

STATEMENT OF ENVIRONMENTAL EFFECTS



Applicant:
Hall & Hart Homes
PO Box 2005
PARRAMATTA NSW 1750

Site Address:
Lot 174 DP 873902
122 Clontarf Street
NORTH BALGOWLAH NSW 2093

Construction of a Two Storey Dwelling.

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 erection of a new two storey dwelling containing four (4) bedrooms, upper sitting, media, guest, family and dining rooms, along with an attached garage.

The site is located on a battle-axe allotment, with vehicular access from Clontarf Street and a total land area of 703.54m², excluding the access handle. The lot is currently vacant with a number of trees requiring removal in order to site the proposed dwelling.

The site has an irregular, moderate to steep fall to the front with drainage to be directed to an approved system as per the Hydraulic Engineers Details.

The neighbourhood generally consists of a mix of residential dwellings of one and two storey construction as anticipated within an existing residential area.

The proposed dwelling will contribute positively to the surrounding area and the streetscape of Clontarf Street.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

4.15 EVALUATION

(1) Matters for Consideration – general:

(a)(i) Relevant environmental planning instruments

Warringah Local Environmental Plan 2011

The LEP is divided into several Parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

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 in the plan as a 'dwelling house', being 'a building containing only one dwelling'.

The identified zone permits the construction of a 'dwelling house' subject to development consent from Council.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone are:

- 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 dwelling, being compatible with the existing and future character of the locality. The dwelling is designed to provide a high level of amenity for its residents whilst considering the natural constraints of the site. The proposed dwelling is considered to meet the objectives of the R2 Zone.

Clause 4.3 Height of Buildings

Requirement	Provision	Compliance
8.5m	8.455m	Yes

Clause 4.6 Exceptions to Development Standards

The proposed development does not contravene the development standards.

Clause 5.10 Heritage Conservations

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance, nor within the vicinity of heritage items.

Clause 5.11 Bush fire hazard reduction

The subject site has not been identified as bushfire prone land.

Clause 6.1 Acid Sulfate Soils

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

Clause 6.3 Flood planning

The subject site has not been identified as flood prone land on Councils 10.7 Certificate.

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Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the relevant objectives and 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 subject development from proceeding.

Warringah Development Control Plan 2011

PART B BUILT FORM CONTROLS

Requirement	Provision	Compliance
B1 – Wall heights Max. wall height 7.2m existing ground to upper ceiling.	Max. 7.2m wall height.	Yes
B2 - Number of Storeys Max. no. storeys shown on DCP No. Storeys map.	Two storeys.	Yes
B3 - Side Boundary Envelope 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 gutters within the building envelope is considered permitted.	Yes
B4 - Site Coverage Site coverage as per Site Coverage Map	N/A	N/A
B5 – Side Boundary Setbacks As per DCP Side Boundary Setbacks map: - 0.9m.	Min. 2.88m provided to dwelling.	Yes
B6 - Merit Assessment of Side Boundary Setbacks for sites shown on map.	N/A	N/A
B7 – Front Boundary Setbacks 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 frontages the secondary street setback can be reduced to 3.5m	N/A – Battle-axe site. N/A	N/A N/A

B8 - Merit Assessment of Front Boundary Setback for sites shown on map.	N/A	N/A
B9 - Rear Boundary Setbacks As per DCP Rear Boundary Setbacks map: - 6m. Corner lots on R2/R3 Zones with 6m rear boundary requirements not applicable.	Min. 7.851m Provided.	Yes Yes
B10 - Merit Assessment of Rear Boundary Setback for sites shown on map.	N/A	N/A
B11 - Foreshore Building Setback As per the map - 15m	N/A	N/A
B12 - National Parks Setback As per the map - 20m	N/A	N/A
B13 - Coastal Cliffs Setback as per map.	N/A	N/A
B14 - Main Roads Setback as per map.	N/A	N/A

PART C SITING FACTORS

Requirement	Provision	Compliance
C2 – Traffic, Access and Safety Suitable vehicular access from a public road.	Access from public road provided.	Yes
C3 – Parking Facilities Garage/carport integrated into house design.	Garage integrated into the principal dwelling.	Yes
Laneways to provide rear access where possible.	N/A	N/A
Parking not to obscure views from dwelling to street.	Complies.	Yes

Garage/carport opening max. 6m or 50% building width, whichever lesser.	Double garage door width 5.32m.	Yes
2 spaces per dwelling.	2 spaces provided within the attached garage.	Yes
C4 – Stormwater Suitable stormwater system for each site.	Stormwater as per Hydraulic Engineers Details.	Yes
C5 – Erosion and Sedimentation Erosion and Sedimentation controls to be in place.	Provided for consideration.	Yes
C7 – Excavation and Landfill Cut and fill not to impact neighbours.	Cut and fill appropriately minimised considering the irregular, moderate to steep slope of the site. The use of drop edge beams and retaining walls will ensure minimal impact on neighbours.	Yes
Clean fill only.	No imported fill proposed.	N/A
C9 Waste Management Waste Management Plan to be provided.	Provided.	Yes
Bin storage area to be allocated.	Adequate area available on site out of public view.	Yes

PART D DESIGN

Requirement	Provision	Compliance
D1 – Landscape Open Space and Bushland Setting Landscaped open space as per map soft landscape with min 2m width.	>2m width.	Yes
Subject site = 40%	56% provided.	Yes
D2 – Private Open Space 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. 5m width.	Yes
Direct access from living area.	Accessible from family 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, considering the orientation of the lot and appropriate setbacks to living spaces.	Yes
D6 – Access to Sunlight Consider solar access & ventilation in siting of dwelling.	Dwelling appropriately sited for the orientation of the allotment.	Yes
3hrs sunlight to 50%POS and glazed areas to living rooms between 9am & 3pm.	Proposed and adjoining POS and living areas to receive appropriate level of solar access due to appropriate setbacks, height and articulation.	Yes
D7 – Views View sharing to be considered.	No loss of views is anticipated.	Yes
D8 – Privacy Maintain privacy to adjoining properties.	Living areas predominantly orientated to front/rear POS areas. Suitable setbacks and landscaped area provided to maintain privacy.	Yes
D9 – Building Bulk Avoid large areas of continuous wall planes.	Dwelling is not considered to have an excessive visual bulk.	Yes
Max. fill 1m and to remain within building footprint.	<1m fill, contained within building footprint.	Yes
Minimise excavation.	Excavation not considered excessive for the irregular, moderate to steep topography of the site. Proposed cut to be retained appropriately.	Yes

Orientate dwelling to street.	Dwelling addresses street considering battle-axe allotment.	Yes
Use articulation and materials to reduce building mass.	Suitable articulation and materials considered to have been provided for the site.	Yes
D10 – Building Colours and Materials Colours finishes to blend with natural setting.	Earth tones provided.	Yes
D11 – Roofs Pitch to compliment streetscape.	Pitch in keeping with surrounding area.	Yes
Varied roof forms to be provided.	Varied roof forms provided.	Yes
Eaves required.	Eaves provided.	Yes
D12 – Glare and Reflection Materials to minimise glare.	Non-reflective materials proposed.	Yes
D13 – Front fences and Front walls 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
D14 – Site facilities Site Facilities – bin storage, clothes drying etc. to be provided	Proposed dwelling provides adequate area for site facilities.	Yes
D15 – Side and Rear Fences 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
D16 – Swimming Pools & Spas Not within primary setback (2ndry setback OK for corner sites).	N/A	N/A

Appropriate setback from trees.		
D19 – Site Consolidation requirements for the R3 & IN1 Zones	N/A	N/A
D20 – Safety and Security Casual surveillance of street & suitable lighting.	Casual surveillance of the street able to occur where possible. View available from open entry and upper bedroom windows.	Yes
D22 – Conservation of Energy and Water Design for water and energy conservation.	BASIX Certificate provided.	Yes

PART E THE NATURAL ENVIRONMENT

Requirement	Provision	Compliance
E3 – Threatened species, population, ecological communities Minimise tree removal and protect remaining trees.	A number of trees are required to be removed in order to site the proposed dwelling. Remaining vegetation is to be retained with additional planting capable of being provided post construction. Please refer to the attached Landscape Plan prepared by EcoDesign.	Yes
Flora & Fauna assessment if native veg >100m ² to be removed or veg removed from site in last 5 years.	N/A	N/A
E7 – Development on land adj. public open space Development adj public reserve to compliment character of reserve. Casual surveillance of public reserve.	N/A	N/A

Landscaping to screen development.		
E8 - Waterways and Riparian Land Waterway Impact Statement for works in waterway. Riparian Land Group A & Group B have specific requirements. APZ not to extend into such land.	N/A	N/A
E9 - Coastline Hazard	N/A	N/A
E10 - Landslip Risk As per the map. Geotech required where indicated in DCP.	Landslip Risk identified as Area B. Preliminary assessment to be provided and submitted as part of this application.	To be provided.
E11 – Flood Prone Land Flood Risk map indicates level. Requirements outlined in DCP.	N/A	N/A

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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.

The following matters are considered relevant when considering onsite impacts.

Siting and Design

The proposed two storey development will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the dwelling provides generous boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within an existing residential area, within reasonable driving distance 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 residential setting.

The dwelling is permissible with development consent under the provisions of Warringah LEP 2011, and generally satisfies the objectives of the relevant development control plans as discussed above.

(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.

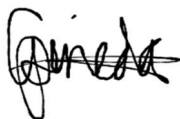
(e) Public interest

As this proposal can reasonably satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject development 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 LEP 2011 and can satisfy the objectives of the relevant 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 North Balgowlah. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.



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June 2021