structures that are to be demolished via separate application to Council. An inground swimming pool within the rear yard is to be retained as part of the proposal.

One tree is required to be removed in order to site the proposed dwelling with replacement planting and additional landscaping to be provided upon completion of the construction phase.

All necessary services are available on the site. The site is relatively level with drainage to be directed to the street via on-site detention and a rainwater tank collection system and a rainwater tank collection system as per the hydraulic engineers details.

The neighbourhood generally consists of a mix of one and two storey dwellings as anticipated within an existing residential estate.

The following sections of this statement address the likely impact of the proposal on the environment.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

(a)(i) Relevant environmental planning instruments

Warringah Local Environmental Plan 2011

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Warringah Local Environmental Plan 2011.

The proposed development is defined as a "dwelling house" meaning "a building containing only one dwelling".

The construction of a 'dwelling house' is permissible in the identified zone, subject to development consent.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone 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.*

The proposed development is for a low-density residential development, being compatible with the existing and future character of the locality. The dwelling is designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site. The proposed dwelling is considered to meet the relevant objectives of the R2 zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m ridge height.	9.40m	No – Refer to Clause 4.6

Clause 4.6 Exceptions to Development Standards

Variation to the Height of Buildings provisions of the WLEP 2011 is requested under Clause 4.6.

In this instance a maximum building height 9.40m is proposed requiring a variation to the 8.5m maximum height control.

The objective of this control is understood to be a measure to ensure the dwelling does not have an unreasonable impact on adjoining properties or the streetscape by way of overshadowing, overlooking or visual bulk.

The 900mm non-compliance is the direct result of the architectural styling of the proposed dwelling. The dwelling has been designed with consideration given to the existing topography on the site and the existing overall streetscape character. The proposed design incorporates internal stepping and standard ceiling heights with a roof pitch of 30degrees which has been minimised as much as possible whilst remaining in keeping with the architectural style and surrounding area.

The required variation will not detrimentally impact on the amenity of the adjoining properties given the articulated design and varied roof forms, more than adequate side and rear setbacks and building separation distances along with the orientation of the site which will allow for a reasonable level of solar access to living areas and private open space areas of the adjoining properties. The windows proposed to the upper floor bedrooms are not likely to provide opportunities for overlooking as they are appropriately designed, setback and offset. The shadows cast by the proposed

dwelling will not have an overall negative impact upon the adjoining properties, whilst there is still some overshadowing of the POS of the adjoining property will have a reasonable level of solar access throughout the day.

The front façade is anticipated to be in keeping with recent development throughout the area and will help to enhance the character of the street. The visual bulk of the dwelling as viewed from the adjoining dwellings is not considered to be excessive as a result of the variation given the appropriate setbacks and articulation provided throughout the design. As there is no perceived impact on the streetscape character of the area or the amenity of adjoining properties beyond that of a compliant proposal, the dwelling is considered to be able to meet the objectives of the height control despite the numerical non-compliance.

In the circumstances of this particular case, it is considered that strict compliance with the overall height requirements of Warringah Local Environmental Plan 2011 is considered unreasonable and unnecessary as the dwelling has been designed to reduce the height as much as possible, whilst still providing a design which is in keeping with the residents needs. The increase in height proposed for the residence can still attain the objectives of the Environmental Planning and Assessment Act 1979, R2 Low Density Residential Zone and the subject development standard.

Clause 5.9 Preservation of Trees or Vegetation

One tree is required to be removed in order to site the proposed dwelling. Mature trees will remain to the north-eastern corner of the site to ensure the landscape character of the area is maintained. Replacement planting and additional landscaping is to be provided upon completion of the construction phase.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to Local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance.

Clause 5.11 Bush fire hazard reduction

The subject site is identified to be bushfire prone land on Council's maps. Please refer to the attached Bushfire Assessment Report.

Clause 6.1 Acid Sulfate Soils

The subject property is not identified as being affected by Acid Sulphate Soils.

Clause 6.2 Earthworks

Minor ground disturbance is required to provide a level platform to site the building footprint. The extent of earthworks is not considered excessive for the site due to the relatively level nature of the allotment and equal amounts of cut and fill proposed to reduce site disturbance outside of the dwelling footprint. All earthworks can be suitably battered and/or retained to ensure structural adequacy and minimal impact on the adjoining properties.

Clause 6.3 Flood planning

The subject site is not known to be located within a flood planning area.

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Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the objectives of all the relevant development standards relating to dwelling houses as contained within WLEP 2011.

(a)(ii) Relevant draft environmental planning instruments

There are no known draft environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

Warringah Development Control Plan 2011

PART B BUILT FORM CONTROLS

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>B1 – Wall heights</u> Max. wall height 7.2m existing ground to upper ceiling.	<7.2m max. wall height.	Yes
<u>B2 - Number of Storeys</u> Max. no. storeys shown on DCP No. Storeys map.	Two Storey	N/A – subject site not mapped
<u>B3 - Side Boundary Envelope</u> Side boundary envelope 45° & 4m or 5m from existing ground (refer DCP Map) Encroachment of the fascia, gutters, eaves permitted.	Entire building within the 4m building envelope, with the exception of the eaves which are understood to be allowable encroachments.	Yes
<u>B4 - Site Coverage</u> Site coverage as per Site Coverage Map	N/A	N/A
<u>B5 – Side Boundary Setbacks</u> As per DCP Side Boundary Setbacks map: - 0.9m.	1.045m minimum.	Yes
<u>B6 - Merit Assessment of Side Boundary Setbacks</u> for sites shown on map.	N/A	N/A

<u>B7 – Front Boundary Setbacks</u> As per DCP Front Boundary Setbacks map: - 6.5m. Corner allotments in R2 and R3 Zones: Where the min. front setback is 6.5m on both frontages the secondary street setback can be reduced to 3.5m	6.615m N/A	Yes N/A
<u>B8 - Merit Assessment of Front Boundary Setback</u> for sites shown on map.	N/A	N/A
<u>B9 - Rear Boundary Setbacks</u> As per DCP Rear Boundary Setbacks map: - 6m.	12.628m	Yes
<u>B10 - Merit Assessment of Rear Boundary Setback</u> for sites shown on map.	N/A	N/A
<u>B11 - Foreshore Building Setback</u> As per the map – 15m	N/A	N/A
<u>B12 - National Parks Setback</u> As per the map - 20m	N/A	N/A
<u>B13 - Coastal Cliffs Setback</u> As per map.	N/A	N/A
<u>B14 - Main Roads Setback</u> As per map.	N/A	N/A

PART C SITING FACTORS

<u>Requirement</u>	<u>Provision</u>	<u>Compliance</u>
<u>C2 – Traffic, Access and Safety</u> Suitable vehicular access from a public road.	Access from public road provided.	Yes
<u>C3 – Parking Facilities</u> Garage/carport integrated into house design. Laneways to provide rear access where possible.	Garage integrated into front façade of the proposed dwelling. N/A	Yes N/A

Parking not to obscure views from dwelling to street. Garage/carport opening max. 6m or 50% building width, whichever lesser. 2 spaces per dwelling.	Proposed garage not anticipated to obstruct views to the street. Double garage door width 4.81m or 38.04% 2 spaces provided within the attached garage.	N/A Yes Yes
<u>C4 – Stormwater</u> Suitable stormwater system for each site.	Stormwater as per Hydraulics.	Yes
<u>C5 – Erosion and Sedimentation</u> Erosion and Sedimentation controls to be in place.	Erosion and sediment control plan provided with the subject DA	For Council's consideration
<u>C7 – Excavation and Landfill</u> Cut and fill not to impact neighbours. Clean fill only.	Cut and fill appropriately minimised through use of internal stepping, drop edge beams and retaining walls to minimise impact on neighbours. No imported fill proposed.	Yes N/A
<u>C9 Waste Management</u> Waste Management Plan to be provided. Bin storage area to be allocated.	Provided. Adequate area available on site out of public view.	Yes Yes

PART D DESIGN

<u>Requirement</u>	<u>Provision</u>	<u>Compliance</u>
<u>D1 – Landscape Open Space and Bushland Setting</u> Landscaped open space as per map soft landscape with min 2m width. Subject site = 40%	37.9% minimum dimension of 2m provided.	Yes
<u>D2 – Private Open Space</u> POS area = 1-2 bedrooms – 35m ² min 3m width.	N/A	N/A

3+ bedrooms – 60m ² min 5m width.	>60m ² with min width of 5m.	Yes
Direct access from living area.	Access from family room.	Yes
POS located behind building line.	Provided behind building line.	Yes
Maximise solar access & privacy.	Appropriate level of solar access and privacy provided through the design. The orientation of the allotment ensures that solar access to the POS and living areas can be achieved.	Yes
<u>D6 – Access to Sunlight</u> Consider solar access & ventilation in siting of dwelling.	Dwelling appropriately sited for the orientation of the allotment.	Yes
3hrs sunlight to 50%POS and glazed areas to living rooms between 9am & 3pm.	Proposed and adjoining POS and living areas to receive appropriate level of solar access due to orientation, setbacks, height and articulation.	Yes
<u>D7 – Views</u> View sharing to be considered.	No loss of views is anticipated.	Yes
<u>D8 – Privacy</u> Maintain privacy to adjoining properties.	Living areas predominantly orientated to rear POS and front setback. Suitable setbacks and landscaped area provided to maintain privacy. First floor leisure room window is appropriately offset and setback to ensure minimal opportunity for overlooking. Bedrooms windows appropriately orientated and setback to minimise any privacy intrusion.	Yes

<p><u>D9 – Building Bulk</u> Avoid large areas of continuous wall planes.</p> <p>Max. fill 1m and to remain within building footprint.</p> <p>Minimise excavation.</p> <p>Orientate dwelling to street.</p> <p>Use articulation and materials to reduce building mass.</p>	<p>Extensive articulation has been provided throughout the dwelling design. Dwelling is not considered to have an excessive visual bulk.</p> <p>Fill contained within building footprint <1m</p> <p>Excavation not considered excessive for a site. Appropriate cut and fill incorporated into the design to minimise earthworks as much as practical on the subject site.</p> <p>Dwelling addresses street frontage.</p> <p>Suitable articulation and materials proposed to ensure the building mass is suitable for the site and surrounding locality.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><u>D10 – Building Colours and Materials</u> Colours finishes to blend with natural setting.</p>	<p>Materials and colour schedule provided for Council's consideration.</p>	<p>Yes</p>
<p><u>D11 – Roofs</u> Pitch to compliment streetscape.</p> <p>Varied roof forms to be provided.</p> <p>Eaves required.</p>	<p>Pitch in keeping with surrounding area.</p> <p>Varied roof forms provided.</p> <p>Eaves provided.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><u>D12 – Glare and Reflection</u> Materials to minimise glare.</p>	<p>Non-reflective materials proposed.</p>	<p>Yes</p>
<p><u>D13 – Front fences and Front walls</u> Front fences 1.2m. Solid fences to be articulated and setback for landscaping. Provide casual surveillance (unless</p>	<p>Fencing does not form part of the subject DA.</p>	<p>N/A</p>

excessive noise requires blocking). Gates to remain in boundary when open.		
<u>D14 – Site facilities</u> Site Facilities – bin storage, clothes drying etc to be provided	Large rear yard provides adequate area for site facilities.	Yes
<u>D15 – Side and Rear Fences</u> Side & Rear boundary fencing max. 1.8m measure from low side (can be averaged for sloping sites to allow regular steps).	Boundary fencing to be provided in accordance with the Dividing Fences Act and Council's requirements.	Yes
<u>D16 - Swimming Pools & Spas</u> Not within primary setback (2ndry setback OK for corner sites). Appropriate setback from trees.	N/A	N/A
<u>D19 - Site Consolidation requirements for the R3 & IN1 Zones</u>	N/A	N/A
<u>D20 Safety and Security</u> Casual surveillance of street & suitable lighting.	Casual surveillance of the street able to occur from the entry and habitable rooms to the frontage of the dwelling. View to entry approach available from large open entry and Bed 5 window. No entrapment areas evident within the design.	Yes
<u>D22 – Conservation of Energy and Water</u> Design for water and energy conservation.	BASIX Certificate provided.	Yes

PART E THE NATURAL ENVIRONMENT

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>E3 – Threatened species, population, ecological communities</u> Minimise tree removal and protect remaining trees.	One tree is required to be removed in order to site the proposed dwelling.	For Councils Consideration

<p>Flora & Fauna assessment if native veg >100m² to be removed or veg removed from site in last 5 years.</p>	<p>The proposed development is not anticipated to impact upon the landscape character of the area, as additional planting will be provided upon completion of the construction phase.</p> <p><100m² of vegetation proposed to be removed</p>	<p>N/A</p>
<p><u>E7 – Development on land adj. public open space</u> Development adj public reserve to compliment character of reserve.</p> <p>Casual surveillance of public reserve.</p> <p>Landscaping to screen development</p>	<p>N/A</p>	<p>N/A</p>
<p><u>E8 - Waterways and Riparian Land</u> Waterway Impact Statement for works in waterway. Riparian Land Group A & Group B have specific requirements. APZ not to extend into such land.</p>	<p>N/A</p>	<p>N/A</p>
<p><u>E9 - Coastline Hazard</u></p>	<p>N/A</p>	<p>N/A</p>
<p><u>E10 - Landslip Risk</u> As per the map.</p> <p>Geotech required where indicated in DCP.</p>	<p>Landslip Risk identified as Area A. Geotech Report to be provided if deemed necessary by Council.</p>	<p>For Council's consideration.</p>
<p><u>E11 – Flood Prone Land</u> Flood Risk map indicates level. Requirements outlined in DCP.</p>	<p>N/A</p>	<p>N/A</p>

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Conclusion with respect to DCP Requirements

The proposed dwelling is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Warringah DCP 2011.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts:

Siting and Design

The proposed two storey development will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the dwelling provides generous boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within an existing residential area and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The two storey dwelling, the subject of this application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding locality.

The residential use of the site is permissible with development consent under the provisions of Warringah LEP 2011 and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As the proposal can satisfy the objectives of all relevant planning instruments and development control plan, approval of the subject dwelling is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Warringah Local Environmental Plan 2011, and can satisfy the objectives of the instrument. The proposal also generally satisfies the objectives of Council's Development Control Plan 2011.

It is considered that the construction of a new two storey dwelling will complement and blend with the existing, and likely future character of this section of Manly Vale, being an area containing a transitional blend of housing from differing era's of single and two storey construction. The proposal is not expected to have an adverse impact on the natural or built environment.