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INTRODUCTION

Proposed Use:	Residential
Address:	28 Goondari Road, Allambie Heights NSW 2100
Lot No:	Lot 2/ Sec 116/ DP 246690
Area:	632.3m ²
Street Frontage:	17.678m
Zoning:	R2 – Low Density Residential
Permissibility:	Dwelling houses permitted with consent

This application seeks approval to demolish an existing house and build a new residence in its place. There will be little additional impact caused to the local environment or to any neighbouring properties by this proposal.

This statement has been prepared and written as a direct response to the issues outlined in both the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011.

In preparation of this Statement of Environmental Effects, consideration has been given to a range of documents and drawings including, but not limited to the following:

ARCHITECTURAL DRAWINGS:

By Micheal Fountain Architects

2129 DA - 00 – Cover Sheet

2129 DA - 01 – PLAN - Site

2129 DA - 02 – PLAN – Lower Ground

2129 DA - 03 – PLAN – Ground Floor

2129 DA - 04 – PLAN – Upper Ground

2129 DA - 05 – PLAN – Demolition

2129 DA - 06 – PLAN – Excavation

2129 DA - 08 – PLAN – Erosion & Sediment

2129 DA - 09 – PLAN – Stormwater

2129 DA - 10 – ELEVATION - West

2129 DA - 11 – ELEVATION – South

2129 DA - 12 – ELEVATION - East

2129 DA - 13 – ELEVATION - North

2129 DA - 20 – Section A

2129 DA - 21 – Section B

2129 DA - 22 – Section C

2129 DA - 40 – PLAN – Site Analysis

2129 DA - 50 – SHADOW DIAGRAM

2129 DA - 51 – SHADOW DIAGRAM

2129 DA - 52 – SHADOW DIAGRAM

2129 DA - 60 – DETAIL - POOL

SITE SURVEY

By C&A Surveyors, REF: 18419 – 21

ABORIST REPORT

By Jacksons Nature Works

COST SUMMARY REPORT

By Luscombe Consulting

GEOTECHNICAL REPORT

By JK Geotechnics

WASTE MANAGEMENT PLAN

By Micheal Fountain Architects

LANDSCAPE PLAN

By Jamie King

WARRINGAH LOCAL ENVIRONMENT PLAN 2011

WARRINGAH DEVELOPMENT CONTROL PLAN 2011

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

PART 1: Aims of the Plan

1.2 Aims of Plan – The proposed development is consistent with the aims of the plan.

(d) in relation to residential development

The proposed dwelling house will maintain, protect and enhance the amenity of the existing residential environment. It is compatible with the neighbouring development in terms of bulk, scale and appearance. In doing so it will increase the variety of dwellings and enable population growth by right of the increased number of bedrooms it provides in comparison to the existing house. In doing so it will enhance the character of the area.

PART 2: Permitted or prohibited development

2.1 Land use zones

Zone R2 Low Density Residential – Dwelling houses are permitted with consent (Figure 1)

2.3 Objectives of the zone

The proposed dwelling house provides for the needs of the community with respect to the provision of a low-density residential environment that provides for the needs of its residents while maintaining the key elements of the natural environment to the front and rear of the property.

PART 4: Principal development standards

4.3 Height of buildings

The WLEP height of building map (Figure 2) - The maximum permitted height of buildings is 8.5 metres.

The development complies with this control.

4.4 Floor space ratio

Not applicable to this site

PART 5: Miscellaneous provisions

5.10 Heritage conservation

With reference to Figure 3 the site is not in a conservation area, nor associated with any significant items.

PART 6: Additional local provisions

6.1 Acid sulphate soils

With reference to the Acid Sulphate Map (Figure 4), the site does not appear with any classification in relation to this control.

6.2 Earthworks

The development has been designed to integrate into the existing local landscape. To enable this, excavation is required. There are no known relics, heritage items, archaeological sites or heritage conservation areas that would be disturbed by the earthworks. The soil and rocks that will be extracted during the excavation, will be transported to a suitable establishment for recycling.

A detailed Geotechnical Report by JK Geotechnics accompanies this Development Application, since the development is on land that is zoned as a Geotechnical Hazard H 1, which is a high risk. The report outlines many recommendations, to be carried out prior, during and after excavation/construction. These include dilapidation reports on the neighbouring properties, to the south and the west and also the existing house on the site, the review of all drawings, in particular structural engineers, an excavation methodology to be prepared and approved by the geotechnical engineer and that inspections take place throughout the excavation at 1.5 metres vertical depth intervals and on completion.

6.4 Development on sloping land

The site is identified as Area B – Flanking Slopes 5 degrees to 25 degrees on the Landslip Risk Map (Figure 5).

A detailed Geotechnical Report by JK Geotechnics accompanies this Development Application.

The report states that:

“Based on our slope stability risk assessment, we consider that the risk of the proposed development poses an acceptable risk to both property and life.”

CONCLUSION

The proposed development is consistent with the objectives and controls of the Warringah Local Environmental Plan 2011.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011

SECTION A – Objectives

The proposed dwelling will be of high environmental quality that will in turn increase the amenity of the area while dramatically improving the environmental sustainability of the dwelling in comparison to the house that currently occupies the site.

The proposed dwelling responds to and retains the dominant cliff faces that typify the site. It retains the existing natural landscaped areas to the front and rear of the property while providing an attractive design outcome that will contribute to the improvement of the streetscape.

The proposed dwelling will provide level access from the garage to all levels of the house and private open space via the provision of a residential lift.

Finally, the proposed dwelling has been designed to incorporate a high level of passive design by right of broad eaves, double glazing, insulation, skylights, solar panels and water tanks.

With the above in mind the dwelling has been designed to satisfy the objectives of the Warringah DCP.

SECTION B – Built Form Controls

B.1 Wall Heights

Walls are not to exceed 7.2 metres from ground level to the underside of the ceiling on the uppermost floor of the building. The development complies with this control and responds to the site topography.

B.2 Number of Storeys

The site does not appear on the Number of Storeys Map – as such this control is not applicable.

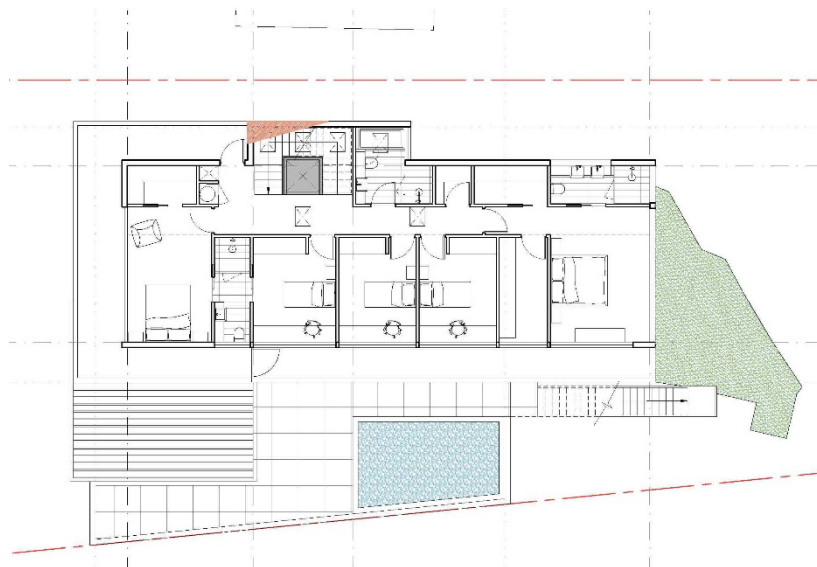
B.3 Side Boundary Envelope

The proposal sees a minor non-compliance with this control.

The site is steeply sloping and in the main, the proposed dwelling upper walls are set back 2500mm from the Northern boundary.

The stair tower however is set back 1500mm.

As the site slopes to the west, it causes a minor non compliance as illustrated in red shade in the following illustration.



The objectives of the control are:

- 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.

The minor non compliance with the control will not affect the visual dominance of the dwelling nor will it affect the light, solar access or privacy of the neighbouring dwelling. The separation to the boundary is generally well in excess of the requirement as the building responds to the topography of the site.

With the above in mind, it can be seen that the proposed dwelling achieves the objectives of the control and as such the small non-compliance can be supported.

B.4 Site Coverage

This control is not applicable to this site

B.5 Side Boundary Setbacks

The proposal complies with this control

B.7 Front Boundary Setbacks

The proposal complies with this control

B.9 Rear Boundary Setbacks

The proposal complies with this control

SECTION C – Siting Factors

C.2 Traffic, Access and Safety

The proposal sees the retention of the existing driveway and crossing which in turn meets the objectives of the control.

C.3 Parking Facilities

The proposal complies with this control

C.4 Stormwater

The proposal complies with this control

C.7 Excavation and Landfill

The proposal complies with this control

C.8 Demolition and Construction

The proposal complies with this control

C.9 Waste Management

A Waste Management Plan accompanies this Development Application submission.

SECTION D – Design

D.1 Landscaped Open Space and Bushland Setting

The required minimum area of landscaped open space indicated on the WDCP map (Figure 6), is 40%.

“To measure the area of landscaped open space:

- a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;*
- b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;*
- c) Landscaped open space must be at ground level (finished); and*
- d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.”*

Site Area = 632.3 m²
Required landscape = 40% = 252.92 m²
Landscape actual = 265.93 m² = The proposal complies with this control

D.2 Private Open Space

The proposal complies with this control

D.3 Noise

The proposal will comply with this control

D.6 Access to Sunlight

The proposal complies with this control

D.7 Views

The proposal complies with this control

D.8 Privacy

The proposal complies with this control

D.9 Building Bulk –

Main view of the development is from the street.

Neighbouring houses to the North and South do not open themselves to views of or across the subject property now or in the proposed development.

The site is sloping and as such bulk on the downhill side is minimised via:

- Excavating the existing house platform by approximately 1 metre.
- Stepping the building form as the site rises
- Minimising vertical wall planes to the point where they are all but eliminated in favour of horizontal bands.
- Siting the house behind the rock outcrops and trees in the front setback.
- The use of cantilevered forms and differing wall types to emphasise the horizontal rather than the vertical.

The combination of these factors will see a well-designed and innovative building that sits behind and subordinate to the topography while still providing a dramatic addition to the local streetscape.

The proposal complies with this control.



D.10 Building Colours and Materials

The proposal complies with this control

D.11 Roofs

The proposal complies with this control.

D.12 Glare and Reflection

The proposal complies with this control

D.13 Front Fences and Front Walls

No front fences are proposed

D.14 Site Facilities

The proposal complies with this control.

Waste and recycling bins shall be located in the garage.

The clothesline will be located adjacent the Northern boundary and the mail box will be as existing.

D.15 Side and Rear Fences

The proposal complies with the objectives of this control in as much as the site is irregular, steeply sloping and already fenced where possible.

The subject site presents as a rock face, stone wall and paling fence on the Southern boundary adjacent the main outdoor living space.



This space in the proposed design will be defined by the walls and roof of the proposed garage which will sit approximately 3 metres above the neighbouring ground line and as such will require a balustrade.



D.16 Swimming Pools and Spa Pools

The proposal will comply with this control.

D.20 Safety and Security

The proposal complies with this control.

D.21 Provision and Location of Utility Services

The proposal will comply with this control

D.22 Conservation of Energy and Water

The proposal will comply with this control

This development requires a BASIX certificate, as it is "BASIX affected development under the EP&A Regulations".

A certificate accompanies this Development Application.

SECTION E – The Natural Environment

E.1 Preservation of Trees or Bushland Vegetation

An Arboricultural Impact Assessment Report from Jacksons Nature Works is attached to the application. The report contains the following recommendations.

Please note that trees 1 and 2 identified in the report have already been removed as per the recommendation as such approval is sort to remove trees 3, 4 and 5.

"4. RECOMMENDATIONS

- a) *Remove the following trees on site: Tree 1, 2, 3, 4 & 5.*
- b) *Tree removal work shall be carried out by an experienced tree surgeon in accordance with Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal (2016).*
- c) *An AQF Level 5 Project Arborist shall be engaged to supervise the building works and certify compliance with all Tree Protection Measures.*
- d) *The tree location plan can be found on Annexure B:*
- e) *The tree impact plan can be found on Annexure C."*

E.2 Prescribed Vegetation

The subject site is not identified on the Threatened and High Conservation Habitat or Map Native Vegetation. It is identified on the wildlife corridors map.

The site contains little native vegetation.

The proposed development retains the main existing areas of vegetation to the front and rear section of the property as such the proposal achieves the objectives of the control.

E.3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat

The site does not appear on the Threatened and High Conservation Habitat Map.

E.4 Wildlife Corridors

The subject land is identified on the wildlife corridors map (Figure 7).

The site contains little native vegetation.

The proposed development retains the main existing areas of vegetation to the front and rear section of the property. There are no fences proposed to the front area of vegetation and the fences to the rear area are not the subject of this application.

The proposal achieves the objectives of the control.

E.5 Native Vegetation

The site does not appear on the Native Vegetation Maps

E.6 Retaining unique environmental features

The site is typified by rock outcrops.

The proposed design largely retains these outcrops.

The building footprint approximates the existing footprint.

The proposal achieves the objectives of the control.

E.10 Landslip Risk

The subject land is identified on the Landslip Hazard Map (Figure 5)

A Geotechnical Assessment and Form no.1 are attached to the application.

The assessment concludes that:

“Based on our slope stability risk assessment, we consider that the risk of the proposed development poses an acceptable risk to both property and life.”

E.11 Flood Prone Land

The site does not appear on the Flood Risk Precinct Maps (Figure 8)

CONCLUSION

The proposed development is consistent with the objectives and controls of the Warringah LEP and DCP.

The proposed dwelling house will maintain, protect and enhance the amenity of the existing residential environment. It is compatible with neighbouring development in terms of bulk, scale and appearance.

It increases the variety of dwellings to enable population growth by right of the increased number of bedrooms it provides while enhancing the character of the area.

With the above in mind, we seek Council's support for the proposal and request that this application be viewed favourably.

PLANNING MAPS

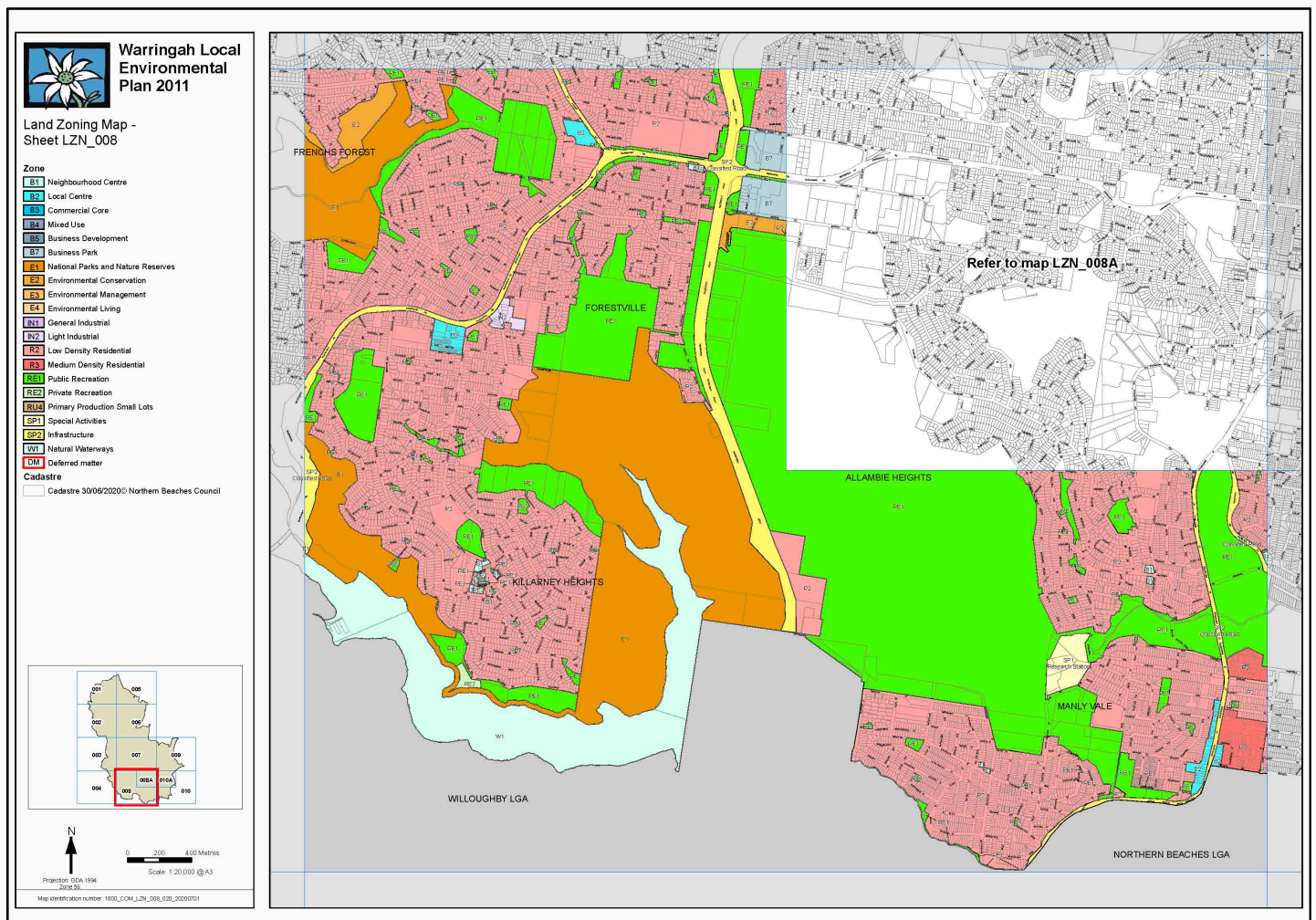


Figure 1. Warringah LEP Land Zoning Map

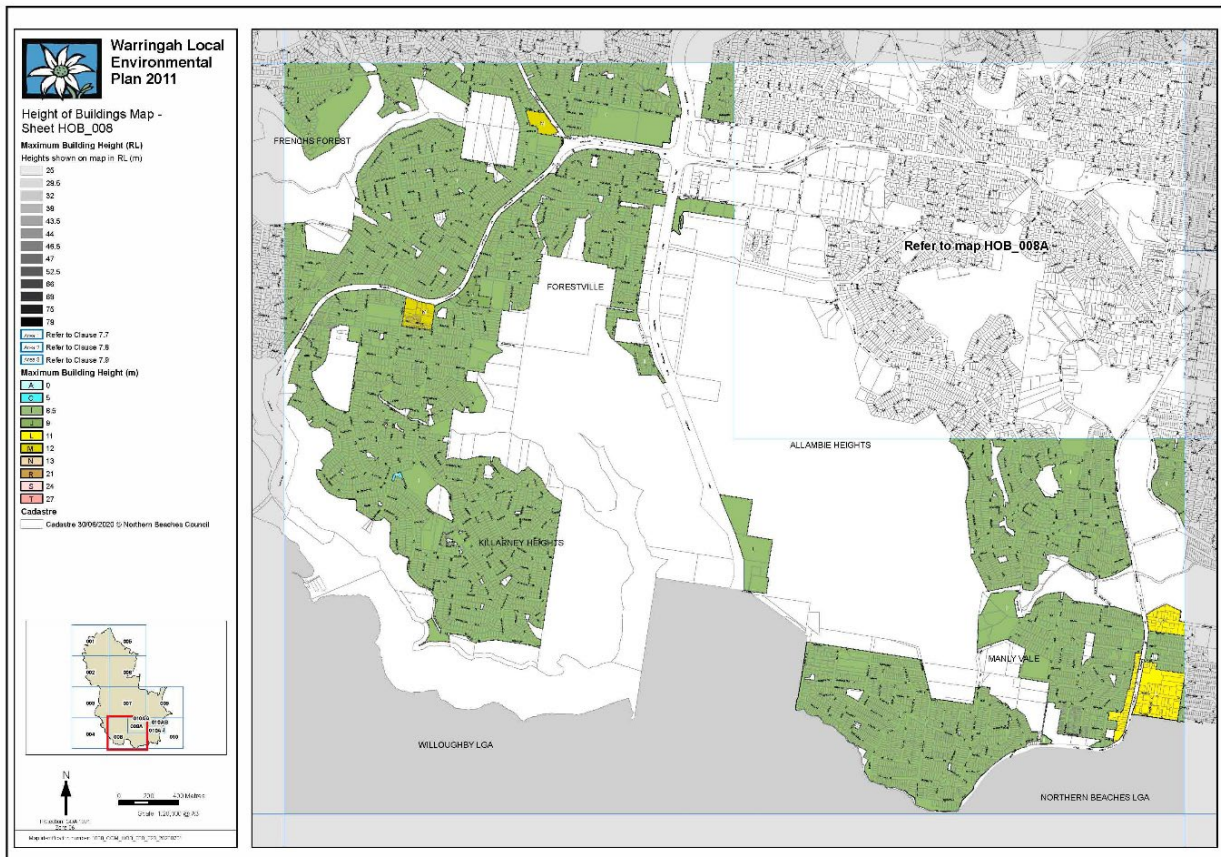


Figure 2: Warringah LEP Heights of Buildings Map

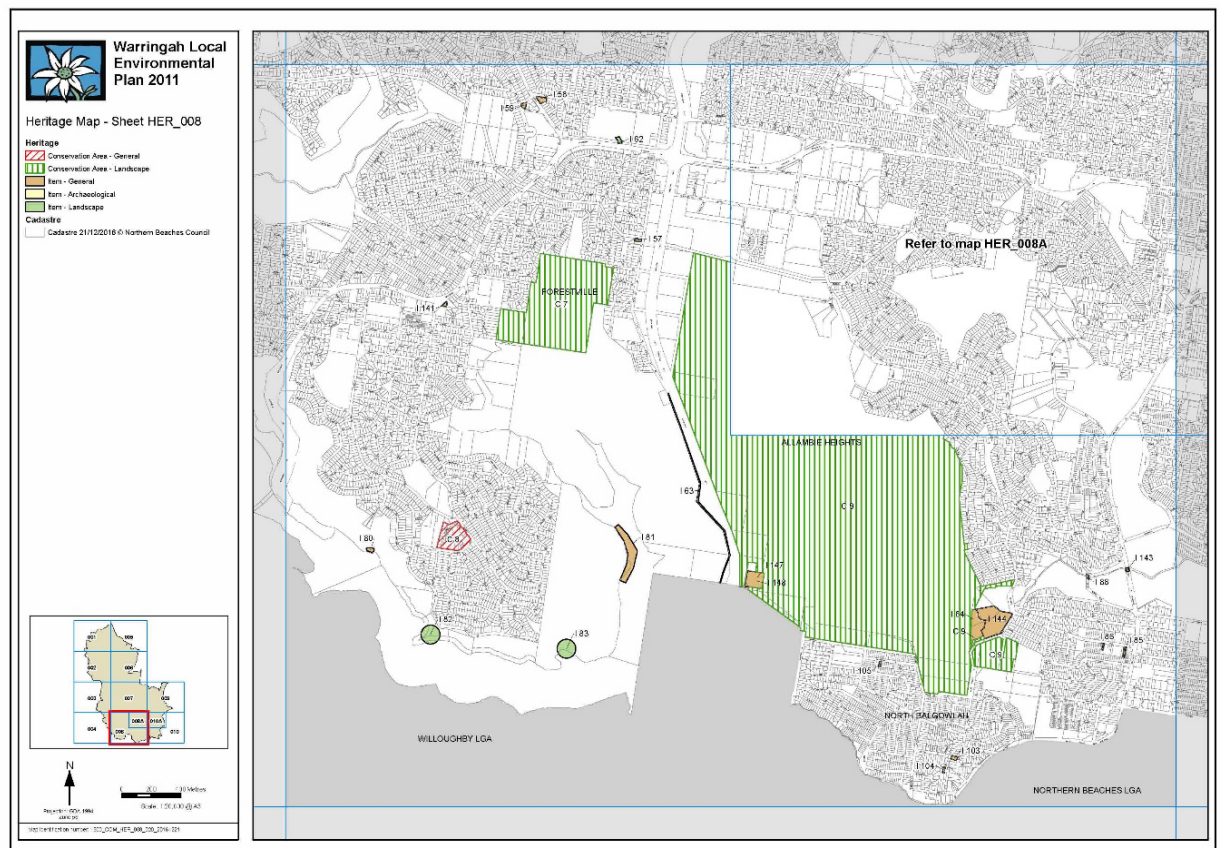


Figure 3: Warringah LEP Heritage Map

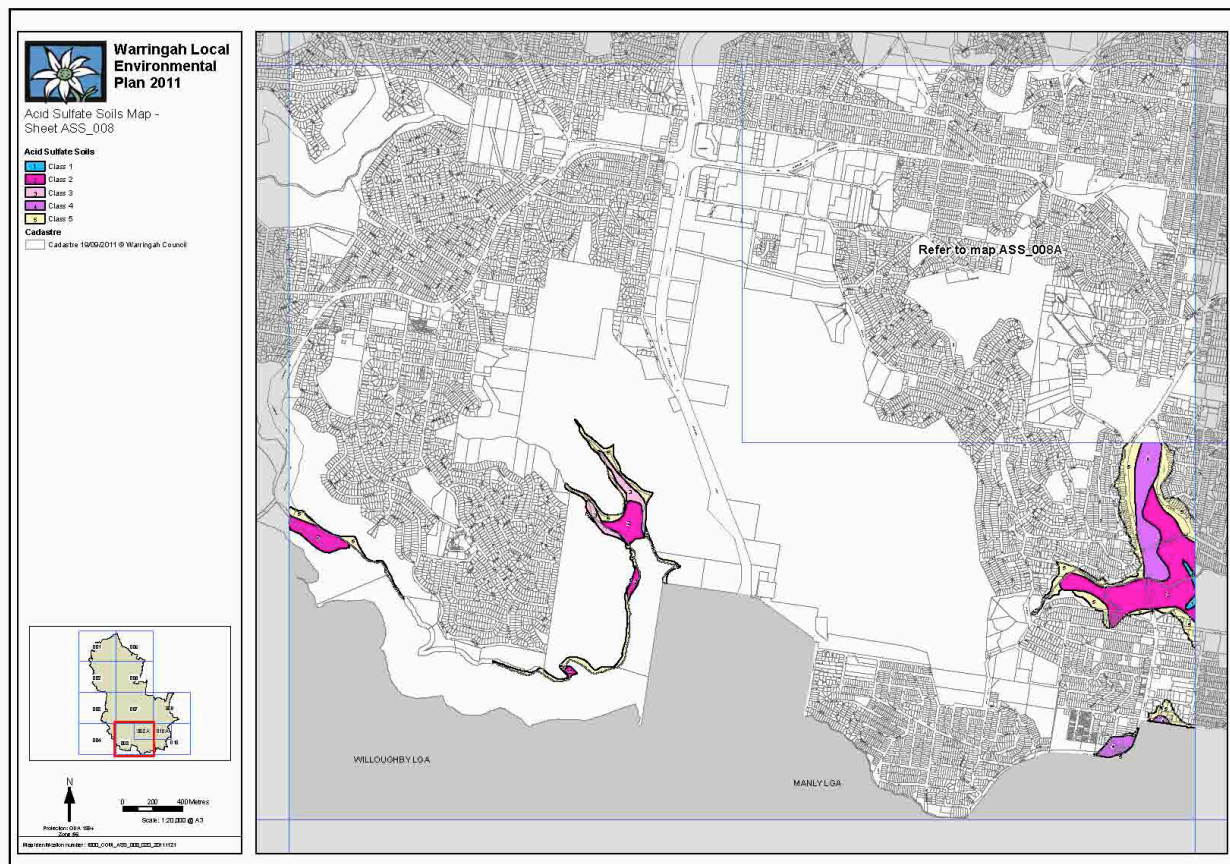


Figure 4: Warringah LEP Acid Sulphate Soils Map

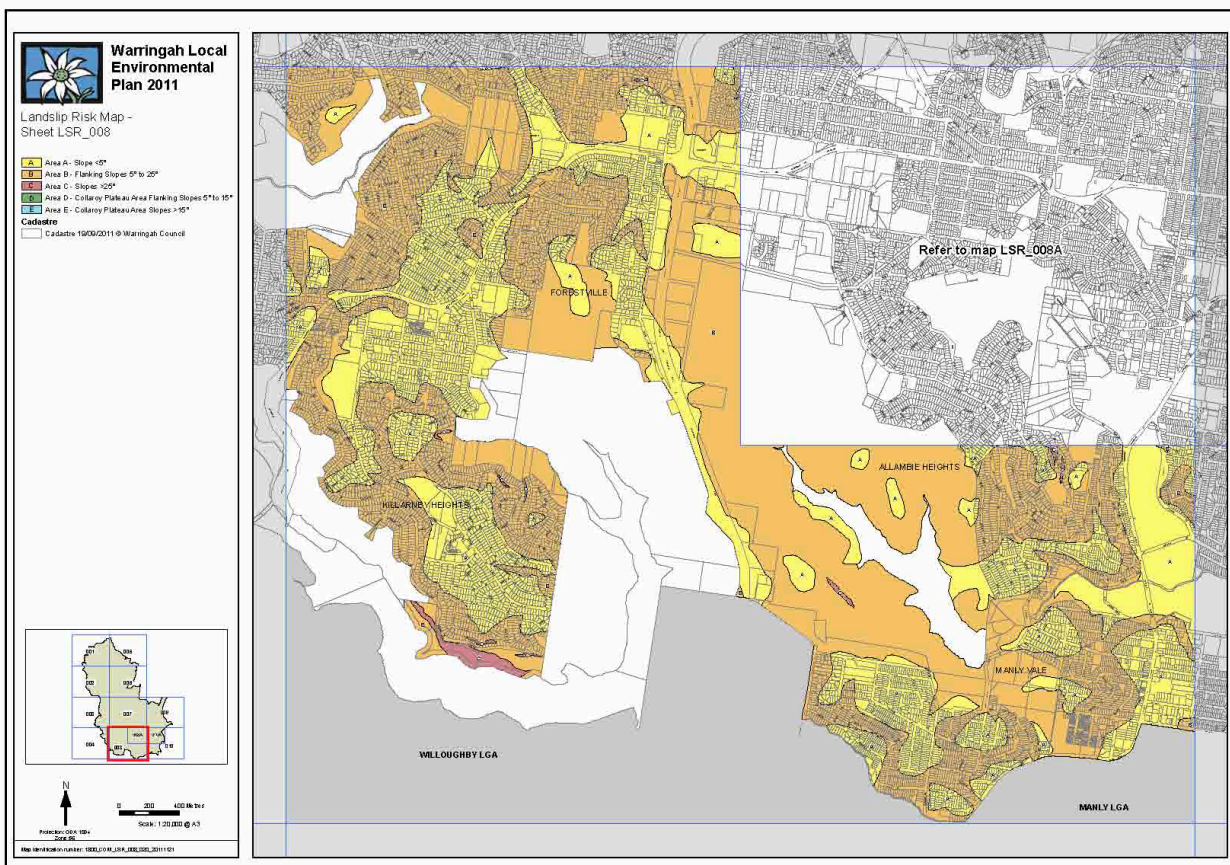


Figure 5: Warringah LEP Landslip Hazard Map

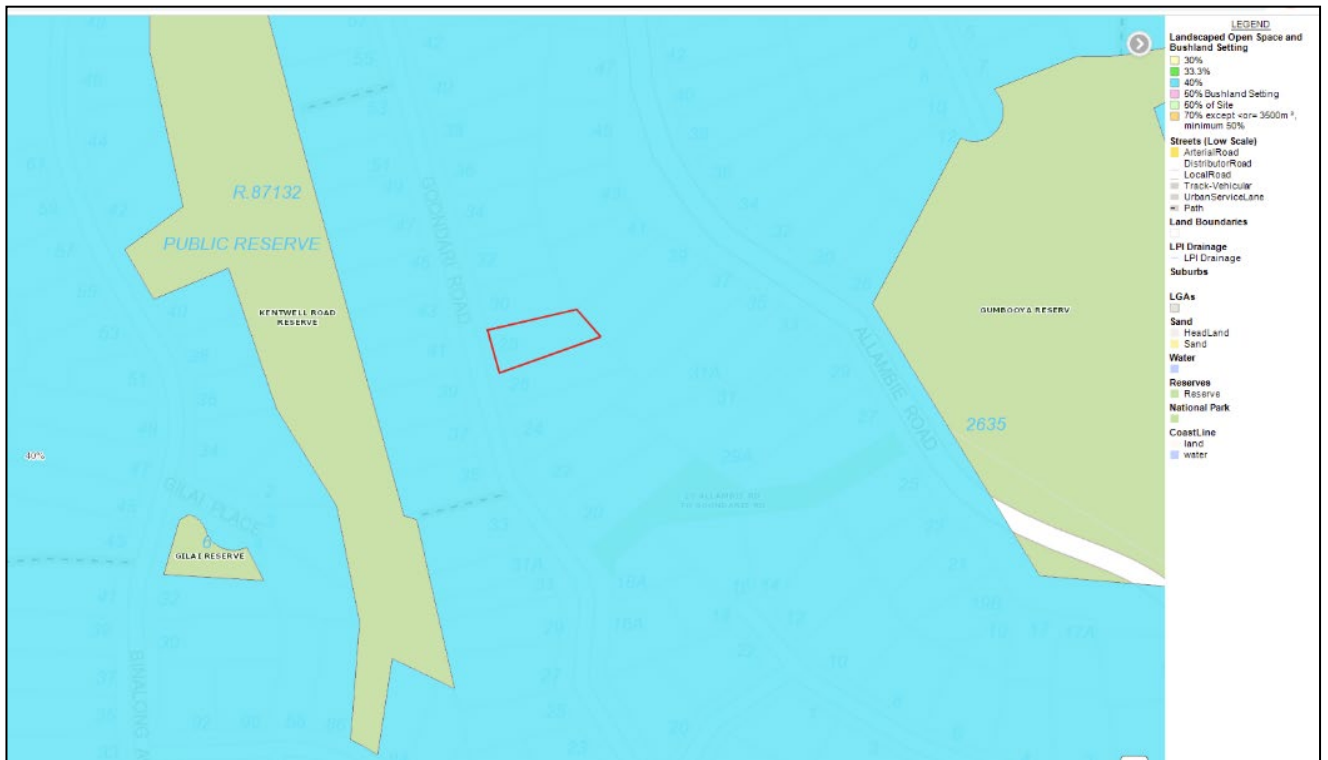


Figure 6: Warringah DCP Landscape Open Space and Bushland Setting

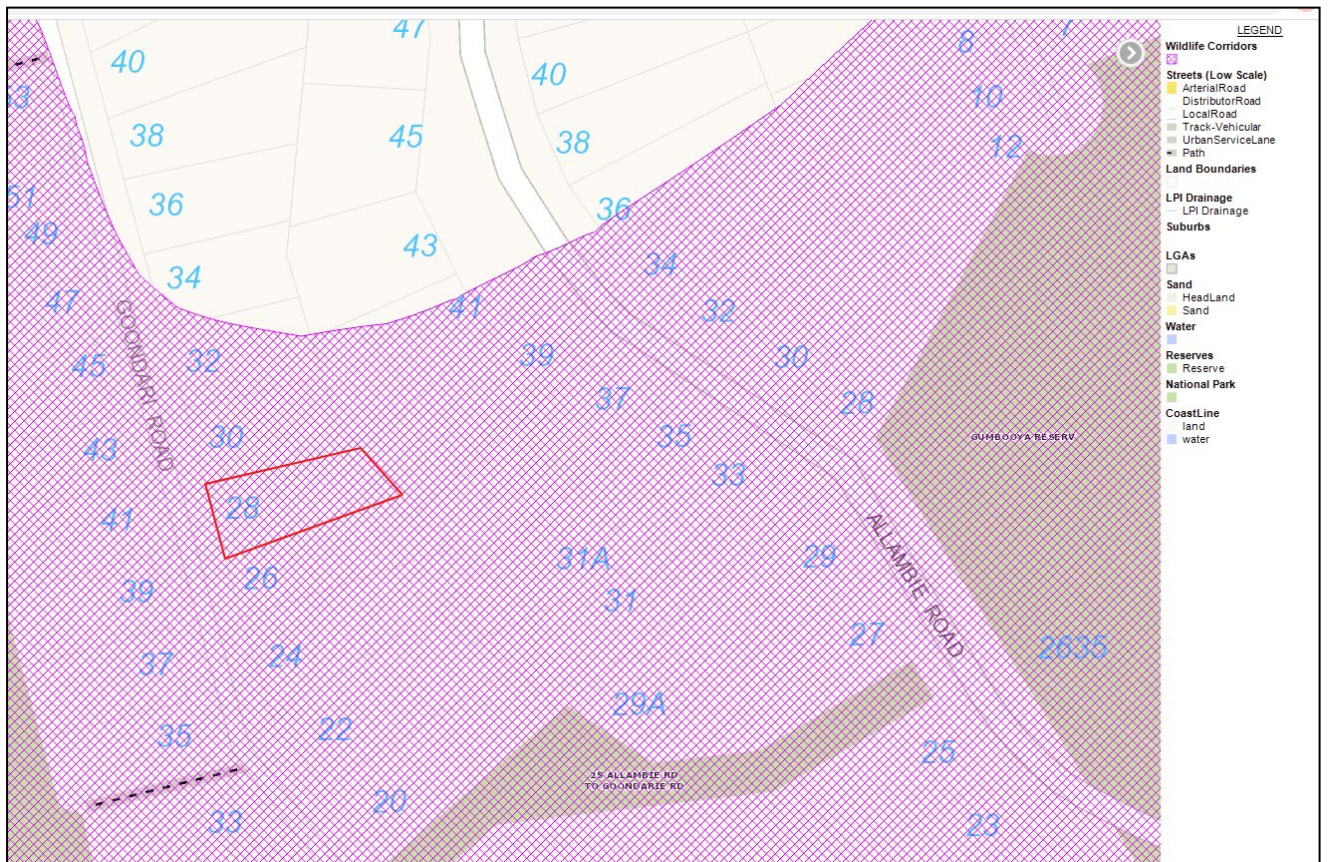


Figure 7: Warringah DCP Wildlife Corridors

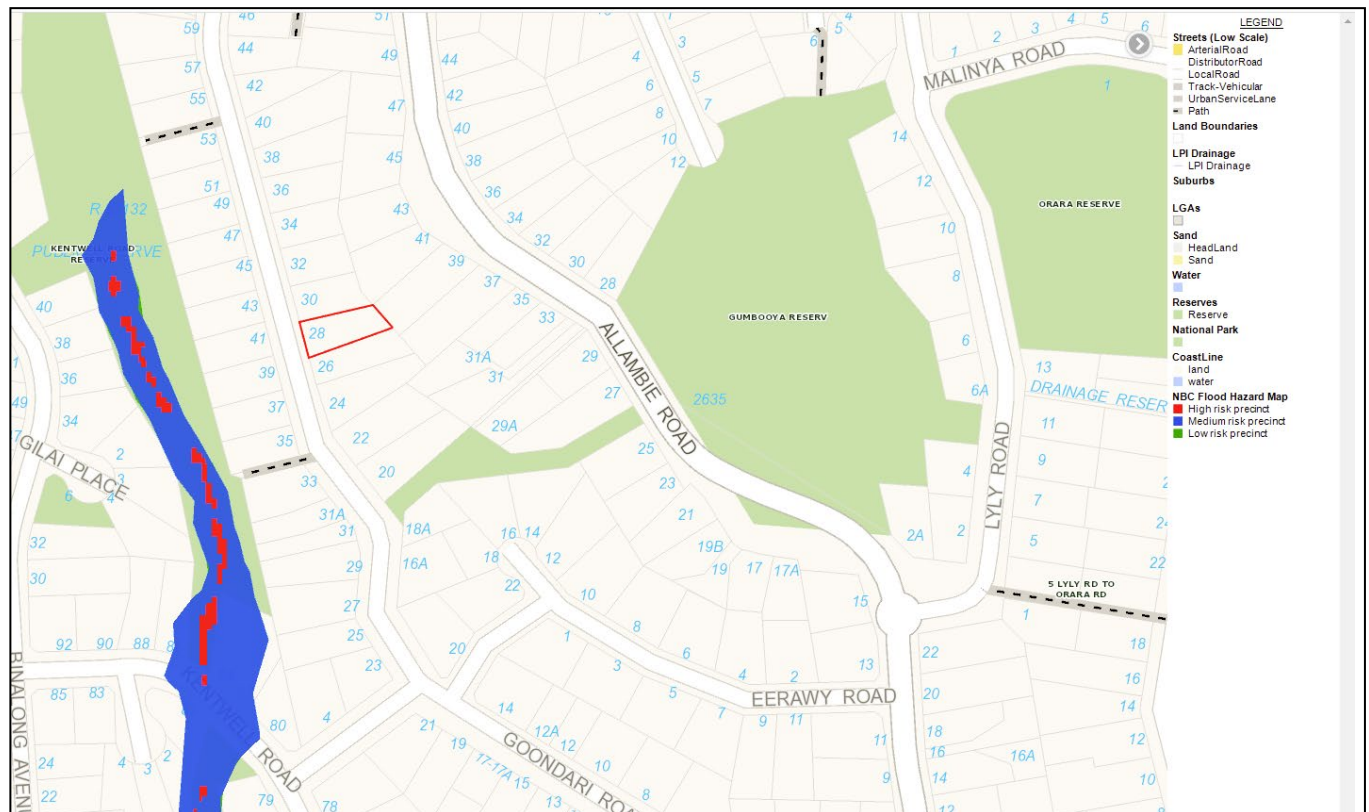


Figure 8: Northern Beaches Council Flood Hazard Map