



D-PLAN
URBAN PLANNING CONSULTANTS PTY LTD

STATEMENT OF ENVIRONMENTAL EFFECTS

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**TO DEMOLISH THE EXISTING
DWELLING & CONSTRUCT A NEW
TWO STOREY DWELLING HOUSE**

**7 BRIGHTON STREET, CURL CURL
(LOT 42 DP 666717)**

14/5/2019

D-Plan Urban Planning Consultants Pty Ltd

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1. Control Table

1.0 EXECUTIVE SUMMARY

Council recognises the need to provide practical residential controls in order to encourage efficient use of land. It also promotes residential development with good design attributes to ensure that the amenity of existing neighbourhoods is preserved.

Several design options were considered, taking into account the constraints and opportunities of the site. From the site analysis, the most appropriate and environmentally sensitive approach was to provide a two storey design with single storey elements to allow solar access into the rear private open space area.

The urban design qualities of the proposed development are complementary to the established character of Brighton Street and will substantially improve the streetscape amenity by incorporating the following:

- A well-balanced façade with effective design elements and roofline variations to produce an aesthetically pleasing presentation to the street;
- Subservient garage;
- Landscaping; and
- Passive surveillance opportunities from habitable room windows.

Council has comprehensive planning and urban design standards to ensure that dwelling house development complements existing residential areas. The proposed design promotes best planning practice and complies with the LEP and most of the DCP requirements, resulting in a high-quality development that will enhance the amenity of the locality.

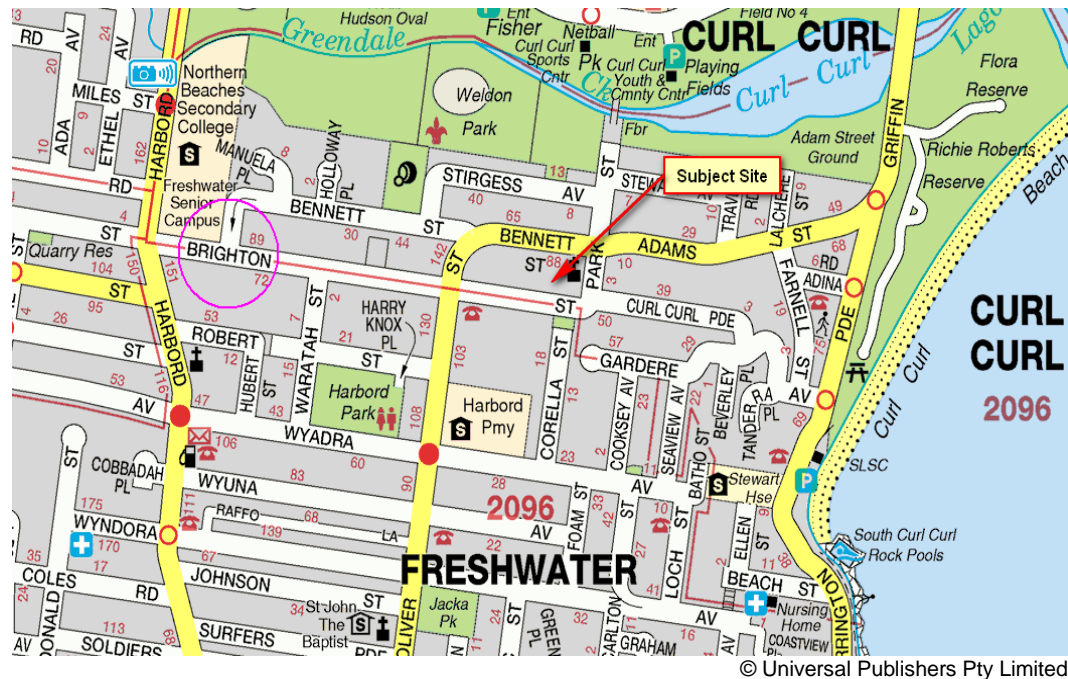
2.0 SITE/LOCALITY DESCRIPTION

The subject land, No. 7 (Lot 42 DP 666717) Brighton Street, Curl Curl is located on the northern side of the street, between Oliver Street and Park Street. The site is rectangular in shape, with a frontage of 7.62m, a length of 45.72m and comprises a total site area of **347.8m²**.

There is a two storey brick dwelling currently on the site which will be demolished to make way for the proposed development.

The characteristics of the immediate locality are as follows:

- Various sized dwellings of mixed architectural styles;
- Sloping terrain;
- Predominately low scale front fencing, with some properties having no front fencing; and
- Well established trees in front yards.



Locality Map



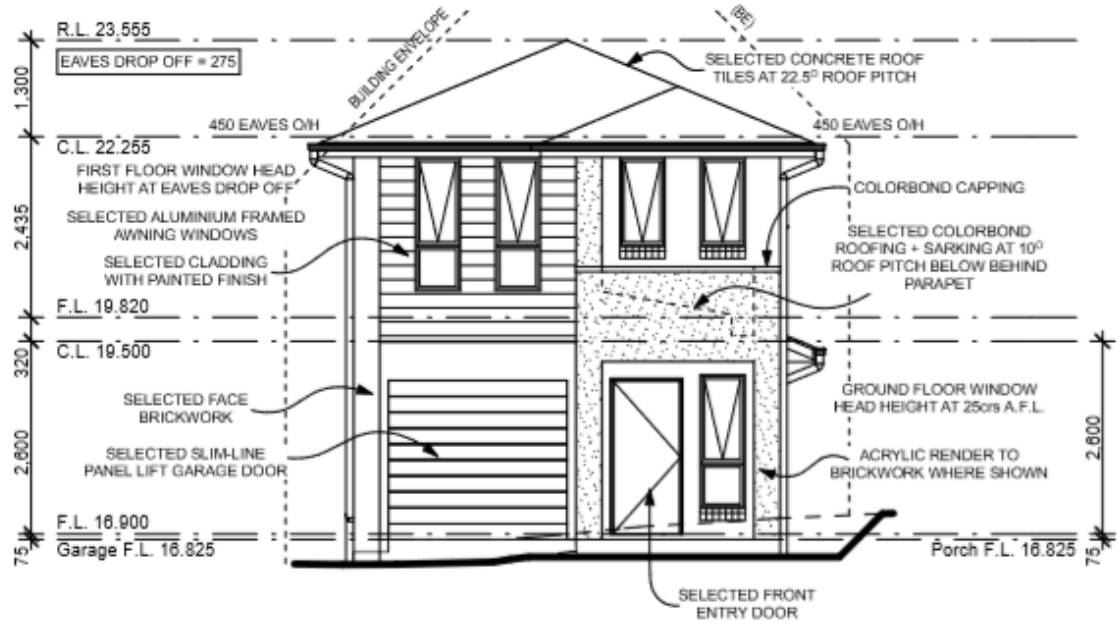
Photo – Streetscape



Photo – Subject site

3.0 THE PROPOSAL

The proposal is to demolish the existing dwelling and construct a new two storey dwelling house.

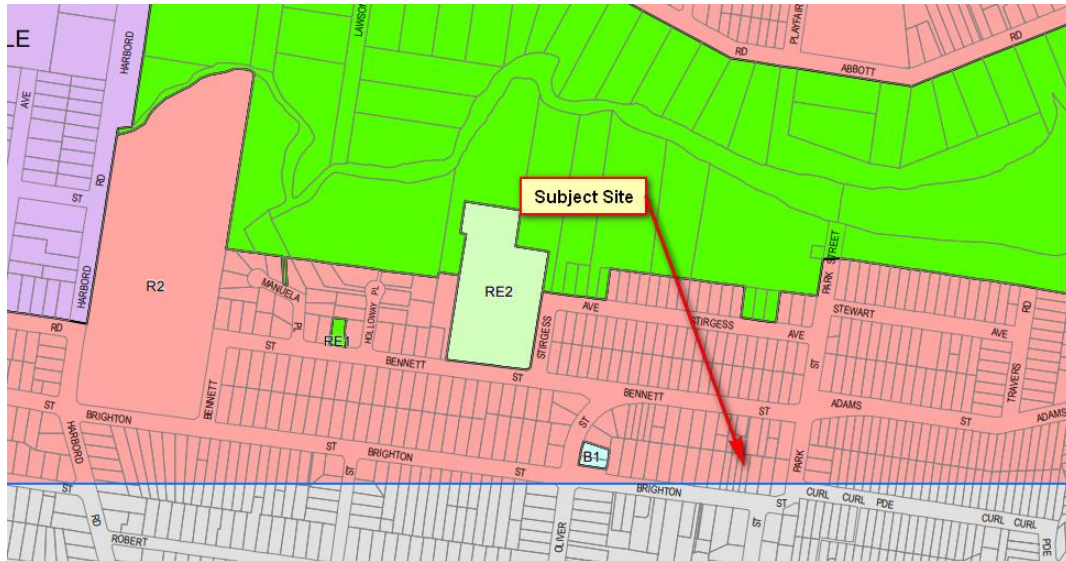


Front Elevation

4.0 RELEVANT PLANNING CONTROLS

4.1 Warringah Local Environmental Plan 2011 (LEP)

The subject site is within Zone R2 – Low Density Residential under Warringah Local Environmental Plan 2011 (LEP).



Zoning Map

The proposed development falls within the definition of ‘dwelling house’ development and is permissible with the consent of Council, viz:

“dwelling house means a building containing only one dwelling.”

The objectives of the 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 development satisfies all relevant zone objectives contained in WLEP 2011 as follows:

- A permissible form of development is being provided on an allotment of land that is large enough to accommodate a dwelling house development with all residential amenities;
- Consideration has been given to the existing amenity and character of the area and it is considered that the proposed development is sympathetic and harmonious with adjoining development and will complement the existing character of the locality;
- The proposed development will enhance the amenity of the residential area by the provision of improved housing stock and landscaping; and
- The development will add to the range of housing in the zone through the provision of an average size family dwelling.

Height of Buildings (Clause 4.3)

The Height of Building Map categorises the site within the maximum 8.5m building height limit. The proposed development has a maximum height of **7.192m** which satisfies the requirements of the clause.

Exceptions to development standards (Clause 4.6)

Consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. In this regard, **NO** variation requests are required as the proposal complies with all development standards contained in Warringah LEP 2011.

Heritage Conservation (Clause 5.10)

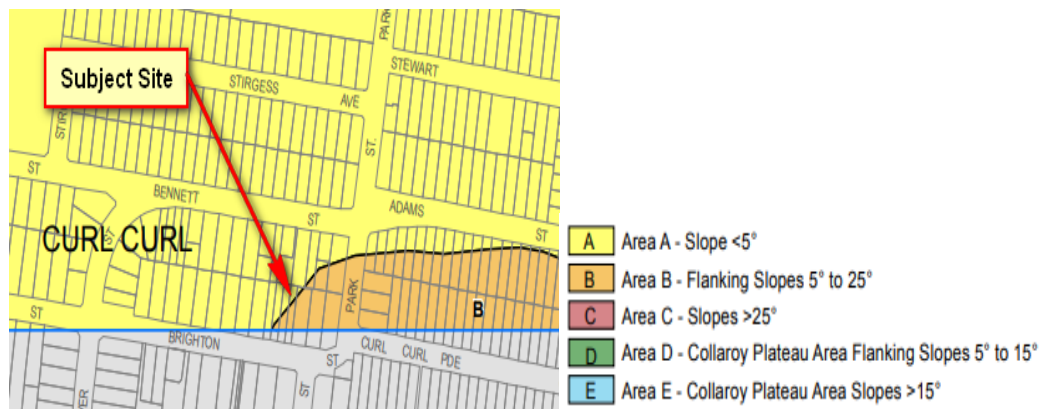
The subject site is not listed as a heritage item and is not in the visual context of any heritage-listed items.

Acid Sulfate Soils (Clause 6.1)

According to the Acid Sulfate Soils Map, the subject site is not within any category (Class 5) which would severely limit excavation. The proposal does not involve extensive excavation that would affect the structural viability of the building due to the existing soil conditions.

Development on Sloping Land (Clause 6.4)

The subject site is partly within “Area A” and partly in “Area B” as identified by the Landslip Risk Map and the proposal does not involve excavation that would impact on soil stability. The application is accompanied by a Stormwater Management Plan prepared by a suitably qualified Engineer which satisfies the drainage considerations of this clause. Council can advise the Applicant if any further information is required.



4.2 Warringah DCP 2011

Part B - Built Form Controls

Wall Heights

The DCP stipulates a maximum wall height of 7.2m from ground level to the underside of the ceiling on the upper most floor of the building, which the proposed development complies with, having a maximum wall height of **6.483m**.

Side Boundary Envelopes

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:

- 4m; or
- 5m

The subject site is identified within a 5m height projection line at the side boundaries. The proposed dwelling slightly encroaches beyond the eaves line (Note: eaves are usually permitted encroachments).

Slightly reducing the height of the building will not result in any perceived reduction in the bulk and scale of the building or any significant gains in terms of solar access.

Side Boundary Setbacks

The proposed development meets the side setback requirement, with a minimum setback of **930mm**.

Front Boundary Setbacks

A front setback of 6.5m is specified on the DCP Map, as such, the proposed front setback of **6.5m** (min) to main building elements is considered an adequate response in terms of the streetscape character, being generally in line with adjoining dwellings, and similar to the position of the existing dwelling that it replaces.

Rear Boundary Setbacks

A rear setback of 6m is specified for the subject site on the DCP Map, which the proposed dwelling complies with, having a rear setback of **14.605m** as required.

Part C – Siting Factors

Traffic, Access and Safety

No additional traffic will be generated by the proposed dwelling as it replaces an existing dwelling. Access to the site is similar to the existing arrangement and given the amount of traffic using Brighton Street, is considered safe.

Parking Facilities

Two parking spaces have been provided in the form of a single width garage with a tandem space on the driveway. Garage dominance is addressed by limiting the width of the garage door to less than 50% of the building width, positioning main building elements forward of the garage alignment, emphasis on design features and subservient colouring.

Stormwater

Council's goal is to develop the long-term improvement of waterway health, which enhances the ecological integrity of the system, whilst balancing the need to manage flooding, wastewater and stormwater. To achieve this goal the proposed development provides the following:

- Stormwater can be collected, stored in a rainwater tanks and discharged via an On-Site Stormwater Dispersal System at an acceptable rate of flow, ensuring that there will be no adverse impact on the development itself or adjoining properties; and
- Soft soil areas within the site also assist in reducing runoff from the site.

Erosion and Sedimentation

Erosion and sedimentation control measures are indicated on the plans and will be implemented during construction.

Excavation and Landfill

A gradually sloping site and minimal site works assist in maintaining soil stability. Slab construction with dropped edge beams avoids unnecessary excavation to establish the building platform [i.e., fill is less than 1m and will be contained within the building footprint].

Demolition and Construction

The proposed dwelling is aligned parallel to the front boundary.

Waste Management

A Waste Management Plan is submitted as a separate document to accompany the application. The plan adopts the principles of ***Avoid Reuse Recycle and Dispose*** to minimise landfill waste.

Part D - Design

Landscaped Open Space and Bushland Setting

The amount of Landscaped Open Space available (i.e., **43%** of the site) and the selection of planting nominated on the Landscape Plan will achieve the objectives outlined in the DCP as follows:

- Screening between adjoining properties;
- Softening the visual impact of hard surface areas and car parking spaces;
- Appropriate species selection for the climate and locality; and
- Enhancement of the streetscape amenity.

Private Open Space

The proposed dwelling will have a Private Open Space area (POS) significantly greater than the minimum requirement (i.e., **132.6m²**) and is accessed from internal living areas which satisfies the requirements of the DCP. The POS area exceeds the minimum dimension of 5m.

Access to Sunlight

The rooms in the dwelling have been appropriately orientated to gain access to natural sunlight to habitable rooms. The principle open space area also receives sunlight in accordance with the DCP requirement.

Daylight to habitable rooms and secluded open spaces in the adjacent development will not be significantly reduced by the proposed development, given that the proposed dwelling is similarly sited as the existing dwelling which it replaces.

Privacy

Potential privacy concerns are addressed by; raised/lowered sill heights and opaque glazing, limiting the number of first floor window openings facing the side boundaries, positioning low impact rooms, such as bedrooms and bathrooms on the first-floor level and separation between adjoining developments. Boundary fencing and new landscaping will significantly improve privacy between adjoining properties.

Building Bulk

A two storey design, with design features complementary to the locality, ensures that the building does not appear bulky. Adequate setbacks, together with landscaping also assist in visually offsetting the bulk of the building, which in general is considered comparable to other dwellings in the locality.

Good urban design principles, such as; street presentation, articulation with **base**, **middle** and **top** elements to avoid a bland bulky appearance, adequate setbacks and formalised landscaping have been incorporated into the design of the development to ensure a quality outcome which will enhance the future amenity of the site and locality in general.

Building Colours and Materials

Details of finished surface materials including colours and textures are provided with the application, adopting the required palette for the locality.

Roofs

Contemporary pitched/hipped rooflines will complement the existing built form in the locality.

Front Fences and Walls

Hedge fencing is proposed to delineate the boundary between the private and public domain as indicated on the Landscape Plan.

Site Facilities

All site facilities can be accommodated on site. There is sufficient space available to store garbage bins out of sight.

Safety and Security

Design guidelines outlined in the Crime Prevention through Environmental Design (CPTED) were considered and incorporated as follows:

- Provision of a clearly visible entry point facing Brighton Street;
- Passive surveillance is available from habitable room windows which face the street;
- Suitable landscaping will produce a defensible open space at the front resulting in some interaction with the public domain beyond; and
- Fencing will be provided to prevent intruders from accessing the Private Open Space area.

Provision and Location of Utility Services

All services are available.

Conservation of Energy

On the 1st of July 2004, the State Government introduced BASIX, which consolidates planning provisions relating to water consumption and greenhouse gas emissions. A BASIX Certificate is provided for the dwelling demonstrating the applicant's commitments in achieving the objectives of the state government's policy. The BASIX SEPP states in clauses 8 and 9 that:

“‘competing provisions’ in an environmental planning instrument or Development Control Plan are of no effect in relation to a residential development proposal required to be assessed by BASIX, ‘to the extent to which they aim:

- (a) to reduce consumption of mains-supplied potable water, or reduce omissions of greenhouse gasses in the use of a building to which this Policy applies or in the use of the land on which such a building is situated; or*
- (b) to improve the thermal performance of the building to which this Policy applies.”*

It is proposed to install a rainwater tank with a capacity to hold at least 3000 litres of water, to be used for flushing toilets and outdoor irrigation which satisfies the requirements of the policy. The following table summarises compliance with BASIX viz:

Control	Requirement	Proposal	Complies
<u>Water</u>	40%	40%	Yes
<u>Thermal Comfort</u>	Target Pass	Pass	Yes
<u>Energy</u>	50%	50%	Yes

Energy conservation principles will be achieved through the construction method and orientation of the building, together with thoughtful planting of trees and shrubs.

Views

There are no significant views from the immediate locality.

Bushfire Prone Land

The subject site is not identified as being bushfire prone.

Tree Preservation

The proposal does not involve the removal of any significant trees.

Formalised landscaping, as indicated on the Landscape Plan, will significantly enhance the amenity of the site and locality in general.

4.3 Non-Compliance

Apart from the Building Envelope requirement, the proposed development complies with all other LEP and DCP requirements.

5.0 CONCLUSION

Council's LEP/DCP requirements and good planning principles have been incorporated in the design which has resulted in a high-quality development that will enhance the locality.

Consideration has been given to matters listed in Clause 4.15 (previously Section 79C) of the Environmental Planning and Assessment Act 1979, concluding that the proposed development warrants approval.



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David Bobinac
Town Planner

ATTACHMENT 1

NORTHERN BEACHES COUNCIL (WARRINGAH LEP/DCP) CONTROL TABLE – SINGLE DWELLING

Control	Requirement	Development Proposal	Complies
Site Area/Density	N/A (existing allotment)	347.8m ²	N/A
Frontage	N/A (existing allotment)	7.62m	N/A
Floor Space Ratio	N/A	N/A	N/A
Building Height	2-storeys & Max 8.5m (ridge) Max 7.2m (ceiling)	2-Storey 7.192m 6.483m	Yes Yes Yes
Building Envelope	5m at side boundary & 45°	Minor encroachments	No
<u>Setbacks</u>			
Front	6.5m (min)	6.5m	Yes
Side	0.9m (min)	0.93m	Yes
Rear	6m (min)	14.605m	Yes
Landscaped Open Space	40% (min)	43%	Yes
Private Open Space	Min 60m ²	132.6m ²	Yes
Minimal Dimension of Principle Private Open Space	Min dimension 5m	> 5m	Yes
Parking	2 spaces	2 spaces	Yes
Dimensions	Single Enclosed – AS/NZS 2890.1	Compliant	Yes
Fill	1m (max)	< 1m (max)	Yes