

STATEMENT OF ENVIRONMENTAL EFFECTS



PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING, ASSOCIATED DEMOLITION, NEW POOL & LANDSCAPING

Located at:

48 BELLEVUE PDE, NORTH CURL CURL, NSW 2099
LOT 77, DP 14113

Submitted to:

NORTHERN BEACHES COUNCIL

Revision:

REVISION 1- 18.11.2022

Prepared for:

MR & MRS GOODWIN



1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to support the drawings and supplementary information submitted as part of a Development Application to Northern Beaches Council for proposed Alterations & Additions to Existing Dwelling, associated demolition, new pool, fencing, and landscaping at the property Lot 77, DP 14113, 48 Bellevue Pde, North Curl Curl, NSW 2099.

SUBJECT SITE

The site area is 581.7m² (by deed). Generally regular in shape, the subject site has a long side boundary of 40.67m and a short street boundary of 13.715m. The block is accessed via an existing sealed driveway off Bellevue Pde.

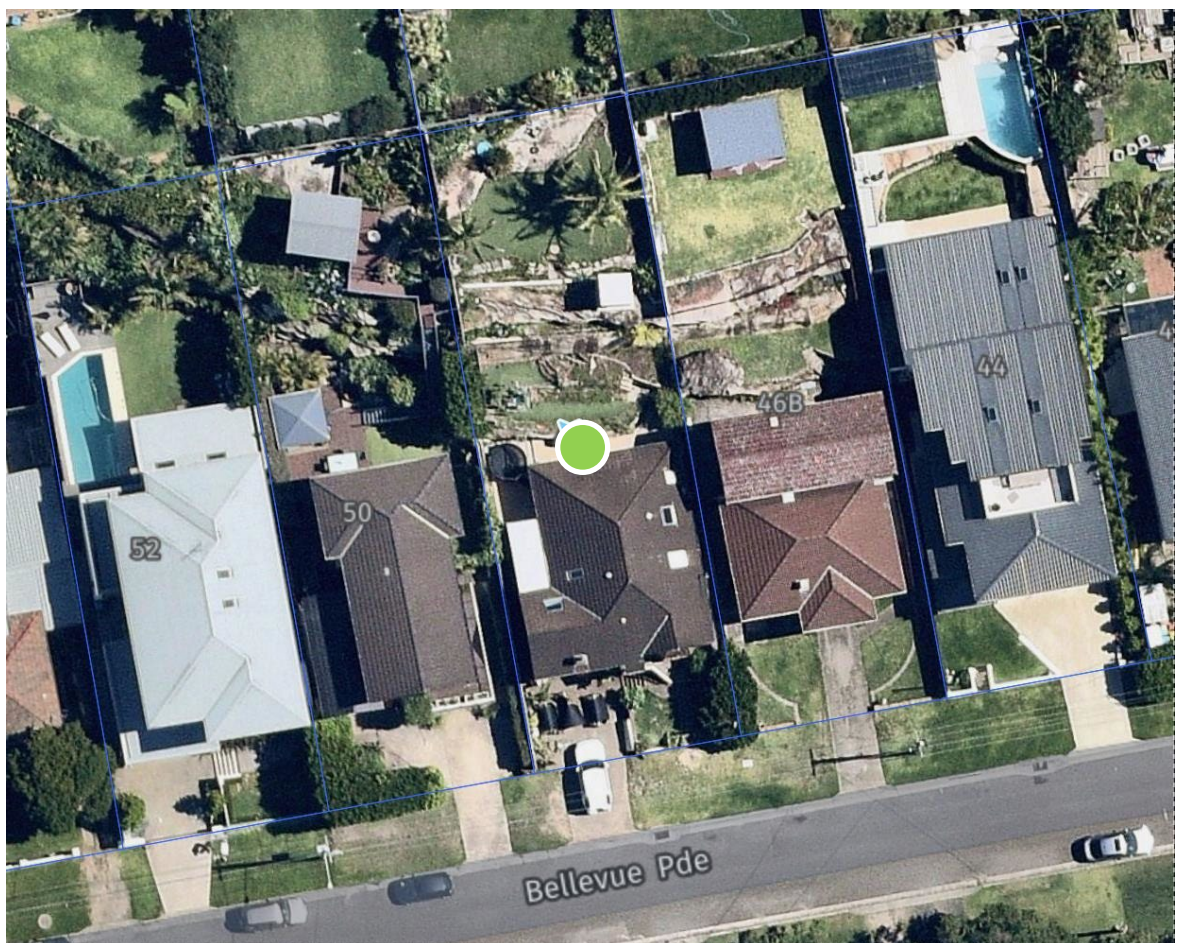


Figure 1: Aerial view of subject site at 48 Bellevue Pde, North Curl Curl, NSW 2099 (Source: NearMaps).

EXISTING DEVELOPMENT

The existing development of the site includes;

Existing dwelling house with Garage along with associated structures (sheds /pergolas).

The site falls from the rear to the front at an approximate average grade of 25-26%. Some portions of the site (rear yard) fall at a grade of up to 70%.



Figure 2: Front of subject site, 48 Bellevue Pde, as viewed from street (on Bellevue Pde)



Figure 3: Rear of subject site, on existing rear patio looking north up terraced rockface

SURROUNDING DEVELOPMENT

The site is surrounded by similarly scaled residential dwellings, some of which front Bellevue Pde (towards the south) and Parr Ave (towards the north)



Figure 4: Subject site, no.48 Bellevue Pde (outlined), shown aerially in context with neighbours (Source: realestate.com)

To the west of the site is 3 storey dwelling, known as no.50 Bellevue Pde.



Figure 5: No.50 Bellevue Pde, to the west of subject site, as viewed from Bellevue Pde

To the east of the site are properties known as no.46 Bellevue - a 2 storey dwelling, and no.44 Bellevue - a part 2/3 storey recently completed dwelling.



Figure 6: No.46 Bellevue Pde (left of shot) and no.44 (right of shot), as viewed from Bellevue Pde

To the north, or rear of the site, is no 15 Parr Ave, a 2 storey dwelling with single storey roof over rear deck.



Figure 7: No.15 Parr Ave, to the north of subject site, as viewed from the rear yard of subject property at no.48 Bellevue Pde

2.0 THE PROPOSAL

This proposal seeks the Local Authority Consent for:

In summary, not limited to (refer to drawings for full breakdown)

- Part demolition of existing dwelling
- Alterations and Additions to existing home
- Façade overhaul
- New semi in-ground pool and associated fencing, to rear yard
- New hard and soft landscaping, to front and rear yard
- New fencing

The proposal steps down the site, sympathetic to the terrain and in response to placement of two storey portions of neighbouring buildings. The scale is in keeping with that of other dwellings in the area. The style is contemporary, well-articulated both horizontally and vertically, and well considered within the context.

MATERIALS AND FINISHES

The external materials and finishes will successfully reflect the subject site location in terms of aesthetics and as a direct response to the coastal suburban environment. The building is proposed to be constructed using a combination of materials consistent with the surrounding development in the area.

Please refer to Elevations drawing A200 & A201 with Materials Schedule for more information.

3.0 PLANNING CONTROLS

Northern Beaches Council is the consent authority for the proposed Development Application.

The following planning instruments / guidelines have been used as the basis for this assessment and Statement of Environmental Effects.

- The Warringah Local Environment Plan 2011 (WLEP 2011), and
- Warringah Development Control Plan 2011 (WDCP 2011)

WARRINGAH LOCAL ENVIRONMENT PLAN 2011 (WLEP 2011)

The Warringah Local Environment Plan 2011 (WLEP 2011) outlines what development is allowed in each zoning as well as any special provisions. The plan includes definitions to give an understanding of what uses and building types are allowed on your land, and also outlines planning controls that may apply to a particular site.

Below is a summary of the proposed development against the WLEP 2011.

Site Area; 581.7m²

WARRINGAH LEP 2011 - COMPLIANCE TABLE

| LEP PROVISION | REQUIREMENT | PROPOSAL / RESPONSE | COMPLY |
|---------------------|------------------------------|-------------------------|--------|
| Zoning | R2 - Low Density Residential | Dwelling House | YES |
| Landslip Risk Land | Area A, Area B | Refer to Geotech report | YES |
| Height | 8.5m | 8.5m | YES |
| Floor Space Ratio | N/A | No requirement | N/A |
| Bushfire Prone Land | N/A | No requirement | N/A |
| Acid Sulphate Risk | N/A | No requirement | N/A |
| Mine Subsidence | N/A | No requirement | N/A |
| Flooding | N/A | No Requirement | N/A |
| Heritage Area | N/A | No requirement | N/A |

Zoning

The subject site is zoned R2 - Low Density Residential under the WLEP 2011. The property use is permissible within the R2 - Low Density Residential zone as a Dwelling House.

Landslip Risk Land

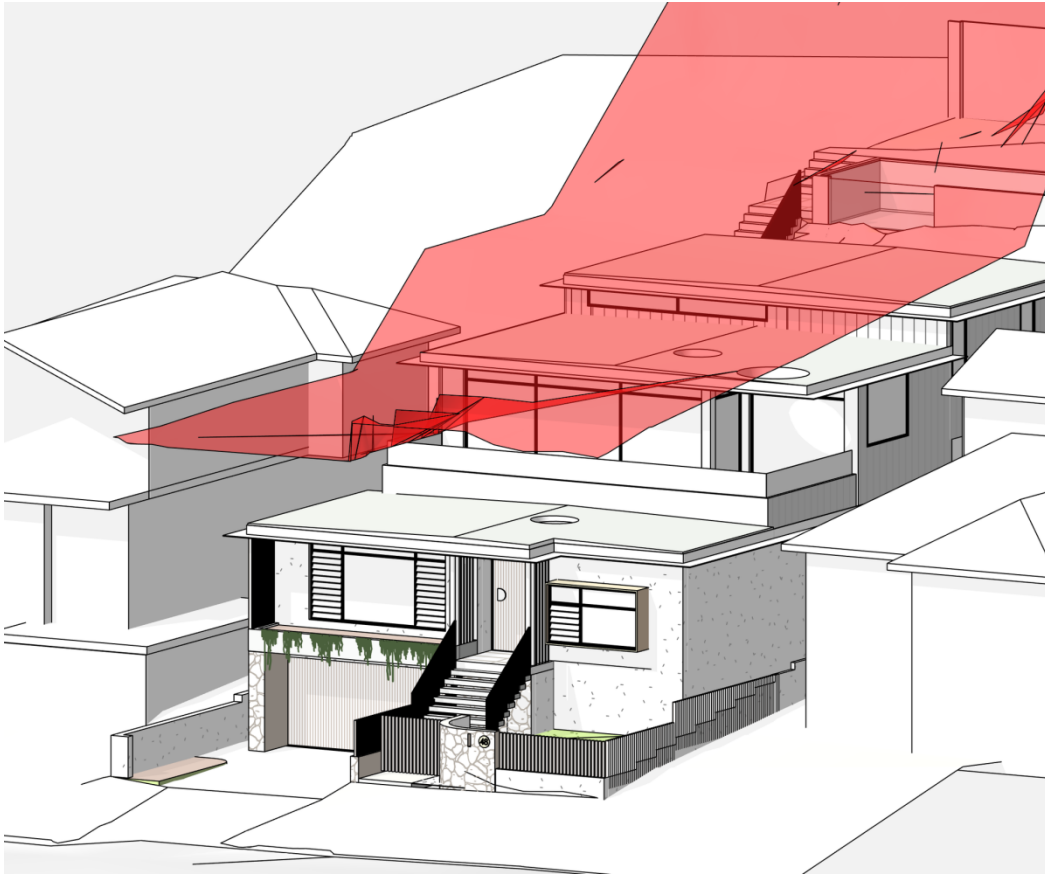
The subject site is mapped as Area A and Area B. An expert Geotechnical Assessment has been completed. The building works proposed are compatible with the parameters. The proposal satisfies this control (Refer to Table 1)

Height of Building

The subject site is located within area defined under the WLEP 2011 as 8.5m.
The proposed development satisfies this control (Refer to Table 1 & Imagery below)



3D 8.5m height plane as viewed from south-west




3D 8.5m height plane as viewed from south-east

WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

The Warringah Development Control Plan 2011 (WDCP 2011) provides **guidelines** for the design of Residential development.

Extracts and responses to relevant objectives are outlined below.

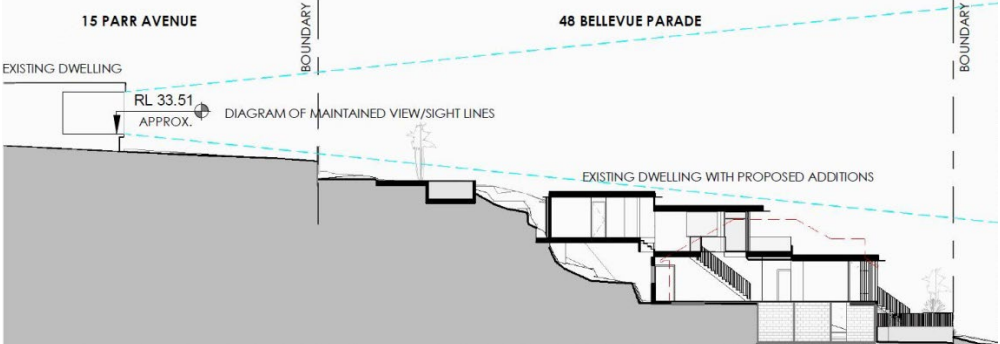
WARRINGAH DCP 2011 – COMPLIANCE TABLE

| DCP PROVISION | REQUIREMENT | PROPOSAL / RESPONSE | COMPLY |
|-----------------------------------|---|---|-----------------------------|
| PART B-BUILT FORM CONTROLS | | | |
| B1 Wall Heights | 1. 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). | <p>A 7.2m wall height is generally adhered to, a very small portion of some upper walls do extend above this height but given the site slope is greater than 20% in those areas this allows for the 'exceptions' denoted in the DCP to apply which provides such sites some flexibility and the opportunity to vary this control, per DCP excerpt below:</p> <p>Exceptions <i>This control may be varied on sites with slopes greater than 20% within the building footprint provided the building:</i> - does not exceed the 8.5 metre height development standard; - is designed and located to minimise bulk and scale; and - has a minimal visual impact when viewed from the downslope sides of the land.</p>  <p>Diagram above hides roofs for visual clarity of walls only</p> | YES (with exception) |
| B2-Number of Storeys | 1. 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. | N/A | N/A |
| | | | |

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|----------------------------------|---|---|------------------------------------|
| <p>B3-Side Boundary Envelope</p> | <p>Building envelope : 45 degrees 5m above boundary</p> | <p>The building generally sits within the envelope. Small portions of upper walls and roof do encroach in some areas - generally due to the difficulty in building on such a steeply sloping portion of the site and the fact it is a second storey addition to an existing dwelling. The 'exceptions' denoted in the DCP do provide flexibility, and consent to be granted, in such scenarios as per the excerpt below:</p> <p>Exceptions Land Zoned R2 <i>Fascias, gutters, downpipes, eaves, masonry chimneys, flues, pipes or other services infrastructure may encroach beyond the side boundary envelope.</i> <i>Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control.</i></p>   <p>Cross section through balcony, in front of Kitchen</p>  <p>Cross section through rear of Kitchen at step up to Living</p> <p>Diagram above hides some eaves which are allowable encroachments</p> | <p>YES (with exception)</p> |
|----------------------------------|---|---|------------------------------------|

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|----------------------------|---|---|------------|
| B4-Site Coverage | <p>Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as:</p> <p>33.3% - the total building footprint(s) must not cover more than 33.3% of the site area</p> | This provision does not apply to this site | YES |
| B5-Side Boundary Setbacks | 0.9m for R2 zone | All side setbacks are greater than 0.9m | YES |
| B7-Front Boundary Setbacks | 6.5m to front setback | The front building setback is existing, at 6.24m. | YES |
| B9-Rear setback | 6m | Proposal exceeds this at 15m+ | YES |

| PART C – SITING FACTORS | | | |
|--------------------------------|--|---|------------|
| C2-Traffic, Access, and Safety | Refer to DCP | The proposal utilises the existing vehicle cross-over , no material change to existing traffic conditions proposed. | YES |
| C3- Parking | Refer to DCP | Integrated and not visually dominant garage. Provides for necessary off-street parking and is in accordance with AS2890.1 Bike parking/store made available in extra store space in the garage. | YES |
| C4-Stormwater | 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. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy. | A stormwater plan has been provided with the application, prepared by a qualified Civil Engineer (under separate cover). | YES |
| C7-Excavation and Landfill | Refer to DCP Landslip Area A & B. | Refer to Geotechnical report (under separate cover). No significant excavation proposed, with exception to a rear pool/spa – fill to be sorted and reviewed prior to relocation / disbursement . All clean fill to be re-used wherever possible. | YES |
| C8-Demolition and Construction | Development/demolition to comply with relevant sections of waste mgmt. guidelines | Waste management plan has been submitted as part of this application. | YES |
| C9-Waste Management | Development/demolition to comply with relevant sections of waste mgmt. guidelines | Waste management plan has been submitted as part of this application. | YES |

| PART D- DESIGN | | | |
|--|--|--|-----|
| D1- Landscaped Open Space | 40% of site area (40% x 581.7m ² =232.68sqm) | 233.3sqm of landscaped open space is proposed. It should be noted that all ground in the rear yard is made of rock with minimal top fill in limited areas, so no deep soil planting is achievable within that area without considerable filling of the site. The front yard is proposed to be landscaped wherever possible (where not driveway or path to front door) to maximize use of deep soil area and to provide a leafy street appeal. | YES |
| D2- Private OpenSpace | 60m ² per dwelling with 3 or more bedrooms accessible from a living area. | Multiple private open spaces provided, well in excess of 60sqm. | YES |
| D3 - Noise | Noise from the combined operation of mechanical equipment not to generate noise levels that exceed the ambient background noise by more than 5dB(A) at the receiving boundary of residential and other noise sensitive uses. | Pool and A/C equipment will be located in subfloor area within sound proofed boxes if they exceed the required rating. They will be located as far as practical from adjoining properties. | YES |
| D6-Access toSunlight | 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 | Shadow Diagrams accompany this application. There is negligible impact to adjoining properties given the property predominately shades its own site and street, and all properties achieve the minimum 3hrs solar access. | YES |
| D7-Views | Development shall provide for the reasonable sharing of views. | <p>Distant water and city views are enjoyed by the subject site and adjoining properties.</p> <p>It is anticipated that both side neighbours, no.46 & no.50, will maintain the majority of their lateral views - particularly as the proposed building actually lowers the roof ridge for the front 1/3 of the dwelling, when compared with existing conditions. The primary, south, facing views from these dwellings will not be impacted.</p> <p>It is not anticipated that the primary, south, facing views from the property to the rear, known as no.15 Parr Ave will be unduly impacted as their Patio sits some 3.8m higher than the proposals roof ridge height. If a standing eye level of +1.6m is factored, this would result in a 5.4m higher vantage.</p> <p>Refer to diagram below, along with South Elevation drawing A200 for further details.</p> <p>It is considered that view sharing principles have been upheld.</p> | YES |
|  | | | |
| D8-Privacy | Development not to cause unreasonable overlooking of habitable rooms and principal private open space. | Privacy has been well considered with minimal openings to side boundaries, opaque glazing and screening where deemed beneficial. | YES |

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|--|---|--|------------|
| D9-Building Bulk | Refer to DCP. Buildings to have visual bulk and architectural scale consistent with locality. | The proposal is well articulated, sits within the building height / wall height (with allowed exception due to site slope) and envelope and is well treated in terms of breakup of materials and vertical massing. | YES |
| D10 –Building Colours and external finishes. | Compliment the existing environment. | The scheme upholds a modern coastal / urban aesthetic – please refer to Elevations and Materials schedule on drawings A200 & A201. | YES |
| D11-Roofs | To encourage innovative design solutions to improve the urban environment; compliment the local skyline. Conceal plant and equipment. | The scheme provides a practical and aesthetically impressive roof form. | YES |
| D12Glare and Reflection | Minimise glare and reflection | Reflective materials have been minimized as much as practical. A 'matt' not 'glossy' palette is proposed, with soft neutral tones. | YES |
| D13-front Fences and Walls | Compatible with the existing streetscape character while creating visual interest in the public domain | The front fence/s are of high quality and visually interesting. It's of a varied height, not to exceed 1.8m, and considered to enhance the current streetscape. | YES |
| D14-Site Facilities | Facilities such as garbage and recycling enclosures, mailboxes, and other domestic facilities to be adequate for the development and convenient for users and with minimal visual impact. | The scheme provides all necessary site facilities for a family dwelling including location and accessibility for garbage storage, letterbox, clothes drying. | YES |
| D15-Side and RearFences | Maximum 1.8m above natural ground level and in accordance with the Dividing Fences Act | Portions of new 1.8 Side and Rear fencing is proposed, and will be per discussions with neighbours. | YES |
| D16 – Swimmingand Spa Pools | Located to preserve the natural environment, streetscape and residential amenity. Pools are not located in the front building setback. | The Pool is located in the rear yard, and not located near any significant trees, commensurate with surrounding dwellings. | YES |
| D20-Safety andSecurity | Buildings are to overlook streets and public and communal spaces to allow surveillance. Entrances to buildings are to be from public streets wherever possible | The proposed dwelling overlooks the streets and public space to allow surveillance. Entrances to buildings are to be from the public street | YES |
| D21-Utility Services | Adequate utility services are provided | The proposal makes adequate provision for utility services. | YES |
| D22-Conservation of Energy and Water | The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy. | The building is well oriented, to north and east wherever practical, capturing favourable sun and breezes. A Basix Certificate and Landscape Plan accompanies this application. | YES |

| PART E- NATURAL ENVIRONMENT | | | |
|--|---------------------------------|--|------------|
| E6-Retaining Unique Environmental Features | Refer to DCP | Exposed portions of rock within the council verge are proposed to be maintained. New high quality soft and hard landscaping are proposed to increase the natural beauty of the site | YES |
| E10-Landslip Risk | Landslip Risk Map – Area A & B. | Please refer to Geotechnical report (under separate cover). The site is compatible with the proposed works. | YES |

4.0 CONCLUSION

This proposal is compliant with the overwhelming majority of planning requirements, upholds the intent of the objectives and is in keeping with existing adjoining development.

The existing character of the area has been respected and the development will blend in and increase the quality of the existing streetscape and local built environment. The use of contemporary materials and shape, sympathetic roof forms and articulation will provide a well-balanced dwelling that sits well within the North Curl Curl community.

Every effort has been made to comply with Northern Beaches Council's specific requirements, balanced with the client's desire for a modernised family home, including a thoughtful regard for the amenity of neighbouring properties and also for environmental considerations.

For these reasons we are of the opinion that this proposal should be supported.

Kind regards,

FBC Design