



yours locally

Sydney North West
21/5 Inglewood Place
Norwest NSW 2153
PO Box 7321 Norwest NSW 2153
DX 8461 Castle Hill
p 02 9836 5711 f 02 9836 5722
web www.localgroup.com.au

AMENDED STATEMENT OF ENVIRONMENTAL EFFECTS

SITE: Lot 2 DP 1206790
1 Pitt Road
North Curl Curl

APPLICANT: Gremmo Homes
PO Box 6420
Norwest NSW 2153

PROPOSAL: Demolition of existing dwelling, construction of a new three storey dwelling, pool and shade structure.

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 construction of a new three storey dwelling, swimming pool and shade structure.

The site is generally rectangular in shape with a frontage of 11.125m to Pitt Road and a total land area of 614.4m². The site has a moderate fall to the rear with drainage to be directed to an approved system as per the Hydraulic Engineers details.

The site currently contains a dwelling to be demolished as part of this application. Some minor trees are required to be removed in order to site the proposed dwelling, with additional mature vegetation to remain onsite.

The neighbourhood generally consists of a mix of residential buildings of one and two storey construction.

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.	<8.5m	Yes

Clause 4.6 Exceptions to Development Standards

The proposed development does not contravene the development standards.

Clause 5.10 Heritage Conservation

Site is not located in a conservation area and does not contain a heritage item. No heritage items are noted with in direct proximity to the site.

Clause 5.11 Bush fire hazard reduction

The subject site has been identified as bushfire prone land. Please refer to the attached bushfire report.

Clause 6.1 Acid Sulfate Soils

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

Clause 6.3 Flood planning

The subject site is not known to be affected by flood.

* * *

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 draft environmental planning instruments that would prevent the proposed development application 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>
<i>B1 – Wall heights</i> Max. wall height 7.2m existing ground to upper ceiling.	Max. wall height <7.2m	Yes
<i>B2 - Number of Storeys</i> Max. no. storeys shown on DCP No. Storeys map.	Not shown on map. Two storeys to front, 3 at rear due to slope of site.	Yes
<i>B3 - Side Boundary Envelope</i> Side boundary envelope 45° & 4m or 5m from existing ground (refer DCP Map) Encroachment of the fascia, gutters, eaves permitted.	Minor encroachment of eaves and roof along both sides of the elevation at the rear.	Yes

****Building Envelope** – Due to the narrow width of the site along with the slope, the proposed dwelling encroaches beyond the building envelope at the rear along both sides of the dwelling as outlined on the plans. The objectives of the control are to ensure that the development does not become visually dominate by virtue of the height and bulk, to ensure adequate sunlight and privacy by providing spatial

separation and to ensure development responds to the topography of the site. The encroachment will not result in any excessive impact to the adjoining properties or residents and remains capable of meeting with the objectives of the control, despite numerically not complying.

Appropriate setbacks to the dwelling have been provided following minor updates to the plan and this will ensure the bulk and scale of the dwelling is minimised when viewed from adjoining properties. This also ensures appropriate spatial separation between the dwellings. The setbacks to the dwelling will remain compatible with the spatial characteristics of the street and will not create a dwelling with excessive visual bulk when viewed from adjoining properties due to the high level of articulation and design provided.

Access to sunlight will not be detrimentally impacted upon as north is to the front of the dwelling and will ensure sunlight to adjoining properties is maintained. The encroachments of the building envelope will not have a significant impact upon the shadows cast and compliance with building envelope would not have a significant benefit. The encroachments will not be noticeable from the street and will not have any impact upon the streetscape.

It is considered that the geometrical proportions of the design would be inaccurate and restrictive on design if strict compliance with the building envelope were necessary. The dwelling has articulation along the elevations, providing relief and reducing the visual bulk as viewed from adjoining properties.

The proposed design can satisfy the objectives of the clause and the non-compliance is considered reasonable in the circumstances. It is requested that the variation be supported in this instance.

<i>B4 - Site Coverage</i> Site coverage as per Site Coverage Map	N/A	N/A
<i>B5 – Side Boundary Setbacks</i> As per DCP Side Boundary Setbacks map: - 0.9m.	950mm minimum to principal dwelling.	Yes Yes
<i>B6 - Merit Assessment of Side Boundary Setbacks</i> for sites shown on map.	N/A	N/A
<i>B7 – Front Boundary Setbacks</i> 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	Min. 6.631m to principal dwelling. N/A	Yes N/A

frontages the secondary street setback can be reduced to 3.5m		
<i>B8 - Merit Assessment of Front Boundary Setback</i> for sites shown on map.	N/A	N/A
<i>B9 - Rear Boundary Setbacks</i> As per DCP Rear Boundary Setbacks map: - 6m.	20.009m	Yes
<i>B10 - Merit Assessment of Rear Boundary Setback</i> for sites shown on map.	N/A	N/A
<i>B11 - Foreshore Building Setback</i> As per the map - 15m	N/A	N/A
<i>B12 - National Parks Setback</i> As per the map - 20m	N/A	N/A
<i>B13 - Coastal Cliffs Setback</i> as per map.	N/A	N/A
<i>B14 - Main Roads Setback</i> as per map.	N/A	N/A

PART C SITING FACTORS

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<i>C2 – Traffic, Access and Safety</i> Suitable vehicular access from a public road.	Access from public road provided.	Yes
<i>C3 – Parking Facilities</i> Garage/carport integrated into house design.	Garage integrated into front façade.	Yes
Laneways to provide rear access where possible.	N/A	N/A
Parking not to obscure views from dwelling to street.	N/A	N/A
Garage/carport opening max. 6m or 50% building	Double garage door width 5.39m or 59.9%	No*

width, whichever lesser.		
2 spaces per dwelling.	2 spaces provided within the attached garage.	Yes

*Garage Width – Council's DCP controls requires a garage door to have a maximum width of 6m or 50% of the dwelling width, whichever is the lesser. The proposed dwelling provides for a garage which is 5.39m or 59.96%, which exceeds the lesser control of 50%. This is in large due to the small lot width, and width of the dwelling being 8.99m. The double garage extends across 48.5% of the site and requires a minor variation of 895mm to allow for appropriate access into the garage. The proposed garage remains compatible with other developments within the street, and the high level of articulation provided to the front façade will ensure the garage is not a dominate feature.

It is not anticipated that the garage will dominate the dwelling or create a visual impact on the streetscape. The garage is considered to be in context to the overall scale of the dwelling and the provision of adequate design features within the front façade ensures the garage is not a dominant feature. The overall high quality design of the front entry and articulation elements work to integrate the proposed garage into the overall design.

The garage width is not anticipated to compromise the objectives of this control as the garage is not a prominent feature within the development and will be consistent within the surrounding streetscape and high quality design of the dwelling. Therefore it is requested that variation be supported in this instance.

<i>C4 – Stormwater</i> Suitable stormwater system for each site.	Stormwater as per Hydraulics.	Yes
<i>C5 – Erosion and Sedimentation</i> Erosion and Sedimentation controls to be in place.	Provided for consideration.	Yes
<i>C7 – Excavation and Landfill</i> Cut and fill not to impact neighbours. Clean fill only.	Cut and fill appropriately minimised through use of drop edge beams to minimise impact on neighbours. No imported fill proposed.	Yes N/A
<i>C9 Waste Management</i> 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

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<i>D1 – Landscape Open Space and Bushland Setting</i> Landscaped open space as per map soft landscape with min 2m width. Subject site = 40%	39.95% minimum dimension of 2m provided.	No*

*Landscape Open Space – The proposed landscaped area of 39.95% requires a variation to the 40% requirement for the site. The non-compliance relates to <1sqm and is not anticipated to have any impact beyond that of a compliant proposal.

The landscaped area provided will enable the site to compliment the streetscape and provide a landscape design suitable for the allotment size. Despite the minor non-compliance, the landscaped area provides suitable areas for the establishment of shrubs and trees to mitigate the bulk and scale of the dwelling. The landscaped area is still able to be used by residents for recreation and leisure activities as well as entertaining.

Privacy between dwellings is maintained through appropriate setbacks and the area is still capable of providing sufficient area for functions or outdoor activities and clothes drying. A suitable drainage system will be in place to ensure there is no increased runoff to adjoining properties as a result of the decreased landscaped area.

As the proposed development will not result in any impact despite the variation, it is considered reasonable for a variation to be supported in this instance.

<i>D2 – Private Open Space</i> 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 5m	Yes
Direct access from living area.	Access from rumpus room.	Yes
POS located behind building line.	Behind building line.	Yes
Maximise solar access & privacy.	Appropriate level of solar access and privacy provided through the design, given the orientation of the lot and appropriate setbacks to living spaces.	Yes

<p><i>D6 – Access to Sunlight</i> Consider solar access & ventilation in siting of dwelling.</p> <p>3hrs sunlight to 50%POS and glazed areas to living rooms between 9am & 3pm.</p>	<p>Dwelling appropriately sited for the orientation of the allotment.</p> <p>Proposed and adjoining POS and living areas to receive appropriate level of solar access due to appropriate setbacks, height and articulation.</p>	<p>Yes</p> <p>Yes</p>
<p><i>D7 – Views</i> View sharing to be considered.</p>	<p>No loss of views is anticipated.</p>	<p>Yes</p>
<p><i>D8 – Privacy</i> Maintain privacy to adjoining properties.</p>	<p>Living areas predominantly orientated to rear POS and front setback. Suitable setbacks and landscaped area provided to maintain privacy.</p>	<p>Yes</p>
<p><i>D9 – Building Bulk</i> 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>Dwelling is not considered to have an excessive visual bulk due to appropriate articulation.</p> <p>Fill contained within building footprint <1m</p> <p>Excavation not considered excessive for site or provision of in-ground pool.</p> <p>Dwelling addresses street.</p> <p>Suitable articulation and materials considered to have been provided for the site.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><i>D10 – Building Colours and Materials</i> Colours finishes to blend with natural setting.</p>	<p>Earth tones provided.</p>	<p>Yes</p>
<p><i>D11 – Roofs</i> Pitch to compliment streetscape.</p>	<p>Modern flat roof proposed. Considered suitable for</p>	<p>Yes</p>

	the area when undergoing urban renewal, other recent dwelling incorporate flat/modern roofs.	
Varied roof forms to be provided.	Varied roof forms provided.	Yes
Eaves required.	Eaves provided.	Yes
<i>D12 – Glare and Reflection</i> Materials to minimise glare.	Non-reflective materials proposed.	Yes
<i>D13 – Front fences and Front walls</i> Front fences 1.2m. Solid fences to be articulated and setback for landscaping. Provide casual surveillance (unless excessive noise requires blocking). Gates to remain in boundary when open.	N/A	N/A
<i>D14 – Site facilities</i> Site Facilities – bin storage, clothes drying etc to be provided	Large yard provides adequate area for site facilities.	Yes
<i>D15 – Side and Rear Fences</i> 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 Council's requirements.	Yes
<i>D16 - Swimming Pools & Spas</i> Not within primary setback (2ndry setback OK for corner sites). Appropriate setback from trees.	Located to rear of dwelling. Pool appropriately setback from trees.	Yes Yes
<i>D19 - Site Consolidation requirements for the R3 &</i>	N/A	N/A

<i>IN1 Zones</i>		
<i>D20 Safety and Security</i> Casual surveillance of street & suitable lighting.	Casual surveillance of the street able to occur. View to entry approach available from large open entry and upper habitable rooms.	Yes
<i>D22 – Conservation of Energy and Water</i> Design for water and energy conservation.	BASIX Certificate provided.	Yes

PART E THE NATURAL ENVIRONMENT

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<i>E3 – Threatened species, population, ecological communities</i> Minimise tree removal and protect remaining trees.	Some minor trees are required to be removed in order to site the proposed dwelling. The trees proposed for removal will not impact upon the landscape character of the area, as additional planting will remain. Tree removal is considered necessary in order to appropriately site the dwelling.	For Councils Consideration
Flora & Fauna assessment if native veg >100m ² to be removed or veg removed from site in last 5 years.	N/A	N/A
<i>E7 – Development on land adj. public open space</i> Development adj public reserve to compliment character of reserve. Casual surveillance of public reserve. Landscaping to screen development	N/A	N/A
<i>E8 - Waterways and Riparian Land</i> Waterway Impact	N/A	N/A

Statement for works in waterway. Riparian Land Group A & Group B have specific requirements. APZ not to extend into such land.		
<i>E9 - Coastline Hazard</i>	N/A	N/A
<i>E10 - Landslip Risk</i> As per the map. Geotech required where indicated in DCP.	Landslip Risk identified as Area B. Preliminary assessment to be provided by suitably qualified person.	For Council's consideration.
<i>E11 – Flood Prone Land</i> Flood Risk map indicates level. Requirements outlined in DCP.	N/A	N/A

* * *

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.

Siting and Design

The proposed two storey dwelling and secondary dwelling will be compatible with surrounding development, with regards to overall form, height and scale. The siting of the dwelling will provide adequate boundary setbacks. The generous setbacks provided to adjoining boundaries will contribute to the spatial separation and openness between built forms.

With respect to external appearance, the design of the proposed dwelling is consistent with other contemporary residential buildings within the locality and will compliment the existing area.

Sedimentation Control

Ground disturbance will be minimal for the construction of the dwelling as it is to be sited generally within the same location as the existing dwelling. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance anticipated to be required as a condition of consent.

Noise and Vibration

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours.

(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 the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding locality.

(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 this proposal can satisfy the objectives of all relevant planning instruments and development control plans, 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 design provisions within the Development Control Plan.

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 North Curl Curl. The proposal is not expected to have an adverse impact on the natural or built environment.



Jessica Dean
Town Planner

Local Consultancy Services Pty Ltd

January 2019