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## **STATEMENT OF ENVIRONMENTAL EFFECTS**

**48 Serpentine Crescent,  
North Balgowlah NSW 2093  
LOT 31 DP8443**

Prepared for

NORTHERN BEACHES COUNCIL  
DEVELOPMENT APPLICATION

Prepared by

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## 1.0 INTRODUCTION

The development application seeks approval for the partial demolition of the existing dwelling and the proposal for alterations and additions on the property 48 Serpentine Crescent, North Balgowlah NSW 2093.

The proposal seeks to have minimal effect on the neighbouring residences and aims to meet all the relevant controls under the Warringah 2011 LEP and DCP as well as all other relevant controls and standards. The Statement of Environmental Effects should be read in conjunction with the plans and documents:

- A0001- Site Plan
- A0002- Existing/Demo Floor Plans & Elevations
- BASIX Certificate
- Survey – Land Strata Surveys

## 2.0 EXISTING DEVELOPMENT

### 2.1 The Site

Address: 48 Serpentine Crescent, North Balgowlah NSW 2093,  
Lot: 31 DP: 8443.

Area: 1059m<sup>2</sup>

Zone: R2 Low Density Residential



Fig 1: Aerial view of the existing site (six maps)

The site is an irregular shaped block, running along a south-east to north-west axis. The street frontage faces south-east and is 27.42m, it tapers back to the rear boundary which is 12.19m. The site is a moderately sloping block that falls between 4 -7 metres from the rear boundary to the street. There is a natural rock outcrop that occupies the rear of the site and steps down in three sections over the yard. A site survey plan with further detail has been prepared by Land Strata Surveys Pty Ltd and is included in this submission.

## 2.2 Existing Buildings

A single storey residence occupies the site. The building is a brick structure with tile roof and has a brick base. This existing dwelling is to be demolished and removed from the site.



Fig 2: Existing dwelling from front yard



Fig 3: Existing rear yard

## 3.0 PROPOSED DEVELOPMENT

### 3.1 Proposal Description

This development application seeks consent the partial demolition of the existing house. The proposal also includes the addition of a small living/dining room 'pod' shown on A0002 Floor Plans & Elevations. The proposal is inline with the boundaries of the future allotment that is still to be formally registered (Approved DA2022/1466).

## 4.0 STATE ENVIRONMENTAL PLANNING POLICY

### 4.1 SEPP [BASIX] 2004

A BASIX assessment has been carried out and a BASIX certificate has been obtained confirming that the targets for thermal and energy efficiency as well as water conservation have been met. A copy is submitted with the development application.

### 4.2 SEPP NO 55 – REMEDIATION OF LAND

The site in the past has been used exclusively for residential purposes. There is no property history to suggest that any contaminating uses occurred on the site in the past. Council can therefore be satisfied that the land is not contaminated and remediation of the land is not required. The land is therefore suitable for its continued

## 5.0 OUTLINE OF ENVIRONMENTAL IMPACTS - WARRINGAH LEP

### Summary Checklist

The table below outlines the summary of relevant control in the locality statement and the impact on the general principles under the provisions of the Warringah Local Environmental Plan 2011 which relate to the development proposal.

Existing ground floor internal area = 95m<sup>2</sup>

**Total Existing = 95 m<sup>2</sup>**

Proposed demolition = 28m<sup>2</sup>

Additional floor area = 22m<sup>2</sup>

**Total Proposed = 89 m<sup>2</sup>**

| Site Information and Building Controls | Control                       | Proposed   | Compliance with Controls? Y/N |
|--|-------------------------------|--|-------------------------------|
| Maximum wall height above NGL (m)      | 7.2m                          | 4.2m (as per existing)                                   | YES                           |
| Maximum building height (m)            | 8.5m                          | 6.0m (as per existing)                                   | YES                           |
| Front building setback (m)             | 6.5m                          | 14.5m (as per existing)                                  | YES                           |
| Rear building setback (m)              | 6.0m                          | >25m (varies)  | YES                           |
| Minimum side boundary setback (m)      | 0.9m                          | 910mm SW boundary<br>9680mm NE boundary                  | YES                           |
| Building Envelope                      | 45° @4m                       | (refer NW Elevation)                                     | YES                           |
| Private open space (m <sup>2</sup> )   | 60m <sup>2</sup>              | (refer plans)  | YES                           |
| % of landscaped open space             | 40% site (224m <sup>2</sup> ) | 57% site (319m <sup>2</sup> )<br>Landscape as per exist. | YES                           |
| Maximum cut into ground (m)            | minimised                     | -  | YES                           |
| Maximum depth of fill (m)              | 1m                            | -  | YES                           |
| Number of car spaces provided (min)    | 2                             | 2  | YES                           |

## 6.0 OUTLINE OF ENVIRONMENTAL IMPACTS- WARRINGAH DCP GUIDELINES

### PART B – BUILT FORM CONTROLS

#### B1 Wall Heights, B3 Side Boundary Envelope

The proposal meets the council's controls for wall heights and the side building envelope, as shown in the table above. Please refer to the architectural elevations and sections for further details.

#### B5 Side Boundary Setbacks, B7 Front Boundary Setbacks, B9 Rear Boundary Setbacks

All setbacks in the proposal meet the controls in the councils LEP & DCP as shown in table above. Please refer to architectural plans for further details. The proposed changes to the existing house also demonstrate compliance with the boundaries of the future allotment (DA2022/1466) with the exception of the entry patio terrace, which is partially within the future side setback control. An exemption from council is sought as the patio is not part of the main building line.

### PART C – SITING FACTORS

#### C3 Parking Facilities

The parking arrangements are as per existing and includes off-street parking for 2 vehicles as per council requirements.

#### C4 Stormwater

Stormwater is to be drained to the existing stormwater systems – please refer to plans and stormwater checklist for further information.

As stated in Appendix 16 – On-site Detention Checklist for the Water Management for Development Policy, on-site detention (OSD) is not required. The proposal meets the following outcomes:

- The development is not is flood prone land
- The site falls naturally to the street
- Calculations for OSD Requirements are within control as (a) is greater than (b)
  - (a) Site area m<sup>2</sup> x 40% = 423.8m<sup>2</sup>
  - (b) Post development impervious area = 296m<sup>2</sup>

The proposed development is considered will not have any adverse effects on the locality in terms of water and soil quality. It is to be consistent with the requirements of the development standards and outcomes required by Council.

#### C8 Demolition and Construction, C9 Waste Management

Waste minimisation is to be promoted during demolition, construction, and the buildings everyday usage. Please refer to Floor Plans for further details.

### PART D - DESIGN

#### D1 Landscaped Open Space and Bushland Setting

The area of the site is 1059m<sup>2</sup>. The minimum area of landscaped open space is 40% of the site. The proposed alterations and additions have an open space calculation of 819m<sup>2</sup> or 77%. The open space proposed therefore meets the requirements set by council. The landscape open space as shown on the A0002– Landscape Area Plan includes deep soil planting zones and the existing natural rock outcrop in the rear yard. The calculation does not include the driveways and paved areas, or areas that are smaller than 2 metres wide. The site will also continue to accommodate the facilities for clothes drying etc. and meet the requirements of stormwater control.

#### D2 Private Open Space

The minimum area of private open space is 60 m<sup>2</sup>. The proposal includes 60m<sup>2</sup> that is directly accessible from the kitchen/dining/living areas and functions as outdoor living and dining. The area faces northeast and receives good solar access. The private open space then extends further out to firepit area and rear yard.

#### D3 Noise

No excessive noise will be generated by the proposed building work construction or by its intended use. Proposed usage is similar to the existing and no major noise impacts are foreseen. The proposal complies with these requirements.

#### D6 Access to Sunlight

Solar access to the subject property is compliant with council controls.

The proposed additions have no adverse impact to 52 Serpentine Crescent at the neighbouring northeast boundary and 46 Serpentine Crescent to the southwest boundary.

#### D7 Views

The proposal has no adverse impact on view loss impacts impacts to adjoining neighbouring properties. The proposal is therefore considered to comply with council requirements.

#### D8 Privacy

Visual privacy is maintained to neighbouring properties to the northeast & southwest respectively.

#### D9 Building Bulk

The proposal is deemed to satisfy the control for building bulk.

#### D10 Building Colours and Materials

Building colours and materials are generally as per existing dwelling. The proposed pod is to be vertical Colorbond Cladding with Colorbond roof. Please refer to the elevations as part of the submission.

#### D11 Roofs & D12 Glare and Reflection

Sun reflectivity is to be minimised by selecting medium roof tones for the new pod. The wall colour of the proposed pod walls is to be dark tones.

#### D13 Front Fences and Front Walls

As per existing.

#### D14 Site Facilities

The proposal includes the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.

The location of waste and recycling bins are as per existing.

There is also an area in the rear yard which provides space for clothes drying facilities as per existing.

#### D15 Side Fences

The side and rear fences are as per existing and aim to meet the council's controls.

## **PART E – THE NATURAL ENVIRONMENT**

### E10 Landslip Risk

The subject property is not affected by Flooding, Bushfire & Mine Subsidence issues.  
The property is also not in an acid sulfate soils area.

The property is in the Land Slip Risk Area B. A preliminary geotechnical assessment has been carried out by White Geotechnical Group and they have provided recommendations within the ground testing report. For further information refer to the report that is included with the submission.

## **7.0 CONCLUSION**

This development application seeks consent the partial demolition of the existing single storey house and also includes the addition of a small temporary living/dining room 'pod'. The proposed change has no discernible adverse impacts upon the environment, the character of the area and the immediate/adjacent properties.

The proposed development complies with the objectives of the Warringah 2011 LEP and DCP. Based on the assessment undertaken, council's approval of the DA is sought.