

STATEMENT OF ENVIRONMENTAL EFFECTS

To accompany the Development Application submitted to Northern Beaches Council

Proposed Alteration and Additions to:

15 Wareham Crescent, Frenchs Forest, NSW 2086



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Contents

1. Introduction
 - 1.1 Description of the proposal
 - 1.2 The site
2. Warringah LEP 2011
3. Warringah DCP 2011
 - 3.1 – Compliance Table
4. Environmental Assessment
5. Conclusion
6. Photos of existing Dwelling
7. Appendix – Old Site Survey (19th August 1998) – Provided By Council

1 – Introduction

1.1 Description of the Proposal

Alterations and additions to a detached dwelling house together with the conversion of existing brick structure to secondary dwelling at 15 Wareham Crescent, Frenchs Forest 2086.

This DA seeks consent for the construction of:

1. New Garage to replaced existing carport on site
2. New Carport (in front of proposed garage) Over the existing paved driveway
3. Conversion of existing brick structure to secondary dwelling (58m²)
4. New laundry room to the main dwelling
5. Rear deck extension and pergola over

1.2 The Site

Location

The site is located at the south east bend of Wareham Crescent. One of the four south east corner sites.

The site has a East-West orientation. The driveway carport and separate brick structure are aligned to the north boundary.

The site has an in ground pool which located on the south/east corner.

The site frontage to Wareham Crescent is an arc of 15.78m, length of north boundary of 42.74m, rear boundary of 26.215m and south boundary of 38.66m (by survey).

The site is adjoined by a detached dwelling houses on its North, South and East sides.

The Crescent contains predominantly one to two storey dwelling houses

A location plan is provided at **Figure 1**.

Legal description

The subject site is legally described as Lot 20, in Deposited Plan 31386.

Site area

The subject site has an area of 740.05sqm (by survey).

Figure 1. Location Plan

The site is located in a low density residential area.

Source: Sixmaps

Site Location



2. Warringah LEP 2011

2.1 Land use zones

The site is zoned R2 Low Density Residential. 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.

It is considered that the proposed alterations and additions are consistent with the objectives of the R2 Low Density Residential.

Permissible uses in the R2 Low Density Residential Zone are:

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

2.2 Development Standards

	Development Standard	Compliance
Zoning	R2 Low Density Residential	YES - Dwelling houses permissible in the zone
Lot size	Area M – 600m ²	740.0m ² (By Survey)
Height of building	Area I - 8.5m	Yes – Existing one Level dwelling
FSR	Not adopted	
Landslip Risk	Area B -	YES - The proposed will keep all existing levels on site

3. Warringah DCP 2011

Warringah DCP 2011 – Objectives:

The overriding objective of the DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability.

The other objectives of this plan are:

- *To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood*
- *To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome*
- *To inspire design innovation for residential, commercial and industrial development*
- *To provide a high level of access to and within development.*
- *To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained*
- *To achieve environmentally, economically and socially sustainable development for the community of Warringah*

It is considered that the proposed alteration and additions on site as well as the conversion of the secondary dwelling are meeting the above objectives for residential development and it is considered that the proposed development is consistent with the aims of the DCP.

Objectives for residential development that are relevant to the development proposal include:

- *To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood*
- *To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome*
- *To achieve environmentally, economically and socially sustainable development for the community of Warringah*

3.1 - Warringah DCP 2011 – DCP Review

3.2 – Part B – Built Form Control - Compliance Table

Northern Beaches Council - Warringah DCP		
Part B – Built Form Controls		
Provision	Control / Requirements	Compliance
B1 – Wall Heights	- <i>Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).</i>	The existing one level dwelling will remain and do not exceed 7.2m from ground level - COMPLY
B2 – Number of Storeys	- <i>Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.</i>	One level dwelling to remain - COMPLY
B3 – Side Boundary Envelope	- <i>Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:</i> • 4 metres	COMPLY
B4 – Site Coverage	- <i>33.3% - the total building footprint(s) must not cover more than 33.3% of the site area = 246.42m²</i>	The proposed site coverage of the building + garage = 195m ² – COMPLY
B5 – Side setbacks	- <i>Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map</i>	The existing main dwelling on site is comply with side setbacks - COMPLY
		The <u>existing brick structure</u> at the rear of the site (proposed secondary dwelling) is not comply with side setback - A BCA report will be submitted with this application to satisfy council fire safety requirement - NOT COMPLY
B5 – Side Setback Exception GARAGE (to replace ex. carport)	<i>Land zoned R2 – Ancillary to a dwelling house: Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause</i>	The proposed garage to replace the existing carport is not complying with the required side setbacks. The new garage will be using the existing concrete slab. A new wall to the northern boundary will be at approx. 330mm to the boundary.

Provision	Control / Requirements	Compliance
B7 – Front boundary setbacks	<ul style="list-style-type: none"> - <i>Development is to maintain a minimum setback to road frontages.</i> - <i>The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.</i> 	<p>The existing front setback to Wareham Crescent is 18.91m.</p> <p>The proposed carport to be built over the existing driveway will have a front setback of 12.91m</p> <p>The front boundary setback is currently filled with matured landscaping and will remain - COMPLY</p>
B9 – Rear Boundary Setbacks	<ul style="list-style-type: none"> - <i>Development is to maintain a minimum setback to rear boundaries.</i> - <i>The rear setback on the DCP map is 6.5m</i> 	The main dwelling have a 12.99m rear setback - COMPLY
		The <u>existing brick structure</u> at the rear of the site (proposed secondary dwelling) - NOT COMPLY
		The proposed new section to the secondary dwelling is - COMPLY

3.3 – Part C – Sitting Factors - Compliance Table

Northern Beaches Council - Warringah DCP		
Part C - Sitting Factors		
Provision	Control / Requirements	Compliance
C2 – Traffic, Access and safety	1. <i>Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.</i>	NO CHANGE – COMPLY
C3 – Parking Facilities	<p>1. <i>The following design principles shall be met:</i></p> <ul style="list-style-type: none"> - <i>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.;</i> - <i>Parking is to be located so that views of the street from front windows are not obscured; and</i> - <i>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.</i> 	<p>The proposed garage to replaced the existing carport is keeping with the existing house bulk and scale, and will be using the existing concrete slab.</p> <p>The proposed carport at the front of the proposed garage design to located over the existing paved driveway.</p> <p>The proposed garage and tandem carport width does not exceeding 6m - COMPLY</p>

Part C - Sitting Factors		
Provision	Control / Requirements	Compliance
C4 – Stormwater	<p><i>1. Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</i></p> <p><i>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.</i></p>	<p>There is no change to the stormwater drainage system on site. New downpipes and gutters to garage and secondary dwelling.</p> <p>The future stormwater drainage system is to be design for construction stage and to comply with council's water management policy - COMPLY</p>
C9 – Waste Management	<p><i>All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.</i></p>	<p>Waste management plan to follow council guide lines for the construction stage.</p>

3.4 – Part D – Design - Compliance Table

Northern Beaches Council - Warringah DCP		
Part D – Design		
Provision	Control / Requirements	Compliance
D1 – Landscape Open Space	<p><i>The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting.</i></p> <p><i>DCP Map – requirements are 40% = 296m2</i></p>	<p>The proposed landscape open space area is 325m2</p> <p>- COMPLY</p>
D2 – Private Open Space	<p><i>Residential development is to include private open space for each dwelling.</i></p> <p><i>The minimum area and dimensions of private open space are as follows:</i></p> <p><i>3 or more bedrooms – total of 60m2</i></p>	<p>COMPLY</p>
D6 – Access to Sunlight	<p><i>1. Development should avoid unreasonable overshadowing any public open space.</i></p> <p><i>2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</i></p>	<p>Due to the orientation of the site, there will be no significant overshadowing of the rear private open space areas of adjoining properties.</p> <p>COMPLY</p>

Provision	Control	Compliance
D8 – Privacy	<i>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</i>	There will be no change to current privacy conditions on site. - COMPLY
D9 – Building Bulk	<i>1. Side and rear setbacks are to be progressively increased as wall height increases. 2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief. 4. Building height and scale needs to relate to topography and site conditions. 6. Use colour, materials and surface treatment to reduce building bulk. 7. Landscape plantings are to be provided to reduce the visual bulk of new building and works. 8. Articulate walls to reduce building mass.</i>	There will be no change to current building bulk condition on site. Building elevations been articulate as much as possible to reduce building bulk and provide a visual relief. - COMPLY
D10 – Building Colours and Materials	<i>1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping. 2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.</i>	The proposed development complements the existing streetscape which comprises one and two storey dwelling houses. The bulk and scale of the development is consistent with other dwellings in the street. Material finishes are also consistent with the majority dwellings on the street. - COMPLY
D11 – Roof	<i>- Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. - Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas. - Roofs shall incorporate eaves for shading. - Roofing materials should not cause excessive glare and reflection.</i>	There will be no change to the main dwelling roof form. The secondary dwelling proposed roof is align with the requirements - COMPLY

4. Environmental Assessment

Matters for consideration pursuant to section 79c(1) of the environmental planning and assessment (amendment) act, 1997

(a) - The provisions of:

- (i) any environmental planning instrument;
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority
- (iii) any development control plan;

The proposed development at 15 Wareham Crescent, Frenchs Forest 2086 is zoned R2 Low Density Residential and is a permissible use under the provisions of the Warringah Local Environmental Plan 2011.

It is considered that the proposed alterations and additions to the detached dwelling together with the proposed secondary dwelling is comply with objectives for development contained in the Warringah LEP 2011 and the Warringah Development Control Plan 2011.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

- It is considered that the proposed development will not have an adverse impact on the environment.
- stormwater will be disposed of according to Council requirements and sedimentation will be appropriately controlled during construction.
- it is considered that the potential impact of the proposed development in terms of privacy and solar access to adjoining residences is reasonable;
- the proposed development meets the requirements of Council's DCP for height, setbacks and landscape open space requirements.
- the social and economic impacts of the development are considered minor due to the size of the development proposal.

(c) The suitability of the site for the development

- The site considered suitable for the alterations and additions and the construction of the new garage (to replaced existing carport) and the proposed carport to the detached dwelling and has no major environmental constraints to the development.

(d) Any submissions made in accordance with this Act or the regulations

- The development will be subject to Council's Notification Policy

(e) The public interest

The proposed development will enhance its current character and will be upgrade to the existing dwellings on the street.

The proposed development will make a positive contribution to the existing housing stock and is recommended for approval.

5. Conclusion

The proposed development is development permissible with the consent of the Council under the terms of the Environmental Planning and Assessment Act 1979 and has been assessed against the requirements of Section 79C(1) of the Act, Warringah Local Environmental Plan 2011 and Council's Development Control Plan 2011.

It is considered that this Statement of Environmental Effects together with the accompanying architectural drawings has demonstrated that the proposal satisfies the aims and objectives of the above planning controls. It's considered that the proposal will not impact upon the amenity of adjoining properties or upon the character of the surrounding area. The proposal does not generate any significant environmental impacts and will have an overall positive impact on the locality.

The proposed development is considered appropriate to the subject site. The proposed alteration and addition to 15 Wareham Crescent will improve sense of place, safety and security to its owners. The proposal respects and responds positively to the character of the area and the adjacent property and contributing to it through minimal changes and sensitive design.

The proposed works to 15 Wareham Crescent will be part of the ongoing owners seeking upgrade of their homes to improve the family home aspect, safety and security, and the immediate transformation for their living spaces.

The proposal has been assessed against the relevant considerations of the Environmental Planning and Assessment Act, 1979 (as amended), and the provisions of the State and local plans and policies.

Accordingly, it is recommended that Northern Beaches Council grant consent to this Development Application.

6.0 Photos of Existing Dwelling and adjacent Properties

Ex. Garage to be upgraded



Image 1 – Existing Garage – Soldiers Avenue

No. 34 Surfers Parade – Rear Garage



Image 2 – Garage - Soldiers Avenue

No. 38 Surfers Parade – Rear Garage



Image 3 – Garage – Soldiers Avenue

Ex. Garage to be demolished



Image 4 – Existing Pool and Garage

Ex. Pool fence to be upgraded



Image 5 – Ex. Rear façade



Image 6 – Ex. Entry door – Front façade



Image 7 -
Side boundary with No. 34 Surfers Parade



Image 8 - No. 34 Surfers Parade



Image 9 -
Side boundary with No. 38 Surfers Parade



Image 10 - No. 38 Surfers Parade

