

**Space Landscape Designs Pty Ltd**

ABN 60 799 663 674 ACN 139 316 251

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info@spacedesigns.com.au

[spacedesigns.com.au](http://spacedesigns.com.au)

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**P** 02 9905 7870

**F** 02 9905 7657

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Suite 138, 117 Old Pittwater Rd  
Brookvale NSW 2100

PO Box 4178  
North Curl Curl NSW 2099

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## STATEMENT OF ENVIRONMENTAL EFFECTS

For Alterations and Additions

26 Bate Avenue  
Allambie Heights NSW 2100

Prepared on behalf of E. and A. Pepar

By A. Elboz *Director*  
Space Landscape Designs Pty Ltd

14<sup>th</sup> May 2019

## 1.0 Site Description

This Statement of Environmental Effects has been prepared in accordance with the relevant policy and legislation as set out by Northern Beaches Council. Consideration has been given to Warringah Council Local Environment Plan 2011, Warringah Council Development Control Plan 2011 and applicable State Environmental Planning Policies.

The subject site is known as 26 Bate Avenue, Allambie Heights, NSW 2100; described as Lot 4, D.P. 747057. The site area is 769.5m<sup>2</sup> and located adjacent to a public reserve with a SE aspect. There is an existing single dwelling with garage currently on the site. The site is accessed by a Right of Carriageway off Bate Avenue.



*Site location courtesy of Google Maps*

## 2.0 The Proposal

The proposal seeks approval for the following alterations and additions. All works are external:

- Construct new concrete swimming pool
- Construct new decking and paving
- Construct new retaining walls

## 3.0 WLEP 2011

### Zoning

The site is zoned R2 Low Density Residential and therefore is suitable for the development.

### Permissibility

The development does not propose a change in the type of building, therefore the approved residential development is permissible within the low density residential zoning.

### Floor Space

The proposal does not alter the existing FSR as all external works and therefore will not increase the density of the building.

### Height

The development does not propose a change in the building height of the existing dwelling.

### Heritage

The property is not identified as a heritage item, is not located near a heritage item and the site is not in a Conservation Area.

### Hazard

The site is located on Bushfire Prone Land.

The site is zoned Landslip Risk Map – Area B.

### Acid Sulfate Soils

The site is zoned Class 5. The present and previous use of the site is residential. The site is located adjoining other residential sites. Although no testing has been done it can be assumed the site is not contaminated.

### SEPP No.55 – Remediation of Land

The site has an established history of residential zoning and use and has not been zoned for industrial, agricultural or defence purposes at any time. Therefore there is no evidence to suggest the land is likely to be contaminated and render it unsuitable for continued residential use.

## Warringah Development Control Plan 2011 (WDCP 2011)

### 4.0 Design Criteria

Built form controls as applied to proposed works

Built Form Controls	Requirement	Proposed	Comments	Complies
B3 Side boundary Envelope	4m	N/A		
B5 Side Boundary Setbacks	0.9m	0.9m from southern side boundary to pool		Yes
B7 Front Boundary Setbacks	6.5m to primary street frontage	N/A		
B9 Rear Boundary Setback	6m	The pool is setback 14m from the rear boundary being located at the side of the dwelling.		Yes

Siting Factors	Requirement	Proposed	Comments	Complies
C1 Subdivision	N/A			
C2 Traffic, Access & Safety	N/A			
C3 Parking facilities	N/A			
C4 Stormwater		Additional impervious area is less than 50m <sup>2</sup>	Additional impervious area is 12m <sup>2</sup>	Yes
C5 Erosion and Sedimentation		Refer to plan DA-01		Yes
C6 Building over or adjacent to council easements	N/A			
C7 Excavation and Landfill		Excavation will be required for the pool due to the. Fill	Existing screen planting in the reserve will	Yes

		will be required to create a more level section of turf area.	maintain the visual and scenic quality of the site.	
C8 Demolition and Construction		Refer to plan DA-01.	Site waste and material storage location shown.	Yes
C9 Waste Management		Existing council collection maintained	Waste Management Plan submitted.	Yes

#### DCP Part D - Design

Design	Requirement	Proposed	Comments	Complies
D1 Landscape Open Space	40% of 769.5m <sup>2</sup> = 307.8m <sup>2</sup>	300.5m <sup>2</sup> or 39%	See Below	No
<p>It is acknowledged that the proposal results in non-compliance with Landscape Open Space. However we request a variation for 1% due to the proposal achieving the objectives.</p> <ul style="list-style-type: none"> <li><i>To enable planting to maintain and enhance the streetscape</i> N/A. All works in located at the side and rear of the dwelling</li> <li><i>To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife</i> The existing site will be improved with increased native vegetation as specified on the Landscape Plan. One tree is proposed to be removed. The Arborist has classed its Landscape Significance Rating as Low with a Retention Value of Medium-Low.</li> <li><i>To provide for landscape open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.</i> As the minimum dimension is over 2m, areas of the site could not be counted even though they are planted with shrubs. The rear of the site allows for establishment of shrubs and trees.</li> <li><i>To enhance privacy between buildings.</i> New screen planting to the side and rear setback will enhance privacy between buildings. The pool is located adjacent to the reserve and will not impact any neighbour.</li> <li><i>To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.</i> The proposal is for a swimming pool and decking. This is to enhance the outdoor recreational opportunities to better suit the needs of the owners.</li> <li><i>To provide space for service functions, including clothes drying.</i> There is open space at the rear that receives sufficient solar access for clothes drying.</li> <li><i>To facilitate water management, including on-site detention and infiltration of stormwater.</i> The proposal will not result in an unreasonably increase in stormwater runoff. The paving replaces existing and decking which is free draining has been used.</li> </ul>				
D2 Private Open Space	60m <sup>2</sup>	60m <sup>2</sup>	The proposal provides an area of dining / entertaining accessible from a living area.	Yes
D3 Noise	To ensure noise emission does not diminish the amenity of the area.	The filter system will be housed in a soundproof enclosure.		Yes

D4 Electromagnetic Radiation		N/A		
D6 Access to sunlight		The pool is at ground level and not cause any overshadowing.		Yes
D7 Views		No views will be obstructed.	No impact	Yes
D8 Privacy	Visual and acoustic privacy	The pool is located adjacent to the reserve. Therefore no neighbours will be affected.		Yes
D9 Building Bulk	Minimise visual impact.	A new retaining wall will not add to the building bulk. They will provide a more level area of turf. There is no fill over 1m.		Yes
D10 Building Colours and Materials	Ensure colours and materials are sympathetic to the surrounding natural and built environment.	N/A		
D11 Roofs	Designed to improve the urban environment	N/A		
D12 Glare & Reflection		N/A		
D13 Front Fences and Front Walls	Fencing is to complement the existing streetscape character, including articulation and allow for casual surveillance.	N/A		
D14 Site Facilities		N/A	Existing site facilities to remain.	
D15 Side and Rear Fences		The existing side fence will be repositioned on top of the new retaining wall.		Yes
D16 Swimming Pools and Spa Pools	Pools and spas are not to be in the front setback	The pool is located at the side of the site, behind the building line.		Yes
D17 – D21		N/A		
D22 Conservation of Energy and Water		BASIX is required as swimming pool is more than 40,000L	A new rainwater tank is proposed to Basix requirements.	Yes

**DCP Part E – The Natural Environment**

<b>Planning Control</b>	<b>Comments</b>
E1 Private Property Tree Management	One tree is proposed to be removed.
E2 Prescribed Vegetation	The site is not located on Threatened & High Conservation Habitat. The proposal does not involve the removal of native vegetation.
E3 Threatened Species, populations and ecological communities	There are no threatened species existing upon the site.
E4 Wildlife Corridors	The site is not located within a Wildlife Corridor
E5 Native Vegetation	There is likely to be no effect on native vegetation.
E6 Retaining unique environmental features	N/A.
E7 Development on land adjoining public open space	N/A.
E8 Waterways and Riparian Lands	N/A.
E9 Coastal hazard	N/A.
E10 Landslip Risk	The site is zoned Land Slip Risk Map-Area B. A Geotechnical Report is attached to this application and supports the proposed works.
E11 Flood Prone Land	A small corner of the site is located on Flood Prone Land. The area is situated on Low Flood Risk Precinct. A small section of approximately 6.5m of the retaining wall is located in this area. The proposal satisfies the prescriptive controls applicable for the residential land use and therefore a Flood Management Report does not need to be prepared.



**Summary**

The proposal has been designed to complement the existing dwelling and improve the amenity of the site for the owners and their family.

The proposal does not result in any unreasonable impacts on surrounding, adjoining or nearby properties. It is felt that the development has 'responded to the characteristics of the site and the qualities of the surrounding neighbourhood' and is considered acceptable. The proposed works are supported by the Geotechnical Report and Bushfire Report.

In regard to the merit consideration of the shortfall of 1% of Landscape Open Space, it is considered to be minimal and still achieves the objectives of the DCP. The proposal does not add to the bulk or scale of the building and fulfils the objectives of council by providing the owners with increased amenity and not reducing the quality of the neighbourhood.

We trust Council will view this application favourably and support the proposal.