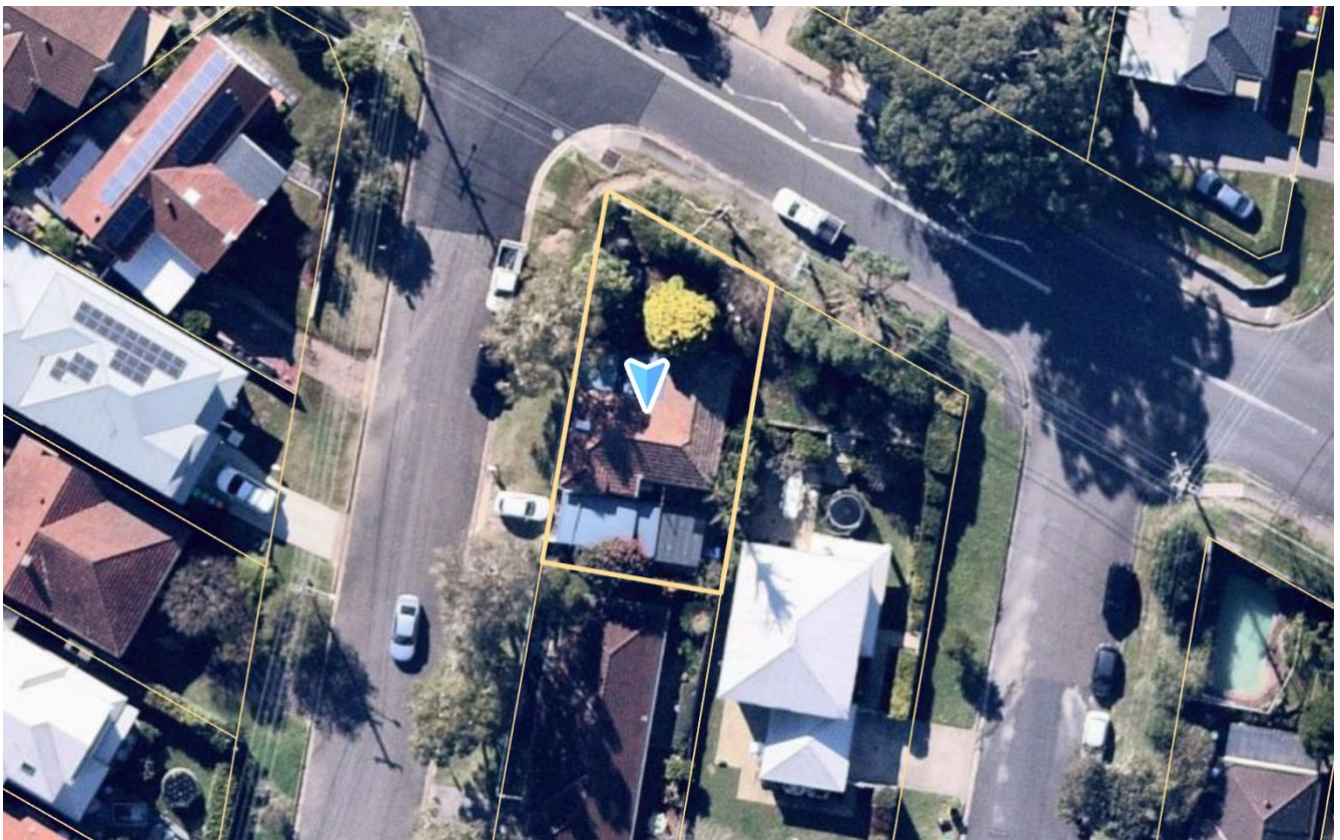




STATEMENT OF ENVIRONMENTAL EFFECTS

Project Details

Proposal:	Installation of Manufactured Home as Primary Dwelling, and Demolition of Existing Dwelling, Garage and Awning
Subject Site:	47 Woodbine Street NORTH BALGOLAH 2093 (Lot 1 / DP 834931)
Zone:	R2 – Low Density Residential
Lot Size:	345.8sqm
Date:	2 September 2022



47 Woodbine Street NORTH BALGOWLAH 2093

This statement has been prepared by Progressive Project Solutions at the request of the owner in support of a Development Application to the Northern Beaches Council



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1. PROJECT SUMMARY

1.1 Proposal

This Statement of Environmental Effects (SoEE) is attached to a proposal for the 'Installation of Manufactured Home as Primary Dwelling', and 'Demolition of Existing Dwelling, Garage & Awning' at 47 Woodbine Street NORTH BALGOWLAH 2093.



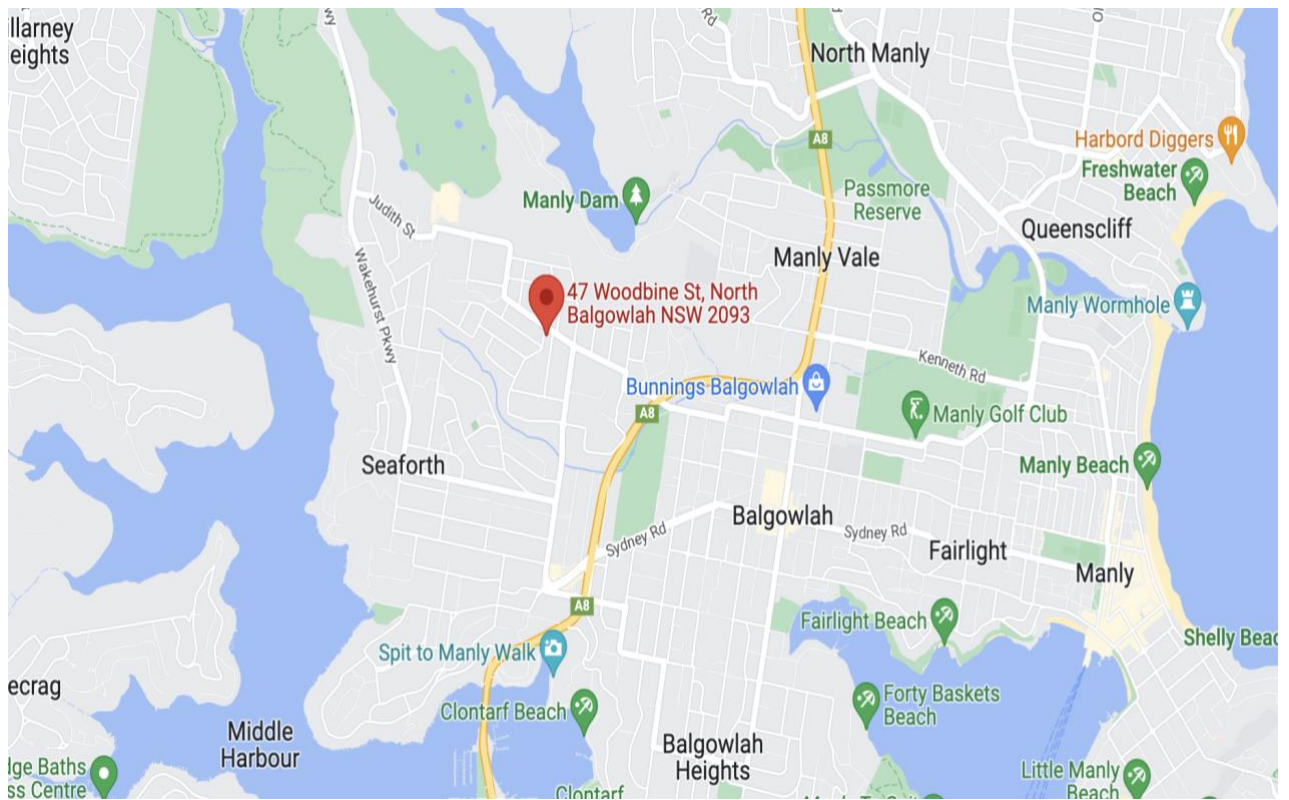
Artists Impression – 47 Woodbine Street NORTH BALGOWLAH 2093

1.2 Site Details

The subject site is located in the established residential area of North Balgowlah in the Northern Beaches Local Government Area. The area of this proposal was likely subdivided some 60 years ago, with varying styles of homes on lots ranging from 315sqm to 900sqm.

The lot has a gradual slope from the north to the southeast. The lot is predominately maintained vegetation with two trees to be removed as part of this application to make way for the new dwelling.

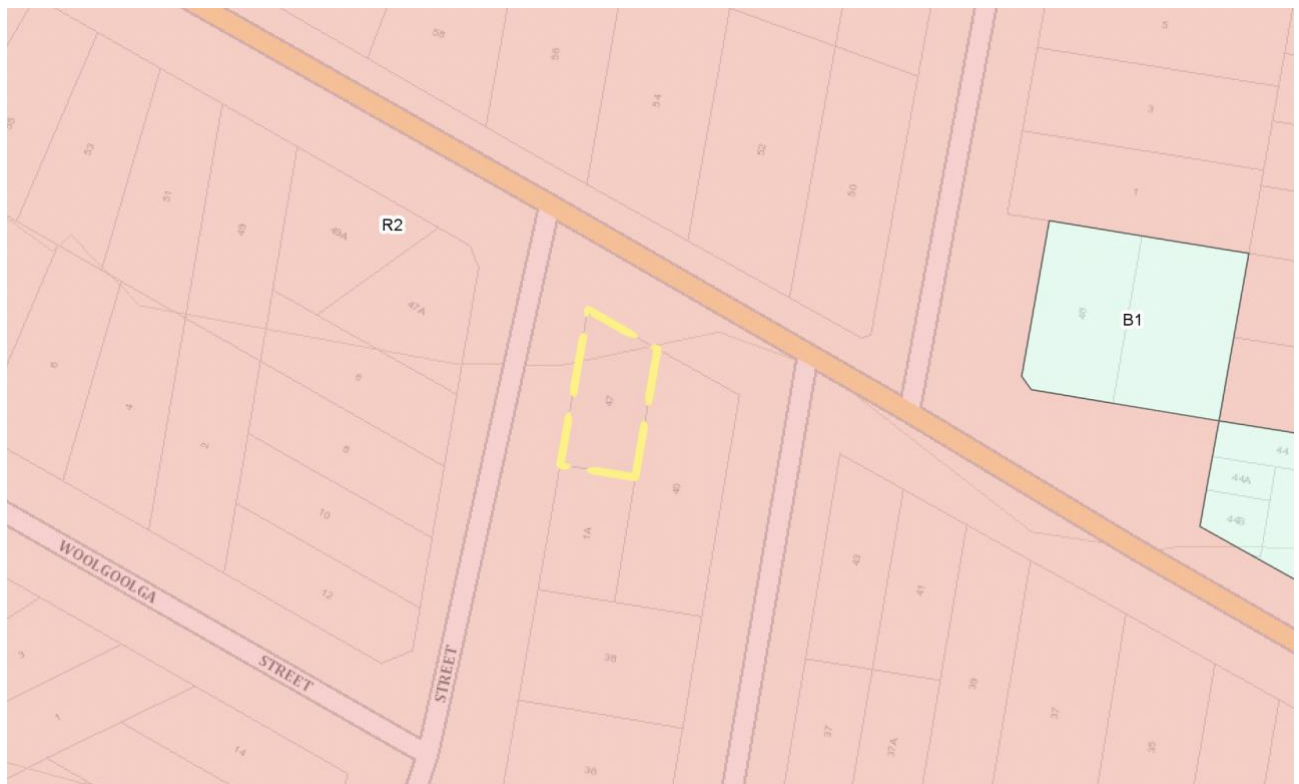
The site has access to all council services, and it is accessed from a sealed road that has kerb and gutter along with footpaths and street lighting.



47 Woodbine Street NORTH BALGOWLAH 2093 – Location Map

1.3 Land Zoning

The site is zoned R2 – Low Density Residential under Warringah LEP 2011 (WLEP 2011). Dwelling Houses are permissible with consent. The proposal satisfies the development standards and objectives contained within the WLEP 2011.



Subject Property Zoning Map

1.4 LEP Considerations

This document has been prepared pursuant to s.4.12(9) of the EP&A Act 1979 and cl.47 and schedule 1, Part 1, cl. 2(c) of the Environmental Planning and Assessment Regulation 2000 and reviews the applicable environmental planning instruments and development control plans that apply to the subject property as well as the environmental impacts of the proposal with particular reference to the relevant heads of consideration listed under s4.15 of the Act.

The proposal is Local Development.

1.5 DCP Considerations

The development achieves the principles for residential development under the provisions of the Warringah DCP - 2011 (WDCP 2011). Where variations to the non-statutory controls are proposed they are addressed and justified in the body of this Statement. The site contains opportunities and constraints that have been balanced against the WLEP and WDCP provisions.

Consideration has been given to the residential character;

- likely future character;
- the sites zoning;
- amenity impacts; and
- strategic role of the site in delivering additional housing and housing choice.

The proposal is for the 'Installation of a Manufactured Home as Primary Dwelling' and 'Demolition of Existing Dwelling, Garage & Awning'. The WDCP is satisfied in this instance.

1.6 Hazards & Constraints

The site has no hazards or constraints.

1.7 Supporting Documents

The application is supported by architectural plans prepared by EcoLiv, Project No. 22-02, dated August 2022.

Information accompanying the development application includes:

- Architectural Plans
- SoEE
- Project Cost Estimate
- Due Diligence Statement
- AHIMS Search
- Waste Management Plan
- Construction Management Plan

Collectively, the reports and plans demonstrate that the proposal is in the public interest and represents an acceptable planning outcome for both the owners of the property, direct neighbours and the Northern Beaches LGA.

1.8 Construction Activities

All construction activities associated with this application will be carried out with compliance with the BCA and Local Government Regulations and within the site boundaries.

1.9 Statement of Use

The new dwelling will be for private use only.

2.0 Conclusion

Therefore, it is with confidence and high expectation of support that the subject development is submitted to Council for approval.

2. PLANNING CONTROL CONSIDERATIONS

2.1 Environmental Planning & Assessment Act 1979

Objects of Act

The objects of this Act are as follows—

- to promote the social and economic welfare of the community and a better environment by the proper management, development, and conservation of the State's natural and other resources,
- to facilitate ecologically sustainable development by integrating relevant economic, environmental, and social considerations in decision-making about environmental planning and assessment,
- to promote the orderly and economic use and development of land,
- to promote the delivery and maintenance of affordable housing,
- to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities, and their habitats,
- to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),
- to promote good design and amenity of the built environment,
- to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,
- to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,
- to provide increased opportunity for community participation in environmental planning and assessment.

The following is an assessment of the application pursuant to Section 4.15 (1) of the Environmental Planning and Assessment Act 1979. The relevant matters for consideration under the EP&A Act 1979 are:

Section 4.15(1)(a)(i) – Provisions of any environmental planning instrument	<i>Satisfactory. See discussion on “Environmental Planning Instruments” in this report.</i>
Section 4.15(1)(a)(ii) – Provisions of any proposed planning instrument	<i>The current planning controls for the subject site, as contained within the current WLEP, are not proposed to change under any Draft LEP.</i> See additional information below
Section 4.15(1)(a)(iii) – Provisions of any development control plan	<i>Satisfactory. See discussion on “Development Control Plans” in this report.</i>
Section 4.15(1)(a) (iiia) – Provisions of any planning agreement	<i>Non applicable.</i>

Section 4.15(1)(a)(iv) – Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> (EP&A Reg)	<i>The Application has been made in accordance with the relevant matters prescribed by the Regulations.</i>
Section 4.15(1)(b) – the likely impacts of the development, including environmental impacts on the natural and built environments and social and economic impacts in the locality	<p><i>(i) The environmental impacts of the proposed development on the natural and built environments are addressed under the Development Control Plan section in this report and are satisfactory.</i></p> <p><i>(ii) The proposed development will not have a detrimental social impact in the locality considering the nature of the proposal.</i></p> <p><i>(iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</i></p>
Section 4.15(1)(c) – the suitability of the site for the development	<i>The site is considered suitable for the proposed development.</i>
Section 4.15(1)(d) – any submissions made in accordance with the EP&A Act 1979 or EP&A Reg 2000	<i>“Public Notification” and submissions will be managed through the normal processes.</i>
Section 4.15(1)(e) – the public interest	<i>No matters have arisen in this assessment that would justify the refusal of the application in the public interest.</i>

Section 4.15(1)(a)(ii) – Provisions of any proposed planning instrument – additional Information

The proposed development is a single dwelling that comprises a manufactured home. The definition of a manufactured home is found in the dictionary to the *Local Government Act 1993* and is:

manufactured home means a self-contained dwelling (that is, a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling—

- (a) that comprises one or more major sections, and
- (b) that is not a motor vehicle, trailer or other registrable vehicle within the meaning of the *Road Transport Act 2013*, and includes any associated structures that form part of the dwelling.

A manufactured home is also defined in *State Environmental Planning Policy (Housing) 2021* for the purposes of inclusion within a manufactured home estate as follows:

manufactured home means a self-contained dwelling (that is, a dwelling that includes at least 1 kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling—

- (a) that comprises 1 or more major sections that are each constructed, and assembled, away from the manufactured home estate and transported to the estate for installation on the estate, and
- (b) that is not capable of being registered under the *Traffic Act 1909*, and includes any associated structures that form part of the dwelling.

A dwelling is defined in *Warringah LEP 2011* as a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile. Both definitions of a manufactured home demonstrate without doubt that the proposed development, being a manufactured home, constitutes a dwelling.

A dwelling house, defined as a building that contains only one dwelling, is permitted with consent in zone R2 Low Density Residential under *Warringah LEP 2011*. Given that the proposed development is a single dwelling it can therefore be defined as a dwelling-house and is permitted with consent.

2.2 State Specific SEPPS

The State Environment Planning Policies SEPPs align with the new thematic framework developed by the Department of Planning and Environment. This framework includes the following focus areas: Housing, Transport and Infrastructure, Primary Production, Biodiversity and Conservation, Resilience and Hazards, Industry and Employment, Resources and Energy and Planning Systems.

State Environmental Planning Policy – Biodiversity and Conservation 2021	<i>The Biodiversity Conservation Act, 2016 was formally implemented to conserve and protect biodiversity values and systems across the State. The legislation lists threatened species and ecological communities (EEC's) and outlines processes and procedures in the assessment of these valuable and sensitive environmental species and communities. Council's mapping system which shows where biodiversity and EEC's exists and this site is subject to an Endangered Eco Community and Native Vegetation. This lot is not listed under Biodiversity Mapping.</i>
State Environmental Planning Policy – Building Sustainability Index: BASIX 2004	<i>The trigger for BASIX Certification is when the estimated cost of works for residential development (new dwelling(s)/alterations and additions) is equal to or above \$50,000. BASIX Certification is also triggered when proposing a swimming pool with a volume of 40,000 litres. The estimated cost of development proposed is noted within the cost analysis, and a BASIX Certificate has been prepared by, the designer satisfying the minimum requirements of SEPP (Building Sustainability Index: BASIX) 2004. A Basix Certificate is not required in this instance.</i>
State Environmental Planning Policy – Resilience and Hazards 2021	<i>Not applicable to this application – this land has historically been coastal bushland prior to subdivision</i>
State Environmental Planning Policy – Exempt & Complying Development Codes 2008	<i>Full compliance</i>

State Environmental Planning Policy – Housing 2021	<i>Full compliance with this policy as DCP compliance is achieved</i>
State Environmental Planning Policy – Industry and Employment 2021	<i>Not applicable to this application</i>
State Environmental Planning Policy – No. 47 Moor Park Showground	<i>Not applicable to this application</i>
State Environmental Planning Policy – No. 65 Design Quality of Residential Apartment Development	<i>Not applicable to this application</i>
State Environmental Planning Policy – Planning Systems 2021	<i>Not applicable to this application – not State or Regional significant development</i>
State Environmental Planning Policy – Precincts ‘Central River City’ 2021	<i>Not applicable to this application</i>
State Environmental Planning Policy – Precincts Regional 2021	<i>Not applicable to this application – not a Part 3A Project</i>
State Environmental Planning Policy – Precincts Western Parkland City 2021	<i>Not applicable to this application</i>
State Environmental Planning Policy – Primary Production 2021	<i>Not applicable to this application – Lot size is only 345.8 sqm.</i>
State Environmental Planning Policy – Resources and Energy 2021	<i>Not applicable to this application</i>
State Environmental Planning Policy – State Significant Precincts 2005	<i>Not applicable to this application</i>

2.3 Environmental Planning Instruments – Warringah LEP 2011

Aims of Plan

This Plan aims to make local environmental planning provisions for land in that part of Northern Beaches local government area to which this Plan applies (in this Plan referred to as **Warringah**) in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
Not applicable in this instance as this is a residential proposal for the Installation of a Manufactured Home as a Primary Dwelling – to replace the existing dwelling which is to be demolished.
- (a) to create a land use framework for controlling development in Warringah that allows detailed provisions to be made in any development control plan made by the Council,
The lot sits in an existing R2 – Low Density lot. The proposal is for replacement of an existing dwelling with a new dwelling and as such must, and does comply with the DCP requirements for the zone.
- (b) to recognise the role of Dee Why and Brookvale as the major centres and employment areas for the sub-region,
Not applicable to this aim as it is a residential proposal
- (c) to maintain and enhance the existing amenity and quality of life of the local community by providing for a balance of development that caters for the housing, employment, entertainment, cultural, welfare and recreational needs of residents and visitors,
This proposal respects and complies with this aim by providing housing on an established residential lot. The proposal is residential.
- (d) in relation to residential development, to—
- (i) protect and enhance the residential use and amenity of existing residential environments, and
Aim achieved by virtue that an existing dwelling is being replaced with a new dwelling
- (ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and
In this instance the aim is achieved through LEP and DCP compliance
- (iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,
This proposal complies with all relevant objectives listed in the DCP and, furthermore, will enhance the locality by replacing an old dwelling with a new dwelling resulting in no adverse effects.

(e) in relation to non-residential development, to—

- (i) ensure that non-residential development does not have an adverse effect on the amenity of residential properties and public places, and
- (ii) maintain a diversity of employment, services, cultural and recreational facilities,
Not applicable to this application as this proposal is for a residential development.

(f) in relation to environmental quality, to—

- (i) achieve development outcomes of quality urban design, and
- (ii) encourage development that demonstrates efficient and sustainable use of energy and resources, and
- (iii) achieve land use relationships that promote the efficient use of infrastructure, and
- (iv) ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and
- (v) protect, conserve and manage biodiversity and the natural environment, and
- (vi) manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity,

This proposal is for the demolition of an old, disfunctional dwelling with a new modern home that respects and includes many eco friendly features. It will have a positive effect on the streetscape through quality design, finishes and features. It will have zero impacts on the environment or the hazards listed in this aim

(g) in relation to environmental heritage, to recognise, protect and conserve items and areas of natural, indigenous and built heritage that contribute to the environmental and cultural heritage of Warringah,

A Due Diligence Statement and AHIMS Search have been attached to this application.

(h) in relation to community well-being, to—

- (i) ensure good management of public assets and promote opportunities for social, cultural and community activities, and
- (ii) ensure that the social and economic effects of development are appropriate.

Not applicable to this application as it is a residential development.

Zone R2 – Low Density Residential

Objectives of zone

- To provide for the housing needs of the community within a low-density residential environment.
The proposal complies with the aim of this objective by contributing to the housing needs of the area on an established residential lot.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
Not applicable to this application, as above, this is a residential proposal.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.
This proposal supports the protection of the natural landscape character as it has minimal environmental impacts and sits well in the streetscape.

2.4 Environmental Planning Instruments – Warringah DCP 2011

Residential Zones DCP – 2011

Does the 'Proposed Development' comply with the Council DCP? **Yes**

If the proposal does NOT comply with the DCP then demonstrate compliance with acceptable solution(s) and/or justification of how the proposal meets the 'Performance Criteria'

2.5 Aboriginal Due Diligence Report

AHIMS Search and Due Diligence Report attached to this application

2.6 BCA & NCC Compliance

Full Compliance

2.7 Energy Efficiency

BASIX Certificate is not required for this application as the proposal is for a Manufactured Home.

3. ENVIROMENTAL CONSIDERATIONS

3.1 Historical Use of Land

The lot is within the North Balgowlah residential area in the Northern Beaches LGA. Prior to subdivision it would be safe to assume that this land would have been coastal bushland.

3.2 Demolition

Demolition of the existing single storey vinyl clad brick and tile roofed dwelling, weatherboard garage with metal roof and awning are included as part of this application. Demolition Plan attached

3.3 Acid Sulphate Soils

There are no known acid sulphate soils on this site.

3.4 Contamination

There is no known contamination on this site.

3.5 Site Constraints

The site has no constraints that will affect this proposal

3.6 Clearing of Vegetation

There are two trees to be removed as part of this application to make way for the new dwelling.

3.7 Biodiversity Implications

There are no Biodiversity implications with this proposal

3.8 Bush Fire Hazards

The land is not Bush Fire prone

3.9 Flood Hazards

The land is not flood prone

3.10 Proposed Earthworks

The extent of earthworks in this instance is addressed in the DA Plans Set.

3.11 Sediment Control Measures

See attached DA documentation

3.12 Site Engineering Considerations

There are no engineering implications outside of the engineering requirements of the building that will be identified in the Construction Certificate. There is no impact on council infrastructure.

4.0 IMPACT OF PROPOSAL

4.1 Existing Structures on Land

The lot has an existing dwelling, garage and awning which are to be demolished as part of this application.

4.2 Heritage Impacts

This property is not affected by heritage.

4.3 Boundary Setbacks

Boundary setbacks comply with the DCP for this proposal.

4.4 Building Height

The proposed works achieves full compliance with the height requirements of the DCP

4.5 Bulk and Scale

There are no issues with the 'Bulk and Scale' of the proposal.

4.6 General Design Principles

The design of the proposed dwelling has consideration for sound design principles in relation to solar access, energy efficiency, noise and privacy issues and sits well with the properties in the area.

4.7 Shadowing

There are no shadowing issues with this proposal.

4.8 Streetscape Influence

This proposal is for the installation of a manufactured home as primary well on an established residential lot. The influence on the streetscape is minimal and not as intrusive to the neighbouring properties and with many other dwellings in and around the area enjoying the same design principles.

4.9 Impacts on Neighbouring Properties

Privacy Effects

Nil effect on any neighbours that is not unusual in residential developments in the area

Noise Effects

Nil effect on any neighbours that is not unusual in residential developments in the area

Loss of Views

Nil effect on any neighbours. The proposal has no effects on neighbours in any direction based on the positioning on the lot

4.10 Site Area – Private Open Space

Ample POS for this proposal based on the size of the lot and proposed footprints of building

4.11 Access to Site

Existing access is from Woodbine Street and there is no intention or desire to change the access as part of this application. Refer to attach DA Plans.

4.12 Fencing

No Fencing is part of this proposal

4.13 Construction Management Plan

Attached to application

5.0 SERVICES

5.1 Water

Town Water is connected to the existing dwelling

5.2 Power

Mains power is connected to the existing dwelling

5.3 Telephone & Internet

Telephone and Internet services are connected to the existing dwelling

5.4 Stormwater Management

Connected to existing council infrastructure

5.5 Wastewater Management

Connected to exiting council infrastructure

5.6 Waste Management

See attached Waste Management Plan (WMP)

6.0 CONCLUSION

As demonstrated throughout Sections 4 and 5 of this report, the proposed development complies with all NSW State Government and Northern Beaches Council planning controls.

There are no adverse impacts to the subject site, adjoining properties or the locality.

The proposed development is consistent with the provisions of EP&A Act, Warringah LEP & Warringah DCP and would not have any adverse environmental impacts on the locality.

In this regard, the subject site would be considered to be suitable for the proposed development as presented in this application.