



# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**FOR ALTERATIONS AND ADDITIONS TO EXISTING  
DWELLING**

**LOCATED AT**  
**282 Thuddungra Rd, DUFFYS FOREST**  
also referred to as 282 Killawarra Rd, DUFFYS FOREST  
Being Lot 282 in D.P. 752017

**On behalf of**  
**Kristi & Sean Muffet**

**August 2019**

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## 1. INTRODUCTION

This Statement of Environmental Effects accompanies the architectural plans prepared by Cadence & Co Design, Project H18/109, dated 06/08/19, sheets A00-A12. The proposal seeks approval for alterations and additions to the existing dwelling, on the site identified as Lot 282 in D.P. 752017 and known as 282 Thuddungra Road, Duffys Forest. The site is referred to in general correspondence as 282 Killawarra Road, Duffys Forest, as vehicle and pedestrian access is via Killawarra Rd.

A Survey of the subject site is included with the application prepared by CMS Surveyors, Ref: 18293detail, dated 22/01/19.

For the purposes of this assessment the following documents were considered to be relevant to this proposal:

- *The Environmental Planning and Assessment Act, 1979 as amended*
- *The Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan 2011 (Amendment 14, 20/10/2018)*

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against these controls set out by the Warringah Local Environmental Plan 2011 and the DCP.

As demonstrated in the Architectural Drawings, and as assessed in this statement, the manner in which the development of the site is proposed is considered to be acceptable and is worthy of the support of Council.

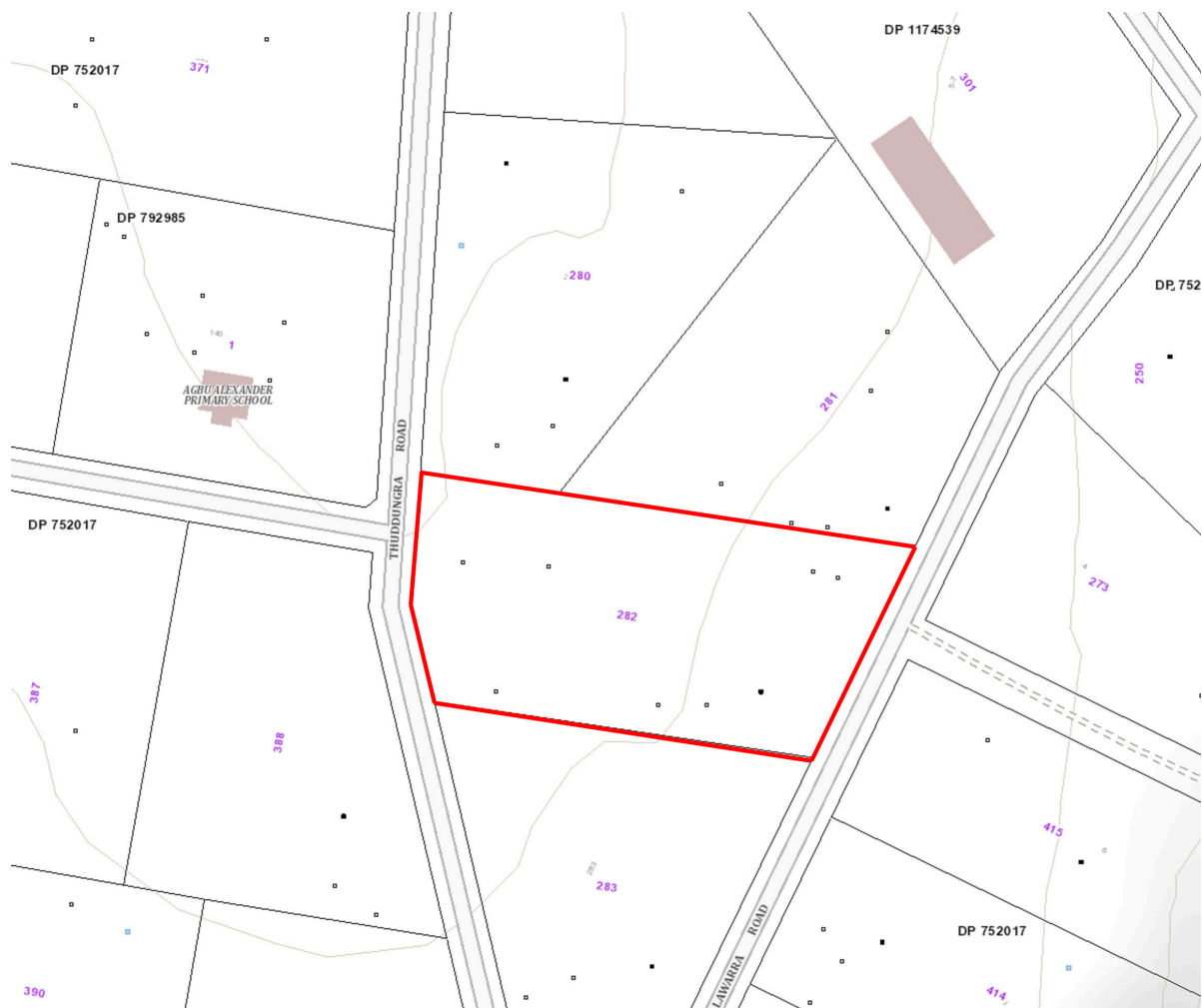
## 2. SITE DESCRIPTION

The subject allotment is described as 282 Thuddungra Road, Duffys Forest, being Lot 282 in D.P. 752017 and is zoned RU4 Primary Production Small Lots under the provisions of Warringah Local Environmental Plan 2011.

There is 1 identified hazard affecting this site (Bushfire Category 0 – Vegetation risk). This has been addressed in the Bushfire Assessment Report prepared by Building Code & Bushfire Hazard Solutions Pty Limited.

The property is located on the eastern side of Thuddungra Road and the western side of Killawarra Road.

The site is roughly trapezoidal shape and has a total area of 2ha. The site has a street frontage of 112.210m to Killawarra Road and approximately 110.4m to Thuddungra Road, and a maximum side boundary length of 241.18m.



**Fig 1: Site Location Map** (Source – SIX Maps)

The site has a minor falls. Levels and gradients around the dwelling and stables are identified in the detailed survey.



The site is currently developed with a single storey brick dwelling with a metal roof, a weatherboard clad cottage and a timber clad agricultural building.

The site has vehicular access from Killawarra Road, which provides access to the existing rendered brick garage attached to the dwelling.

The adjoining allotments are properties of a similar scale to that of the subject site. There are no structures on neighbouring lots that are within the vicinity south-eastern corner of the subject site. The site details are indicated on the survey plan and sheet A01 – Site Analysis Plan.



**Fig 2: 282 Thuddungra Rd – view from street (282 Killawarra Rd)**



### 3. THE SURROUNDING ENVIRONMENT

The subject property is located within a small-lot agricultural precinct which is characterised by a range of low-density residential forms interspersed amongst small-scale agricultural buildings, paddocks, gardens and natural bushland.

The general vicinity of the site is characterised by a mix of large residential dwellings, of generally one-two storeys, in a variety of architectural styles. The varying age of development in the area has resulted in a mix of material and finishes.

The relationship of the site to the surrounding environment is illustrated in the following aerial photograph.



**Fig 3: Site Location Aerial Map** (Source – SIX Maps)

#### **4. PROPOSED DEVELOPMENT**

As detailed within the accompanying plans, the proposal seeks to provide for alterations and additions to an existing dwelling, comprising:

- Minor demolition of some internal walls and external elements to facilitate modified configuration, comprising:

##### **Ground Floor Level**

- Enlarged outdoor entertainment deck (covered)
- Addition to expand Laundry
- Reconfigure existing bedroom to accommodate cellar, powder room and stair to proposed First Floor level.

##### **First Floor Level**

- Additions to form new First Floor level to provide for a new Bedroom 1 suite, Bedroom 6, Bedroom 7, Sitting Room and Bathroom.
- External Balconies

##### **External Works**

- New arbor structure adjacent to existing garage
- New pedestrian entry gate
- Minor external landscape features such as brick paving and pathway

The proposed alterations and additions will maintain a modest two storey scale, with articulated facades and appropriately scaled pitched roofs.

The new works will be constructed of rendered brick and lightweight weatherboard cladding to complement the existing colours and finishes.

The proposal will not require the removal of any significant trees to accommodate the new works. One existing tree will be removed under RFS 10/50 regulation (south of existing garage, refer Sheet A02-A04).

The project does not involve any disturbance of the existing established landscape garden. A small area of shrub and low screen planting will need to be cleared to accommodate the additional area of wastewater absorption bed. Following construction of the absorption system this area will be replaced with new lawn/turf.

## 5. ZONING & DEVELOPMENT CONTROLS

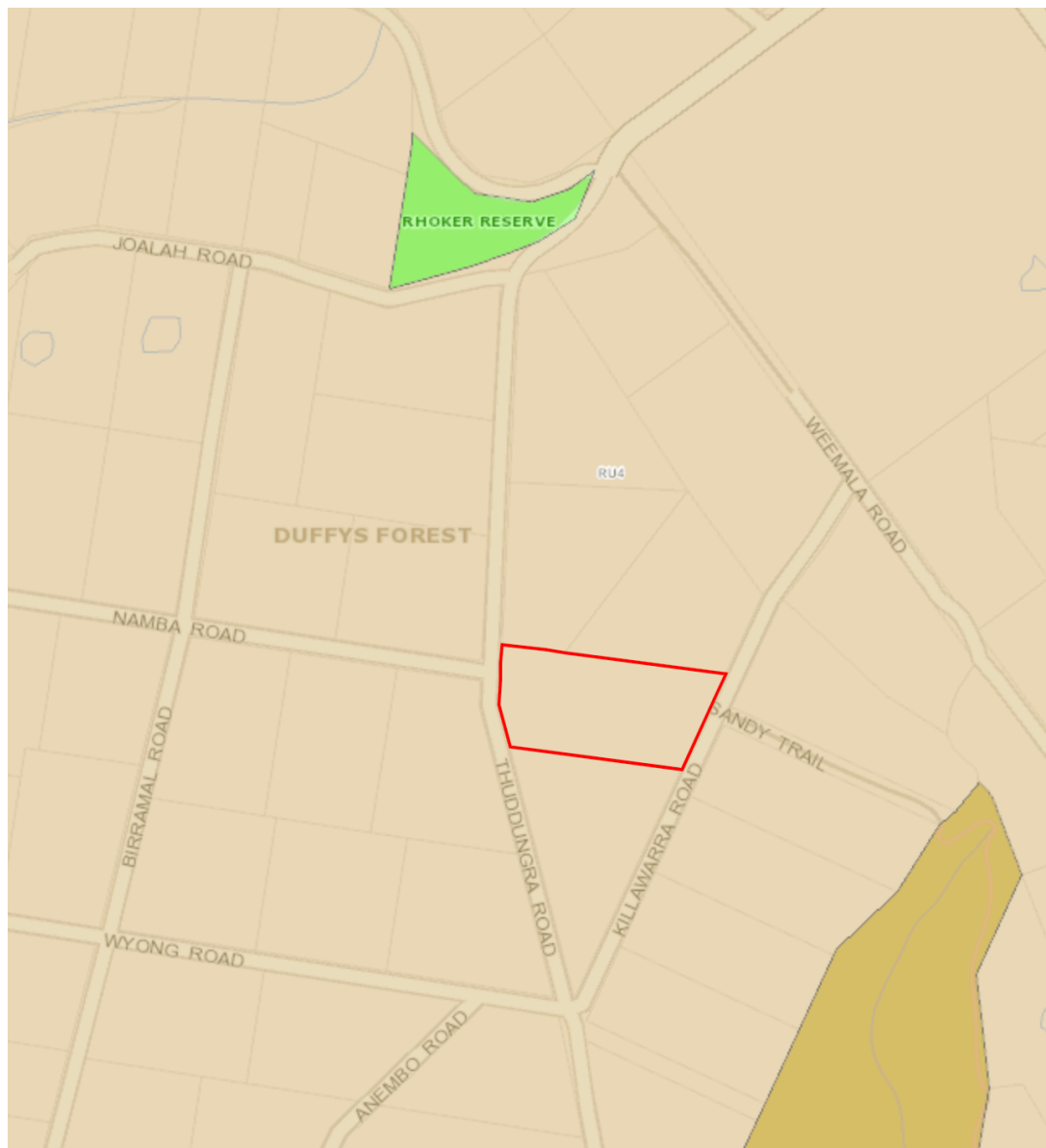
### 5.1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The proposal has been designed to respect the water, thermal and energy standards required by BASIX. A BASIX Certificate has been provided to support the proposed works.

### 5.2 Warringah Local Environmental Plan 2011

#### ***Clause 2.3 Zone objectives and Land Use Table***

The subject site is zoned RU4 *Primary Production Small Lots* under the provisions of the WLEP 2011.



**Fig 4: Extract of Warringah Local Environmental Plan 2011**

The proposed alterations and additions to the existing dwelling are considered to be permissible with the consent of Council.

The development of and use of the land for residential purposes within RU4 Primary Production Small Lots is consistent with the zone objectives, which are noted as:

- *To enable sustainable primary industry and other compatible land uses.*
- *To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To minimise the impact of development on long distance views of the area and on views to and from adjacent national parks and bushland.*
- *To maintain and enhance the natural landscape including landform and vegetation.*
- *To ensure low intensity of land use other than land uses that are primary industry enterprises.*
- *To maintain the rural and scenic character of the land.*

It is considered that the proposal achieves these objectives for the following reasons:

- The proposed development is compatible with the existing surrounding development, which comprises a variety of single and two-storey dwellings set within low-intensity agricultural lots.
- The proposal will be consistent with and complement the existing detached housing style within the locality.
- The proposed development respects the scale and form of other new development in the vicinity and therefore complements the locality. The proposal provides for alterations and additions to the existing dwelling, which will not have any significant or adverse impact on the neighbouring properties.
- The setbacks are compatible with the existing surrounding development
- The proposal does not have any adverse impact on long distance views or the rural and scenic character of the land.

#### **Clause 4.3 Height of Buildings**

- The controls require a maximum height of 8.5m in this portion of Duffys Forest. The proposed alterations and additions will provide a height of up to approximately 8.46m (refer Section C, sheet A09) and is therefore compliant with Council's maximum 8.5m control.

***Clause 4.2 Rural subdivision***

The proposal does not involve subdivision.

***Clause 5.11 Bush fire hazard reduction***

The proposal will not require the removal of any significant vegetation. One tree will be removed in accordance with RFS 10/50 regulation under the Rural Fires Act 1997. This area of the site will be reinstated with appropriate replacement planting. All other significant trees and vegetation on site will be retained and protected in accordance with best practice.

***Clause 6.1 – Acid Sulfate Soils***

The site is not identified as an area affected by acid sulfate soils. The proposal does not comprise any substantial excavation and as such no further investigation is deemed necessary in this instance.

***Clause 6.2 – Earthworks***

The proposal does not comprise any substantial excavation. The works will be carried out in accordance with the specifications of the consulting Structural Engineer, and will therefore satisfy the provisions of this clause.

***Clause 6.4 – Development on Sloping Land***

The subject site is identified on the Landslip Risk Map in 'Area A – Slope less than 5 degrees'. This is the lowest risk category.

Refer comments under **5.2.19** below.

## **5.2 Warringah Development Control Plan 2011**

Northern Beaches Council's Warringah DCP Part B (Built Form Controls), Part C (Siting Factors), Part D (Design), Part E (The Natural Environment) provides a range of outcomes and controls which form the primary criteria for the control for development within the subject locality.

### **5.2.1 Part B – B1 Wall Height**

The controls seek to achieve the outcomes:

- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*
- *To ensure development is generally beneath the existing tree canopy level.*
- *To provide a reasonable sharing of views to and from public and private properties.*
- *To minimise the impact of development on adjoining or nearby properties.*
- *To ensure that development responds to site topography and to discourage excavation of the natural landform.*
- *To provide sufficient scope for innovative roof pitch and variation in roof design.*

The proposal is compliant with the numeric control of 7.2m and is consistent with the objectives listed above.

### **5.2.2 Part B – B2 Number of Storeys**

The controls is not applicable to the subject site.

### **5.2.3 Part B – B3 Side Boundary Envelope**

The controls is not applicable to the subject site.

### **5.2.4 Part B – B4 Site Coverage**

The controls is not applicable to the subject site.

### **5.2.5 Part B – B5 Side Boundary Setback**

The controls seek to achieve the outcomes:

- *To provide opportunities for deep soil landscape areas.*
- *To ensure that development does not become visually dominant.*
- *To ensure that the scale and bulk of buildings is minimised.*
- *To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.*
- *To provide reasonable sharing of views to and from public and private properties.*

The proposal is compliant with the numeric side setback control of 10m and is consistent with the objectives listed above, as no above or below grounds structures, car parking or site facilities are proposed within the 10m setback zone.

### **5.2.6 Part B – B7 Front Boundary Setback**

The controls seek to achieve the outcomes:

- To create a sense of openness.
- To maintain the visual continuity and pattern of buildings and landscape elements.
- To protect and enhance the visual quality of streetscapes and public spaces.
- To achieve reasonable view sharing.

**NOTE:** For the purpose of this application and assessment the front boundary is considered to be Killawarra Road from which vehicle and pedestrian access is provided.

The proposal is compliant with the numeric front setback control of 20m and is consistent with the objectives listed above, as no structure, other than a modest pedestrian entry gate, is proposed.

### **5.2.7 Part B – B9 Rear Boundary Setback**

The controls seek to achieve the outcomes:

- To ensure opportunities for deep soil landscape areas are maintained.
- To create a sense of openness in rear yards.
- To preserve the amenity of adjacent land, particularly relating to privacy between buildings.
- To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.
- To provide opportunities to maintain privacy between dwellings.

**NOTE:** For the purpose of this application and assessment the rear boundary is considered to be Thuddungra Road from which no formal vehicle or pedestrian access is provided.

The proposal is compliant with the numeric rear setback control of 10m. No works in the vicinity of the rear setback are proposed.

### **5.2.8 Part C – C2 Traffic, Access and Safety**

The controls seek to achieve the outcomes:

- To minimise:
  - a) traffic hazards;
  - b) vehicles queuing on public roads
  - c) the number of vehicle crossings in a street;
  - d) traffic, pedestrian and cyclist conflict;
  - e) interference with public transport facilities; and
  - f) the loss of “on street” kerbside parking.

The proposal is consistent with the objectives of this clause as it will provide a separate pedestrian entry gate adjacent to the existing vehicle gate. The proposal will have no negative impact upon the natural environment or neighboring lots.



### **5.2.9 Part C – C3 Parking Facilities**

The proposal is compliant with this clause in that it maintains the required 2 spaces per dwelling. The minor structural modification to the existing garage pier and replacement of the garage door will improve access to and from the parking facility. No other change to the operation or appearance of the parking facilities is proposed.

### **5.2.10 Part C – C4 Stormwater**

The controls seek to achieve the outcomes:

- To protect and improve the ecological condition of Warringah's beaches, lagoons, waterways, wetlands and surrounding bushland;
- To minimise the risk to public health and safety;
- To reduce the risk to life and property from flooding;
- Integrate Water Sensitive Urban Design measures into the landscape and built form to maximise amenity.
- To manage and minimise stormwater overland flow, nuisance flooding and groundwater related damage to properties.
- To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised.
- To minimise the quantity of stormwater runoff from new development on Council's drainage system.

The proposal involve no negative impact upon the natural environment or neighboring lots. The majority of work are situated over existing roof forms and will direct stormwater runoff to existing system. The proposal is consistent with the objectives of this clause.

The proposal will result in a net increase of < 50sqm of hard surface area. As such a Stormwater Management Plan is not required. Alteration and additions to existing dwellings do not require on-site stormwater detention.

### **5.2.11 Part C – C4 Erosion and Sediment**

The controls seek to achieve the outcomes:

- To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.
- To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.
- To prevent any reduction in water quality downstream of the development site.

Appropriate sedimentation controls will be implemented throughout construction to prevent transportation of sediment to adjoining properties as outlined in sheet A10 – Erosion and Sediment Control Plan. The site landscaping will prevent ongoing erosion.

### **5.2.12 Part C – C8 Demolition and Construction, C9 Waste Management**

A Waste Management Plan in accordance with Northern Beaches Council Waste Management Guidelines accompanies the Development Application.

### **5.2.13 Part D – D1 Landscaped Open Space and Bushland Setting**

The controls seek to achieve the outcomes:

- To enable planting to maintain and enhance the streetscape.
- To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.
- To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.
- To enhance privacy between buildings.
- To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.
- To provide space for service functions, including clothes drying.
- To facilitate water management, including on-site detention and infiltration of stormwater.

The proposal will maintain the existing landscaped open space which significantly exceeds the numeric control which applies to the site (30%).

The proposal does not seek to remove any significant trees, and the proposal seeks to provide supplementary plantings throughout the site to soften the built form of the development and enhance the site's appearance.

### **5.2.14 Part D – D6 Access to Sunlight**

The controls seek to achieve the outcomes:

- To ensure that reasonable access to sunlight is maintained.
- To encourage innovative design solutions to improve the urban environment and public open space.
- To promote passive solar design and the use of solar energy.

The proposal will not result in any overshadowing of public open space or impact to the private open space of adjoining dwellings, on account of the side and front boundaries setback of >10m and >20m respectively.

### **5.2.15 Part D – D8 Privacy**

The controls seek to achieve the outcomes:

- To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.
- To encourage innovative design solutions to improve the urban environment.
- To provide personal and property security for occupants and visitors.

The proposal is consistent with the objective of this clause by way of maintenance of established setback and separation between dwellings and orientation of primary balconies to proposed first floor spaces away from surrounding dwellings.

#### **5.2.16 Part D – D9 Building Bulk**

The controls seek to achieve the outcomes:

- To encourage good design and innovative architecture to improve the urban environment.
- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

The objectives of this clause have been met by way of the following design strategies:

- Compliance with Height of Building control
- Compliance with Wall Height control
- Articulation of proposed additions with modulated walls and roof
- Articulation of proposed additions through the use of balconies
- Appropriate fenestration and materials selections

#### **5.2.17 Part D – D10 Building Colors and Material**

The controls seek to achieve the outcomes:

- To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.

The proposed external finishes as outlined in the architectural plans have mid – light earthy tones that complement the existing dwelling and remain consistent with the surrounding properties, therefore satisfying the DCP objectives.

#### **5.2.18 Part D – D13 Front Fences and Front Walls**

The controls seek to achieve the outcomes:

- To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.
- To encourage innovative design solutions to improve the urban environment.
- To avoid a 'walled in' streetscape.

The proposal involves a minor modification of the front fence to provide a dedicated pedestrian gate alongside the existing vehicle gate. The proposed new stone pier and gate are consistent with the existing rural character and will have no impact to surrounding public or private property.

#### **5.2.19 Part E – E10 Landslip Risk**

The controls seek to achieve the outcomes:

- To ensure development is geotechnically stable.
- To ensure good engineering practice.
- To ensure there is no adverse impact on existing subsurface flow conditions.
- To ensure there is no adverse impact resulting from stormwater discharge.

The proposal does not involve any substantial excavation or earthworks and as such does not have any adverse impacts on properties in the vicinity of the site and will not adversely affect the stability of the subject and surrounding with regard to stormwater runoff and subsurface flows. The proposal is therefore justified in terms of geotechnical stability, and will be carried out in accordance with good engineering practice.

The development will not cause detrimental impacts due to stormwater discharge from the land as there is negligible change to the extent of hard-surface area as a result of the development.

The development will not cause detrimental impact on the existing subsurface flow conditions, including those of other properties. No significant earthworks or excavation are required as the new areas consist largely of first floor additions or lightweight structure above-ground.

As such, a preliminary investigation of the site conditions with regard to Landslip Risk is not required.

## **6. SECTION 79C(1) ASSESSMENT**

### **6.0 Matters for Consideration Under Section 79c of The Environmental Planning and Assessment Act, 1979**

#### **6.1 The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

#### **6.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority**

It is not considered that there are any draft environmental planning instruments applying to the site.

#### **6.3 Any development control plan**

The development has been designed to comply with the requirements of the Warringah Development Control Plan 2011 as detailed in this report.

It is considered that the proposed design respects the desired character objectives of these documents in that the proposal acknowledges the existing small-lot primary production character of the area and is compatible with the existing uses in the vicinity.

#### **6.4 Any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F**

No matters of relevance are raised in regard to the proposed development.

#### **6.5 Any matter prescribed by the regulations that apply to the land to which the development relates.**

No matters of relevance are raised in regard to the proposed development.

#### **6.6 Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979)**

No matters of relevance are raised in regard to the proposed development.

#### **6.7 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.**

It is considered that the proposal, which seeks consent for alterations and additions

to the existing dwelling, will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of LEP and Council's Codes and Policies, in particular the Warringah DCP 2011.

#### **6.8 The suitability of the site for the development**

The subject land is zoned RU4 Primary Production Small Lots and the proposed development is permissible in this zone with the consent of Council. The site is considered suitable for the proposed development.

#### **6.9 Submissions made in accordance with this Act or the regulations**

This is matter for Council in the consideration of this proposal.

#### **6.10 The public interest**

The proposal will not have a detrimental impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

### **7. 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 Warringah Development Control Plan 2011.

It is considered that this Statement of Environmental Effects together with the architectural plans have demonstrated that the proposal satisfies the aims and objectives of the planning controls.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

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Cadence & Co Design  
August 2019