



Design & Construction

# Statement of Environmental Effects

Proposed Torrens Title Subdivision and Build  
Two storey Brick Veneer Dwellings on each Lot

Northern Beaches Council

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### Brief History:

83 Parkes Road Collaroy Plateau .

Demolition of existing dwelling and Subdivision of One lot into two has been approved Previously under DA 2017/1322

This attached DA application is being made to Propose on similar subdivision approval and keeping the same size lots and stormwater and engineering layout.Two Detached dwellings on the subdivided Lots are proposed.



### 1.0 INTRODUCTION

#### 1.1 Overview

This report has been prepared to accompany a DA Application to build a Two Storey Brick Veneer

Dwelling on each subdivided Lot



## 1.2 SITE LOCATION

### 1.3 Site and Context

A survey plan of the land accompanies the DA.  
The subject site is in the Vicinity of Northern Beaches Council.

### 1.4 Site Dimensions

A survey is included within this submission. This survey indicates the dimensions.

Lot 101 Being the front Lot is 588 sqm  
Lot 102 is 733 sqm ( 610 Sqm Excluding Easement)

### 1.5 Topography

The depth of the block is 30 m average on .

### 1.6 Existing Buildings

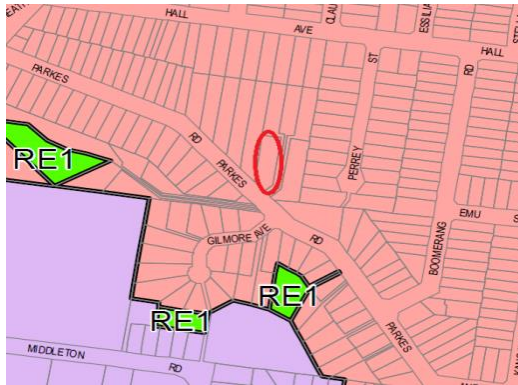
There is a existing dwelling that will be demolished as per Approved Demolition DA

### 1.7 Site Context

The site is within a residential area of predominately old single storey and Double Storey dwellings. The Subject Site benefits from Good sight lines in both directions along Street, thus minimising the potentiality for vehicle conflict.

## Warringah LEP 2011

The subject land is zoned R2 Low Density Residential pursuant to Warringah LEP 2011.

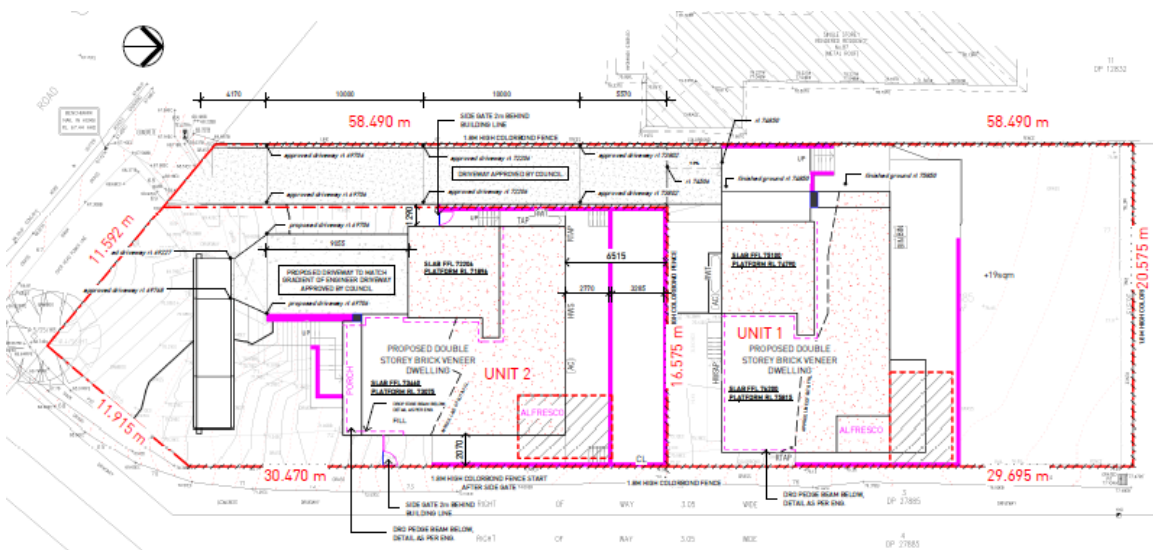


LEP – Max Height 8.5 m- Provided Building Height 8.2 m Max – **Complies**

LEP- FSR Requirement- No Requirement- **Complies**

LEP Clause 4.6 relates to Exceptions to development standards. The applicant seeks an exception to the minimum lot size development standard. 1. The objectives of this clause are as follows: a. to provide an appropriate degree of flexibility in applying certain development standards to particular development, b. to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

**There is no Variations Requested**



The Subject Site is Not Subject to Acid – Sulphate soils as disclosed in the earlier DA Approval on site for subdivision.

The Subject site not subject to Floods or Bush Fire .

Minor Earth works are required to facilitate the Driveways on the Subject lots.

## **Warringah DCP 2011**

### **Built Form**

#### Wall Heights – Objectives

- 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.

#### Requirements

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). Exceptions This control may be varied for land shown on DCP Wall Height Map on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building:
  2. does not exceed the 8.5 metre height development standard;
  3. is designed and located to minimise bulk and scale; and
  4. has a minimal visual impact when viewed from the downslope sides of the land.

**The Overall height of the Proposed design is well within the Max Height requirement-Complies**

#### Side Boundary Envelope Objectives

- To ensure that development does not become visually dominant by virtue of its height and bulk.
- To ensure adequate light, solar access and privacy by providing spatial separation between buildings.
- To ensure that development responds to the topography of the site. Requirements 1. 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: • 4 metres, or • 5 metres as identified on the map.

### **Not Applicable**

#### Site Coverage

##### Objectives

- To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation.
- To minimise the bulk and scale of development.
- To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.
- To limit impervious areas and encourage natural drainage into the sub-surface.

### **The Proposal has limited the design within the approved Building Envelope plans-Complies**

#### Side Boundary Setbacks

##### Objectives

- 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 complies as it has more than required front Setback, the setback was required to have a gentle slope to Driveway gradient. This will not have a prominent structure from the street and has no impacts on side dwellings or views to rear**

## **Siting Factors**

#### Traffic Access and Safety

##### Objectives

To minimise:

- traffic hazards;

- vehicles queuing on public roads
- the number of vehicle crossings in a street;
- traffic, pedestrian and cyclist conflict;
- interference with public transport facilities; and
- the loss of “on street” kerbside parking.

### **Both Dwellings have achieved the off street parking , safe access - Complies**

#### **■ Energy efficiency**

Orientation and the position of windows, sunny courtyards and solar accessible clothes drying areas are basic measures for creating an energy efficient home.

#### **■ Materials, colour and texture**

Visual quality and overall success relies on the care and attention given to building design at a detailed level.

#### **■ Landscape planting**

Look for good landscaping opportunities. Consider the positive impact of permeable surfaces, retaining mature trees, the relationship to the streetscape and ecological diversity.

#### **■ Waste management**

Waste Management and sediment erosion plan has been provided with the DA

#### **■ Landslip Risk**

##### **Objectives**

- 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 Site is within the Land slip Zone – Area D**

### **Engineering Design with Geotech specs will be provided at CC Stage**

#### **Solar Access-**

**North West Facing Courtyard can provide Solar access that is required as minimum of 4 hours is achieved.**

All setbacks comply

Front setback to living is 4.5m , Porch is at 4.0 m and garage is at 5.5 m

Rear setback is 7 m on Ground floor and over 10 m at First Floor.

## **Conclusion**

The Proposed development is permissible in the Zone and is consistent with zone objectives. The applicant has specifically sought to provide a development of a high quality design which reflects contemporary planning and design initiatives.

In view of the above, the proposed development is appropriate and Council approval is recommended.