

Statement of Environmental Effects

Proposed New Dwelling, Swimming Pool & associated landscaping

187a Tooronga Road Terrey Hills NSW

Client: The Xu Family
Council: Northern Beaches Council (Warringah)
Subject Premises: No. 187a Tooronga Road, Terrey Hills NSW, Lot 187 in DP 752017

Prepared by:

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1. INTRODUCTION

This statement of Environmental Effects accompanies a development application to Northern Beaches (Warringah) Council for construction of a new dwelling house, construction of a swimming pool and associated landscaping on a residential lot located at 187 Tooronga Road, Terrey Hills NSW.

This Statement describes the subject site and surrounding area, together with planning controls relevant to the site and the development proposed.

The plans in this application are those prepared by UrbanHarmony, Reference 575/19.

Additional information prepared in support of this application includes:

- *Contour and feature survey plan prepared by Richards & Loftus*
- *Landscape design prepared by Eco Design Landscapes*
- *BASIX Certificate prepared by Thermal Performance*
- *Hydraulic Engineering by Engineering Studio*
- *Arboricultural Impact Assessment Report prepared by Arboreport*
- *On-Site waste water management report prepared by Harris Environmental.*

The proposal involves:

- Demolition of the existing residence and swimming pool
- the construction of a new family residence,
- The construction of a new swimming pool
- The construction of new driveway area connecting to existing driveway
- Provision of associated landscaping

This statement provides information about the site and the proposal. Key planning issues are discussed with a summary assessment of the proposal.

2. SITE

2.1 Site details & Existing Site Features

The subject site is legally described as Lot 187 in DP 752017 and is commonly known as number 187a Tooronga Road Terrey Hills . The lot has a land area of 1.61Ha and is located in existing RU4 Primary Production Small Lots zone under the Warringah Local Environmental Plan 2011.

The site is located on the Northern, high side of Tooronga Road. It is near-regular in shape with slightly angled front side and rear boundaries.



Figure 1: Subject Site

© Google Earth Pro

The site comprises the following dimensions:

Primary Street frontage:	116.435m
Rear Boundary:	103.6m
Length:	150.895m (Left) / 142.73m (Right)
Site Area:	1.61Ha

The site is currently occupied by an existing brick residence with a tiled roof and swimming pool located toward the rear of the site. A metal garage exists to the front Southeastern corner of the site and is to be retained. Timber Stables exist to the Northeastern rear corner of the site and are to be retained. Existing septic tanks are located in the Western middle section of the site and are to be replaced as needed to suit the proposed dwelling.

The site is in a generally well kept condition. It is predominantly grassed with existing trees present of varying maturity and other existing landscaping.

The site's physical characteristics include a slight grade falling from the rear of the site to the front of the site from the North to the West. The highest point on the site is located in the rear left (North West) corner of the site and the lowest at the front left (South West) corner; fall over this distance is approximately 16.74m.

The proposed location of the new dwelling is in predominantly the same location as the existing dwelling. The proposed swimming pool is in the same vicinity as the existing swimming pool and driveway areas proposed utilise existing driveway location and access point.

Views to and from the site are local and are punctuated by existing planting & trees; a minor local view is present at the front of the site through trees.

2.2 Site Photographs



Figure 2: Aerial View of site (Approx North to left of image)



Figure 3: Existing residence looking North



Figure 4: Existing driveway & residence looking North



Figure 5: Existing driveway & residence looking North



Figure 6 Existing Residence and existing landscape



Figure 7 Existing stables



Figure 8 Artistic view of proposed residence (front / South)



Figure 9 Artistic view of proposed residence (front / South)



Figure 10 Artistic view of proposed residence (rear / North)

2.3 Locality & Site Context

The locality is large lot residential / rural in nature. The general vicinity of the site is characterised by larger allotments within a landscaped setting with predominance of natural features and vegetation. Residential sites in the locality have been generally improved with a range of one to two storey residential developments, the design of which has been largely influenced by larger site areas available.

2.4 Planning Controls

The site is zoned as RU4 Primary Production Small Lots under the provisions of the Warringah LEP 2011.

The development proposed is for a Dwelling House to be constructed within the existing RU4 zone. Dwelling houses are permitted with consent within the RU4 Zone as identified by council's Land zoning maps.

The proposal has been designed with direct consideration of the Warring Development Control Plan, The Warringah Local Environmental Plan 2011, the Building Code of Australia and all relevant Local and State Government acts pertaining to the proposal.

The proposal meets energy, water & thermal efficiency targets set by the NSW State Government in the required BASIX certificate, which is included with this application.

2.5 Site Constraints

The following site constraints were identified from Warringah council mapping and Warringah Council site summary information:

- The site is identified as Riparian land with a small section to the front west side of the site
- The site is identified as Warringah LEP 2011 Land Slip Risk Map Area A
- The site is identified as Warringah LEP 2011 Land Slip Risk Map Area B
- The site is not listed as a heritage item, nor is it within a conservation area of Warringah
- The site is NOT identified on Acid Sulphate Soils mapping
- The site has a maximum Building Height permissible of 8.5m
- The site is within an area requiring a Minimum Lot size of 20,000m² (2ha). (The site is 1.61Ha.)
- The site is not located within a bushfire prone land area.

3. PROPOSED DEVELOPMENT

3.1 Project Details

The proposed development consists of:

- Construction of a new dwelling house
- Construction of a new integrated garage beneath the proposed dwelling,
- Construction of a new swimming pool with associated landscaping
- Vehicular access to the proposed residence utilising the existing entry point
- Associated landscaping front, side and rear.

The proposed dwelling will incorporate external wall finishes using rendered brickwork and stone cladding, aluminium framed windows and a metal deck roof. A schedule of exterior colours and materials accompanies this application.

3.2 Floor Areas & Landscaped Areas.

Site Area: 1.61Ha

The proposal involves the following floor areas:

Ground Floor:	519.97m ²
Lower Ground Floor:	138.10m ²
Garage:	116.99m ²
Outdoor Lounge:	30.91m ²
Outdoor Dining:	28.81m ²
Porch:	24.56m ²
Dining Terrace:	10.11m ²
Master Bedroom Terrace:	4.41m ²
 TOTAL	 873.94m ² (94.1 Squares)

Landscaped Areas:

Proposed site coverage: 1946.8m² or 12.08%
Soft landscaped area: 14164.2m² or 87.92%

4. KEY ISSUES & CONTROLS 1

Warringah Local Environmental Plan (LEP) 2011

4.1 RU4 Zone Objectives

The site is zoned as RU4 Primary Production Small Lots Zone under the provisions of the Warringah LEP 2011.

The proposed existing dwelling house use is permissible with the consent of Council.

The development of and use of the land for residential purposes within the RU4 Zone 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 proposed dwelling house will be consistent with the desired future character of the surrounding locality for the following reasons:

- The proposed dwelling is intended to replace the existing dwelling present on the site and will be consistent with and complement existing detached style residential housing within a rural setting and not change from the existing use.
- The proposed development respects the scale and form of other existing detached style housing within the locality.
- The proposal will not increase the demand for public services as the proposed is intended to house the existing family living in the home.

4.2 Building Height (LEP 4.3)

The site is located in an area 'I' of the height of buildings map under the Warringah LEP 2011. The proposed dwelling is required to have a maximum height of 8.5m. The objectives of this LEP clause are designed to ensure that buildings are compatible with the height and scale of surrounding and nearby development, to minimise visual impact, minimise disruption of views & loss of privacy and loss of solar access, to minimise any adverse scenic impacts and to manage visual impacts of developments when viewed from public spaces.

Building heights, existing or proposed do not exceed 8.5m maximum heights at any point as identified by LEP & DCP requirements. The proposed dwelling is approximately a maximum of 7.7m

high, above Natural Ground Level (NGL). Maximum height RL's are indicated on all elevations and sections relevant to natural ground levels.

4.3 Floor Space Ratio (LEP 4.4)

The site is not identified within LEP maps for floor space ratio, the control is not adopted within the Warringa LEP under clause 4.4. Bulk and scale within the proposal is addressed by utilising LEP height requirements and general site coverage considerations with regard to landscaped area as discussed further in following points.

4.4 Additional Local Provisions (LEP 6)

4.4.1 Earthworks (LEP 6.2)

LEP Clause 6.2 relates to Earthworks. The proposed residence incorporates a lower level garage area requiring excavation and minor filling to external areas as indicated on accompanying plans, elevations and sections. The dwelling has been positioned on the site in a location that will allow natural drainage to occur to either side of the proposal. External ground levels generally follow natural slope present on the site.

4.4.2 Development on sloping land (LEP 6.4)

LEP clause 6.4 relates to development on sloping land. The subject site is identified within council's LEP Landslip Risk mapping as Area A and Area B. The site is predominantly located within area A with a small percentage of the site located in area B. Natural ground lines are generally retained within the proposal and stormwater discharge will be suitably collected and detained in accordance with the hydraulic engineer's design.

5. KEY ISSUES & CONTROLS 2

Warringah Development Control Plan 2011

General Controls

5.1 Wall Heights (DCP B1)

The lot is identified within council mapping as requiring a 7.2m maximum wall height to existing ground level. Ceiling heights do not exceed 7.2m at any point, 7.2m elevation lines relevant to Natural Ground Level (NGL) (existing ground level) are indicated on all relevant elevations and sections. The proposal is considered compliant with this control.

5.2 Side Boundary Setbacks (DCP B5)

Side boundary setbacks identified from council mapping are 10m. Setbacks are generally in excess of 10 metres to side elevations with between 10 and 12m on the Western (Left) Elevation and approximately 49.8m to the Eastern (Right) elevation. The proposal is considered compliant with this control.

5.3 Front Boundary Setbacks (DCP B7)

Front boundary setback identified from council mapping is 20m. The proposal is located approximately 91 metres rearward on the site to the front boundary. The proposal is considered compliant with this control.

5.4 Rear Boundary Setbacks (DCP B9)

Rear boundary setback identified from council mapping is 10m. The proposal is located approximately 21.5 metres from the rear boundary with the bulk of the home 38m away from the rear boundary. The proposal is considered compliant with this control.

5.5 Traffic, Access and Safety (DCP C2)

The proposed development utilises the existing driveway crossing and driveway entry point to a new driveway area connecting to a new four car garage located beneath the proposed residence. Refer to the Landscape Plan accompanying this Development Application for further detail.

5.6 Parking Facilities (DCP C3)

The objective of this control is to provide for an adequate number of parking and service spaces that meet the demands generated by the development, whilst avoiding adverse visual and environmental impacts. The car parking facilities should be functional and safe. Four car spaces

have been provided to meet the criteria of this control, additional off street car parking is also available on driveway areas attached to the proposed garage. The dwelling is located over 90m from Tooronga Road, minimising visual impact to public spaces. The proposed garage doors are located on a secondary facade so any visual impact of the doors is negated.

5.7 Stormwater (DCP C4)

Stormwater runoff is intended to be discharged to existing drainage facilities servicing the site in accordance with Hydraulic Engineers design. The proposed stormwater drainage system is to be designed in accordance with councils' water management policy.

5.8 Erosion and Sedimentation (DCP C5)

Sediment control measures are to be provided prior to works commencing on site to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private land. An Environmental Site Management Plan / Sediment control diagram is included and accompanying this Development application.

5.9 Excavation and Landfill (DCP C7)

The outcome of this control is to minimise site disturbance and to avoid damage to the proposed development or adjoining properties where any excavation and landfill is proposed.

The proposal generally utilises the existing platforms created by the original house to achieve a minimal amount of excavation whilst accommodating the proposed residence. The proposed garage area is positioned in a location beneath the residence requiring cut to accommodate the space at the rear while generally utilising natural ground levels at the front of the home to retain external ground levels and address the natural slope present. Proposed levels at the rear of the home require minimal ground works to address minor cut at the rear of the proposed pool with existing levels generally utilised here also. All areas of cut and fill are intended to be addressed with retaining walls as per Landscape designs in accordance with structural engineers details. Proposed excavated areas are indicated on all elevations and sections and intended to be constructed in accordance with Engineers structural design and geotechnical requirements. Excavated areas are to be constructed to ensure geological stability and not result in any adverse impact to adjoining land.

5.10 Demolition and Construction & Waste Management (DCP C8, DCP C9)

Demolition and construction waste will be minimised by utilising recycling principles as outlined in the Waste Management Plan accompanying the application. Materials will be re-utilised on site as appropriate or recycled off site at an appropriate waste facility. The site will be protected by site fencing for the duration of the works. Appropriate waste and recycling bin storage areas are

located at the front of the site behind the front fence and are shown on the accompanying Landscape plan.

Ongoing waste generated by the proposal will be no more than expected in a normal residential context.

5.11 Landscaped Open space and Bushland Setting (DCP Section D1)

The outcome of this control is to provide a built form that is complemented by landscaping, maintain streetscape and privacy between dwellings, accommodate outdoor recreation opportunities, to provide relevant service areas and to facilitate water management including on-site detention and infiltration of stormwater.

Required Landscaped open space under DCP mapping is 30% of site or 4833.3m².

Proposed Landscaped open space is noted on site plan drawings and is calculated at 14164m² or 87.92%. Detailed landscape plans prepared by Eco Design Landscapes accompany this application.

5.12 Private Open space (DCP D2)

Private open space required for the proposed residence is a total of 60m² with minimum dimensions of 5 metres as the home has 3 or more bedrooms. Significant areas are available to the rear of the proposed residence for private open space utilisation.

5.13 Noise (DCP D3)

No noise omission is intended from the proposed residence. The intended use of the proposed dwelling is residential in nature.

5.14 Access to sunlight (DCP D6)

The outcome of this control is for new residential development to be sited so as to maximise solar access during mid winter, providing a minimum of 3 hours of sunlight to the private open spaces and living rooms of adjoining development and the proposed development in mid winter. The proposed dwelling allows for good connection to the northerly aspect present at the rear. No overshadowing is generated to any adjoining property or public open space. Attached shadow diagrams illustrate how the objectives of this control have been achieved. The existing dwelling receives good solar access in external and internal living spaces.

5.15 Views (DCP D7)

This outcome of this control provides for a reasonable sharing of views amongst dwellings with views and vistas from roads and public spaces to water, headland, beach and bush views protected, maintained, and where possible, enhanced.

Very minor local views are present at the front of the site, no neighbouring property views are affected by the proposed. No impacts are anticipated to any view sharing.

5.16 Privacy (DCP D8)

The intended outcome of this control is to provide optimal visual privacy to habitable rooms and outdoor living areas for the proposed development and for the adjoining neighbours.

The proposed dwelling has been designed to be located toward the rear of the site, no adverse privacy impacts are expected.

5.17 Building Bulk (DCP D9)

This control's objectives are to encourage good, innovative design as well as minimising the visual impact of development when viewed from adjoining property.

The overall height of the proposal is controlled by the sloping nature of the site. Front, side and rear setbacks are generally varied with substantial articulation provided to all elevations providing visual relief and opportunity for landscape. Filled areas do not exceed one metre depth and excavated areas are generally contained within the building footprint as indicated on elevations. The proposed residence has been located to respond to natural topography with front garage and lower living areas addressing natural / existing ground levels at the front of the site and primary living areas and outdoor areas accessing natural ground level at the rear of the site. Large eaves overhangs within facades are able to provide shading to North facing elements of the home while introducing shadows into the proposed facade and softening vertical elements. A mixture of materials within facades seeks to further modulate appearance. Existing and proposed landscape is intended to all setback areas in order to further soften appearance.

5.18 Building Colours and Materials (DCP D10)

The proposed dwelling has been designed to enhance the visual quality and identity of the streetscape with building forms that relate in scale and finish to the surrounding natural and built environments. External finishes are intended to harmonise with the natural environment, with the use of stone, timber clad and rendered areas in earthy tones evident in the locality.

A schedule of colours and materials accompanies this Development Application.

5.19 Roofs (DCP D11)

This control's objectives are to ensure roofs compliment the local skyline and conceal plant and equipment. The proposed lift does not require an overrun with machinery located internally and minimal headroom. Air conditioning units are located within the roof space of the proposed dwelling and externally on ground. Solar panels are intended to be located on the elevated roof area to the rear of the proposed residence. Eaves are provided in relevant locations and roof materials are intended to be of low reflectivity.

5.20 Glare and Reflection (DCP D12)

This controls objectives are to ensure that development will not result in glare from artificial illumination or sun reflection. Artificial illumination is intended to be minimal and generally directed within the subject site. Sunlight reflectivity to affected facades is largely minimised through low reflectivity roofing on a flat roof and through general recession of window glass within the facade.

5.21 Site Facilities (DCP D14)

This control relates to the logical placement of facilities on the subject site to ensure minimal impact to all residents. Garbage bin areas are proposed to be housed within the garage areas of the residence. Proposed mail boxes are located within the front fence fronting Tooronga Road.

5.22 Side and rear fences (DCP D15)

Side and rear fences are existing and unchanged as part of this application.

5.23 Swimming Pools and spa pools (DCP D16)

A swimming pool is proposed at the rear of the proposed residence. Three trees are to be removed in the vicinity of the proposed pool and are indicated on site plan drawing 575-101. The proposed pool and surrounds is indicated within Landscape design prepared by Eco Design Landscapes and is indicated on Site plan drawing 101 and Ground floor plans.

5.24 Safety and Security (DCP D20)

This controls' objective is to ensure that the proposed development maintains and enhances security and safety of true community. The proposed dwelling has been designed to allow for casual surveillance of neighbouring areas in the public domain with living areas in high use areas located with site lines toward the front of the allotment.

5.25 Provision and location of utility services (DCP D21)

This controls objective is to ensure that adequate utility services are provided to the land being developed. Utility services are all intended to be provided as required. Services where appropriate are intended to be provided within a common trench where possible. Existing wastewater disposal is to be upgraded in accordance with the wastewater management report provided by Harris Environmental accompanying this application.

5.26 Conservation of Energy and Water (DCP D22)

This controls objectives are to ensure energy and water use are minimised. The proposed residence has been designed to utilise the Northern aspect of the subject property in order to maximise available natural daylight and solar access. Solar access is also maintained to surrounding property due to the location of the proposed residence. A photovoltaic solar system is proposed by the owner to assist with energy conservation. Landscape design is intended to assist in the conservation of energy and water through careful plant selection. The proposed is intended to comply with council's water management policy as required and a 107000L rainwater tank is proposed.

5.27 Preservation of Trees or Bushland Vegetation, Prescribed Vegetation, Wildlife corridors (DCP E1, E2, E4)

These controls relate to tree and vegetation clearing, Prescribed vegetation and wildlife corridors. Eight trees are intended to be removed as part of this application and are described within the Arboricultural assessment accompanying this application prepared by Arboreport. Other vegetation existing on the subject site is to be generally retained. No wildlife corridors or prescribed vegetation are noted on council mapping with relevance to the subject site.

5.28 Retaining Unique environmental features (DCP E6)

The proposed residence deliberately utilises the general location of the existing residence to minimise disturbance to the overall site and retain existing site features.

5.29 Waterways and Riparian Lands (DCP E8)

The subject site is identified as containing a small area of riparian land within the front to middle Western (left) area of the site. This area is intended to remain unchanged by the proposed residence and landscape. Existing watercourses are intended to remain unchanged in this area.

5.30 Landslip Risk (DCP E10)

The subject site is identified as landslip risk area "A" and "B" on council maps. The subject site is primarily within area "A" landslip risk as identified by council mapping.

6. IMPACTS

Natural Environment

The subject site is currently occupied by an existing brick residence. The proposal seeks to construct a new single storey dwelling on the site with a garage under. The result would be a minor and expected impact on the existing site through the construction of a new home. It is intended that there is no adverse impact on the adjoining natural environment as a result of the proposed dwelling.

Built Environment

The proposed dwelling has been designed and located to ensure that levels of privacy, solar access and amenity are maintained for adjoining properties and also for future occupants of the proposed dwelling. It is therefore considered that the proposed dwelling will have minimal impact on the existing built environment.

Social Impact

It is considered that the proposal will have no adverse social impact.

Economic Impact

It is considered that the proposal will have no adverse economic impact.

7. CONCLUSION

The proposed dwelling has been designed to provide a residence that meets the needs of the owners whilst providing minimal impact on the environment or disturbance to surrounding properties.

The proposal has no significant implications for other land and will enhance its surrounds and where there is the potential for impact, the issues have been discussed in this statement.

Careful consideration has been given to all aspects pertaining to the site and the dwelling has been designed to best utilise area available on the site, compliment surrounding development and is a development suitable in character to the context of its setting and surrounds.

The proposal is consistent with Council setbacks and LEP height requirements and satisfies residential design principles with relevance to its location and use.

In this regard it is considered that this Statement of Environmental Effects demonstrates that the proposal satisfies aims and objectives as well as requirements of relevant regulatory controls.

It is considered that the proposal will not result in a detrimental impact upon the amenity of adjoining properties nor the character of the immediate area and that the improvements to the site outweigh any minor impacts.

It is with this in mind, it is concluded that the development of the site in the manner proposed, the proposal is considered to be acceptable and worthy of the support of Council.