

Statement of Environmental Effects

Development Application

A new single dwelling at 2 Cullen St, Forestville

By Residential Property Development Consultants Pty Ltd
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Part 1 Introduction

1.1 Description of Site

The subject site is currently vacant with a land title of Lot 1 Sec 44 Dp 758421.

The site is irregular shape with 10.975m wide at the front boundary, 20.420m at the rear boundary, the western side boundary is 75m long, and the eastern side boundary is 43.205m long.

The site falls away from the street toward the bush at the rear.

The site is located within the R2 low density residential zone.

The site has a 450mm Dia stormwater drainage pipe on its eastern boundary. The drainage pipe starts from the eastern side of the existing driveway and ends at the bush at the rear.

There is sandstone outcrops exposed at the rear of the site.



Figure 1 Trees on the eastern side boundary



Figure 2 Trees on the western side boundary



Figure 3 Drainage pipe outlet at the rear



Figure 4 sandstone outcrops exposed at the rear

1.2 Design Statement and Proposed Development in Detail

The proposed residence shall have a flat AAC panel cladded roof and ceiling lines, generously size windows and glazed doors, a courtyard design for ground floor and lower floor provides great indoor-outdoor connections which fill the rooms with light and fresh air.

The lower ground floor is mainly for car-parking and indoor entertaining activities. The ground floor has bedrooms, kitchen and living areas. The top floor is a sunroom mainly for quiet exercise such as yoga. The terrace on the top floor also provides an outdoor yoga platform for the owner to enjoy open air and views in this superb environment, the terrace is shielded by both the roof top planting and privacy screen and also has large side setback to minimize the amenity impact on the adjoining properties.

The building use materials which can easily merge into the surrounding streetscape.

1.2 PLA 50

The building structure is offset 1500mm from the edge of the existing unregistered easement with 450mm DIA drainage pipe on the eastern boundary. The pipework location is clearly identified on the submitted survey plan.

1.3 LEP compliance - Local Environmental Plans Warringah Local Environmental Plan 2011

Land Zoning R2 - Low Density Residential

-Residential dwelling is permissible.

Height of Building 8.5m

-The proposed building height is complied.

Floor Space Ratio NA

Min landscaping area 40%

-The proposed landscaping area is complied.

Heritage NA

Land Reservation Acquisition NA

Foreshore Building Line NA

Landslide Risk Land Area B - Flanking Slopes 5 to 25

6.4 Development on sloping land

(1) The objectives of this clause are as follows—

(a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,

(b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,

(c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.

The proposed building will be largely offset from the adjoining properties and also built on a stable sandstone base.

There is no surface flow detected on the Geotechnical report. All the stormwater will be efficiently directed to the 450mm Dia stormwater drainage pipe on the eastern boundary.

Bushfire Prone vegetation buffet

Please refer bushfire report.

Local Aboriginal Land Council METROPOLITAN

Part 2

-Please see Site Analysis Plans showing design consideration and overall compliance.

Clause	Requirement	Proposed	Compliant
2.1 B1 Wall Height	7.2m	7.2m	yes
2.2 Number of Storeys	NA	3	yes
2.3 Side Boundary Envelope	4m at 45°		yes
2.4 Site Coverage	40%		Yes
2.5 Side Boundary Setbacks	0.9m	Minimum of 2m	yes
2.6 Merit Assessment of Side Boundary Setbacks		N/A	
2.7 Front Boundary Setbacks	6.5m	10.8m	Complies
2.8 Merit assessment of front boundary setbacks		N/A	
2.9 Rear Boundary Setbacks	6m	9.7m	Complies
2.10 Merit assessment of rear boundary setbacks		N/A	
2.11 Foreshore Building Setback		N/A	
2.12 National Parks Setback		N/A	
2.13 Coastal Cliffs setback		N/A	
2.14 Main Roads Setback		N/A	

Part 3

3.1 Traffic, Access and Safety

The subject site is located off 2 Cullen st, Forestville. The development leaves good sight distances maintained in all directions along the street.

3.2 Parking Facilities

C3 Parking Facilities	Proposed	Complies
<p>1. The following design principles shall be met:</p> <ul style="list-style-type: none"> Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site. 	<p>The garage is half underground and locate within the building. The garage door is minimized to not dominate the façade.</p>	Complies
<ul style="list-style-type: none"> Laneways are to be used to provide rear access to carparking areas where possible; 	Not applicable	Not applicable
<ul style="list-style-type: none"> Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments; 	Not applicable	Complies
<ul style="list-style-type: none"> Parking is to be located so that views of the street from front windows are not obscured; and 	<p>The garage is half underground and locate within the front building line.</p>	Complies
<ul style="list-style-type: none"> Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. 	<p>Overall dwelling width is 10m 50% = 5m. The garage door is 3m max.</p>	Complies
<p>The following Australian Standards applied at the time the DCP was adopted: AS 2890.1:2004: Parking facilities - Off-street car parking.</p>	<p>The driveway design is to comply with AS 2890.1:2004: Parking facilities - Off-street car parking both in width and section. The garage has min 2 parking spaces and also comply with the above AS.</p>	Complies

3.3(A) Bicycle Parking and End of Trip Facilities

Not applicable.

3.4 Stormwater

The proposed stormwater will be directed to the existing 450mm Dia drainage pipe.

3.5 Erosion and Sedimentation

The proposed works comply with the Erosion and Sedimentation requirements. Please see submitted Sediment and Erosion Control Plan and Sediment and Erosion Details

3.6 Building over or adjacent to Constructed Council Drainage Easements

Not applicable.

3.7 Excavation and Landfill

Please see Excavation and Landfill Plan lodged as part of this Development Application.

3.8 Demolition and Construction

It is currently a vacant land.

3.9 Waste Management

Please see Excavation and Landfill Plan lodged as part of this Development Application.

Part 4 Design

	Proposed	Complies
4.1 Landscaped Open Space and Bushland Setting 40% required	40%	Compliant

4.2 Private Open Space	Rear yard 35m2 with 3m depth	Compliant
4.3 Noise	Complies – plant area for lift is contained in dwelling	Compliant
4.4 Electromagnetic Radiation	N/A	N/A
4.6 Access to Sunlight	Complies Please see shadow diagram.	Compliant
4.7 Views	Complies The building has been designed to maintain views from No.9 and 10 Cullen st	Compliant
4.8 Privacy	Complies The proposal has privacy screens on the glazed room and side balcony and privacy screen on high level windows Provide privacy screens and screen plants to the roof top terrace.	Compliant
4.9 Building Bulk	The building is within building height limit with flat roof , the low ground floor is invisible from the street due to the site steeply sloping down towards the reserve, it will appear as a 2 story building, it provides 10.8m front setback	Compliant
4.10 Building Colours and Materials	Dwelling - Neutral colours: Pearl grey by Dulux, dark grey framed windows	Compliant
4.11 Roofs	Complies The colour of roofing will not create glare, no	Compliant
4.12 Front fence and side fence	Front fence is located within the boundary	Compliant

	with 1.2m high and with min 30% opening, 1.8m high side fence partially AAC panels to provide acoustic privacy	
4.13 swimming pools	Indoor swimming pool to preserve the natural environment, streetscape and residential amenity.	Compliant

Part 5 The Natural Environment

5.1 Preservation of Trees or Bushland Vegetation

Complies – Natural vegetation to remain.

5.2 Prescribed Vegetation

Complies – Natural vegetation to remain.

5.3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat

Complies – Natural vegetation to remain.

5.4 Wildlife Corridors

Complies – Natural vegetation to remain.

5.5 Native Vegetation

Complies – Natural vegetation to remain.

5.6 Retaining unique environmental features

Complies - Rock escarpment to be maintained

5.7 Development on land adjoining public open space

Complies – works on adjoining land are to be solely using natural materials and the appearance of the dwelling shall comply as it uses neutral tones and maintains the existing mature planting and rock escarpment.

5.8 Waterways and Riparian Lands

N/A

5.9 Coastline Hazard

N/A

5.10 Landslip Risk

Please see Geotechnical report included as a part of this application.

5.11 Flood Prone Land

N/A

Part 6 Foreshores and Waterways Area

The subject land is within Sydney Foreshores and waterways area. The proposed development is a single residential building within the land boundaries and provides adequate rear setback to the public reserve. The proposed dwelling is 2 story to the rear with flat roof, there is a dense bushland about 200mm wide between the subject land rear boundary and the closest waterway. The proposed building will be almost invisible from the waterway.

There is an existing 450mm Dia drainage pipe discharges stormwater to the public reserve bushland, there will be additional stormwater management work need to be done.

Part 6 Conclusion

6.1 Conclusion

The proposal is fully compliant and will be sympathetic to the streetscape of Cullen St and when viewed from the reserve.