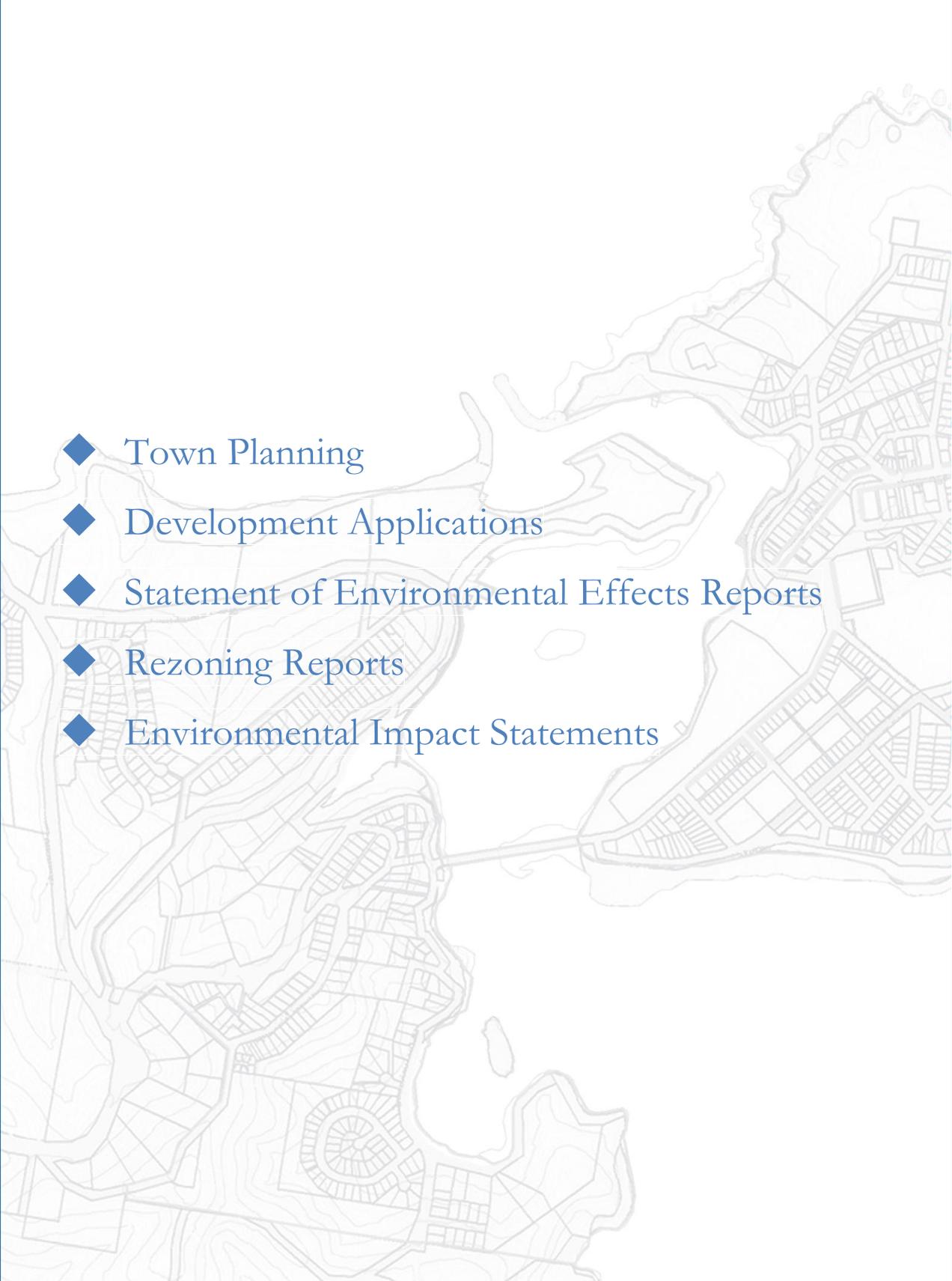


- 
- ◆ Town Planning
 - ◆ Development Applications
 - ◆ Statement of Environmental Effects Reports
 - ◆ Rezoning Reports
 - ◆ Environmental Impact Statements

KEEPPLAN

PLANNING & DEVELOPMENT SERVICES

STATEMENT OF ENVIRONMENTAL EFFECTS REPORT

DEMOLITION OF EXISTING DWELLING, CONSTRUCTION OF NEW TWO STOREY DWELLING, SECONDARY DWELLING & WORKSHOP,

51 Redman Road, Dee Why

**KEEPLAN**

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November 2019

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1.0 INTRODUCTION

KEEPLAN, Planning and Development Services has been engaged by G J Gardner Homes (Brookvale) to prepare a Statement of Environmental Effects Report (SEE) in support of a development application which seeks consent for the demolition of an existing dwelling, construction of two (2) storey dwelling, secondary dwelling and workshop on a site described as No.51 Redman Road, Dee Why.

Our client previously submitted development application No. 2019.0884 to Council however the application was withdrawn at the request of Council on the basis that the previous design was not deemed acceptable which proposed a secondary dwelling at the front of the site and primary dwelling at the rear. The amended proposal has addressed Council's concerns and now proposes the primary dwelling at the frontage of the site and secondary dwelling at the rear. We have consulted with Council's Adam Croft who advised via email correspondence dated 25 November 2019 that the amended proposal was generally satisfactory.

The site is zoned R2 Low Density Residential under the provisions of Warringah Local Environmental Plan 2011(WLEP 2011) and the proposed development is permissible with consent. The proposed development is also considered to be consistent with objectives of the R2 Low Density Residential zone.

The proposed secondary dwelling has been assessed under the provisions of the Affordable Housing SEPP and found to be compliant with relevant provisions as addressed in Section 4.3 of this report.

The development has been designed in accordance with the relevant controls and objectives of Warringah Development Control Plan 2011 and found to be generally compliant.

The report is intended to assist Northern Beaches Council in its assessment of the Development Application and incorporates the following details:

- Description of site and context;
- Description of proposed development;
- Consideration of relevant planning considerations;
- Consideration of relevant environmental effects;
- S4.15-Matters for Consideration under EP & A Act

The report should be read in conjunction with the following supporting material:

- Architectural Plans prepared by KJR Drafting;
- BASIX Certificate prepared by KJR Drafting;
- Stormwater Management Plan prepared by Nastassi & Associates; and
- Arborist Report prepared by S & B Tree Services

2.0 SITE DETAILS

The following details of the site's locational and physical characteristics are provided to assist Council in the assessment of the Development Application.

2.1 Site Location

The subject land is located at 51 Redman Road, Dee Why, as identified in Figure 1.

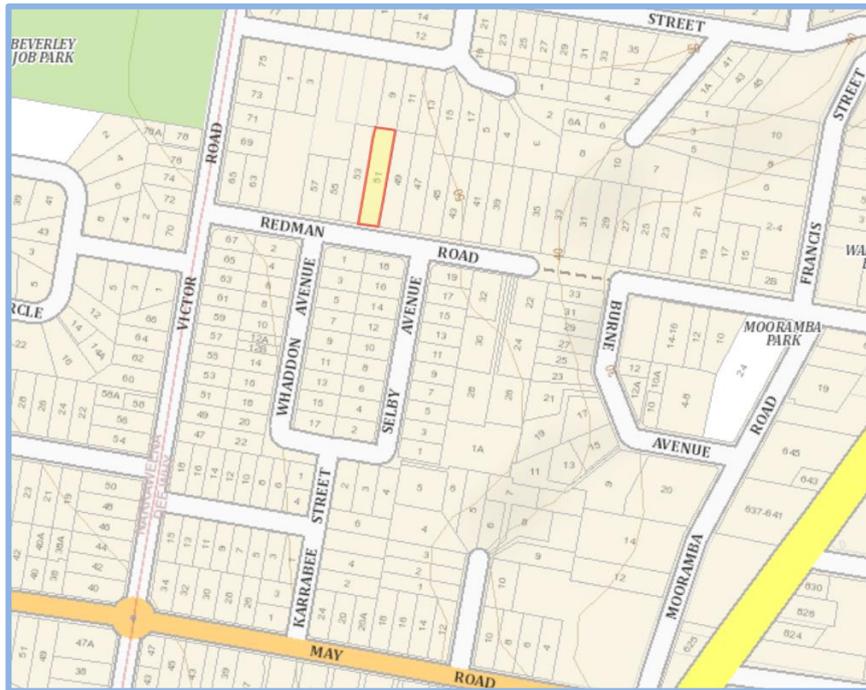


Figure 1 Site Locality Plan

2.2 Site Description

The subject land is described as lot D DP 420004.

The site is a long rectangular shaped lot with an area of 1114.7m² (survey) which has a frontage of 15.24m to Redman Road and has a depth of 73.15m.

The site is currently occupied by a single storey brick dwelling which is proposed to be demolished as part of the current application.

The site falls gently to the rear north eastern corner as illustrated on the survey plan. The survey also illustrates a sewer main that traverses across the middle portion of the site in an east west alignment.

The site comprises as number of scattered trees as identified on the survey plan prepared by Total Surveying Solutions and also addressed in the Arborsist Report prepared by S & B

Tree Services which are submitted in support of the proposal.

Figure 2 provides an aerial depiction of the site.



Figure 2-Aerial view of site

2.3 Site Context

This site is located within a low density residential area of Dee Why comprising a mixture of single and two storey detached dwellings on similar sized lots to the subject site. The site directly adjoins a 3 storey residential flat building to the immediate west and a single storey dwelling to the east. More recent developments in the area comprise larger two storey dwellings of contemporary appearance.

3.0 PROPOSED DEVELOPMENT

The Development Application seeks consent for the demolition of an existing dwelling and construction of a new two (2) storey primary dwelling, secondary dwelling and workshop on a property described as 51 Redman Road, Dee Why.

The two (2) storey primary dwelling is proposed to be sited at the front of the site, the secondary dwelling at the rear of site and workshop in the middle of the site.

The primary dwelling has a GFA of 171m² and is proposed at the front of the site with a front boundary setback of 6.5m, variable western side boundary setbacks of 2.2m and 1.5m and eastern side boundary setback of 5.1m. The primary dwelling has an RL56.8 and garage RL 56.7. The primary dwelling is proposed to be constructed of brick veneer/rendered wall materials on the lower ground level and timber cladding on the upper first floor level with a colorbond roof. The primary dwelling comprises the following floor layouts:

Ground Floor: Entry/foyer, study/guest room, open kitchen, dining and family room, lounge room, powder room, laundry and single garage.

First Floor: Four (4) bedrooms, including master bedroom with WIR, ensuite and three (3) other bedrooms, activity room, bathroom and WC.

The proposed secondary dwelling has a GFA of 51m². The secondary dwelling is setback 5.0m from the rear boundary, 1.47m from the western side boundary and 6.48m from the eastern side boundary. The secondary dwelling comprises one (1) bedroom, open lounge, dining and kitchen room, bathroom and laundry. The secondary dwelling is proposed to be constructed of brick veneer/rendered wall materials with colorbond roof.

The proposed workshop has a floor area of 68m² and is intended to be used to store the client's hobby motor vehicles and to undertake maintenance of the vehicles. The workshop is proposed to be constructed of brick veneer/rendered wall materials with colorbond roof.

The proposal provides for stormwater disposal in accordance with the Stormwater Management Plan prepared by Nastassi & Associates which provides for all collected stormwater being discharged to the middle and rear of the site and treated via an on-site absorption system.

The proposal provides for a new driveway to be constructed adjacent to the eastern side boundary which provides access to the three proposed buildings on site.

The proposal does necessitate removal of some trees as detailed in the Arborist Report prepared by S & B Tree Services which is submitted in support of the proposal.

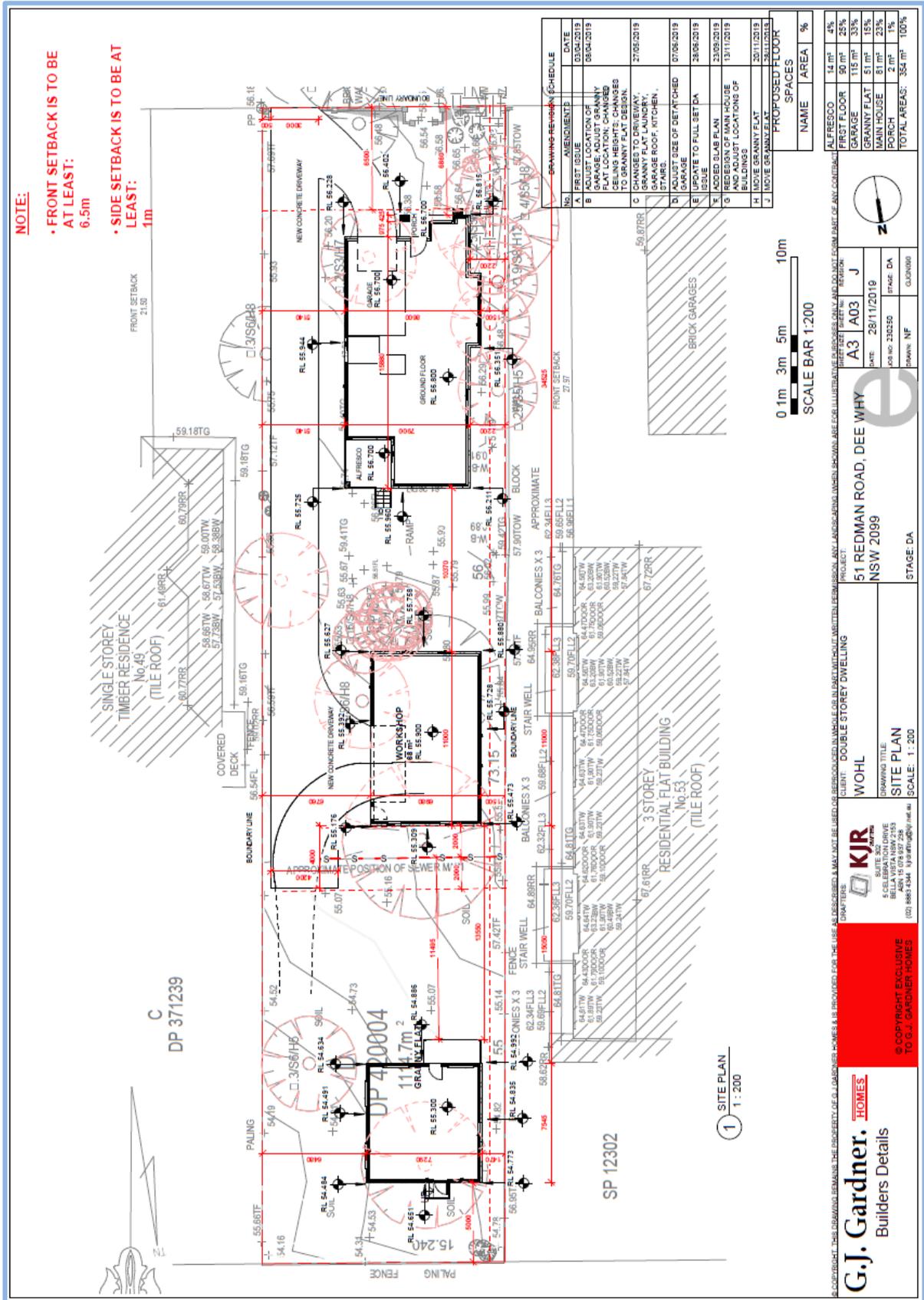


Figure 3-Site Plan

Two storey primary dwelling, secondary dwelling & workshop
 -51 Redman Road, Dee Why



4.0 PLANNING CONSIDERATIONS

4.1 Warringah Local Environmental Plan 2011 (WLEP 2011)

The subject land is zoned R2 Low Density Residential under the provisions of Warringah LEP 2011 and the proposal dwelling, secondary dwelling and workshop are all permissible with the consent of Council. An assessment of the proposal with the relevant clauses of WLEP 2011 is addressed below in Table 1.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)		
Clause	Comment	Compliance
1.0-PRELIMINARY		
1.2 Aims of Plan	Proposal consistent with aims of the plan.	Yes
2.0-PERMITTED OR PROHIBITED DEVELOPMENT		
2.1 Land use Zones	The site is zoned R2 Low Density Residential.	Yes
2.3 Zone Objectives	R2 Low Density Residential zone The proposal provides for the low density housing needs of the community and is consistent with the objectives of the R2 Low Density Residential zone.	Yes
2.7 Demolition requires Development Consent	Development consent is sought for demolition of the existing residence, associated structures and driveway.	Yes
4.0-PRINCIPAL DEVELOPMENT STANDARDS		
4.3 Heights 8.5m	<8.5m	Yes
5.0-MISCELLANEOUS PROVISIONS		
5.4 Miscellaneous Provisions Clause 5.4 (9) restricts the floor area of secondary dwellings to the greater of either a maximum of 60m ² or 11% of the total floor area of the principal dwelling.	51m ²	Yes

5.10 Heritage Conservation	The site does not contain any European heritage items and is not in the vicinity of surrounding heritage items or in a heritage conservation area.	Yes
6.0-ADDITIONAL LOCAL PROVISIONS		
6.1 Acid Sulfate Soils	The site is not mapped with high acid sulfate soils.	Yes
6.2 Earthworks	The proposal involves limited earthworks.	Yes
6.3 Flood Planning	The site is not mapped as flood prone land.	Yes

Table 1-Warringah LEP 2011

4.2 Warringah Development Control Plan 2011

The subdivision has been designed in accordance with Warringah Development Control Plan 2011. A compliance table of relevant controls under Warringah DCP 2011 is contained in Table 1 below.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDPCP)			
CONTROLS	REQUIRED	PROVIDED	COMPLIANCE
PART B –BUILT FORM CONTROLS			
B1 Wall Heights	7.2m	<7.2m	Yes
B2 No of Stories	Not applicable	Not applicable	Not applicable
B3 Side Boundary envelope	Building envelope 45 degrees from 4m Eaves up to 675mm are an allowable encroachment.	Complies	Yes
B4 Site Coverage	33.3% - the total building footprint(s) must not cover more than 33.3% of the site area	N/A	N/A
B5 Side Boundary setbacks	0.9m	Primary dwelling West-1.5m & 2.2m East-5.14m Secondary dwelling West-1.5m East-6.45m Workshop West-1.5m East-6.76m	Yes
B6 Merit	N/A	N/A	N/A

Two storey primary dwelling, secondary dwelling & workshop
-51 Redman Road, Dee Why



assessment of side boundary setbacks			
B7 Front Boundary setbacks	6.5m	6.5m	Yes
B8 Merit assessment of front boundary setbacks	N/A	N/A	N/A
B9 Rear boundary setbacks	6.0m	5.0m (Secondary dwelling) permitted under Affordable Housing SEPP.	Yes
B10 Merit assessment of rear setbacks	N/A	N/A	N/A
B11 Foreshore Building Setback	N/A	N/A	N/A
B12 National Parks Setback	N/A	N/A	N/A
B13 Coastal Cliffs setback	N/A	N/A	N/A
B14 Main Roads Setback	N/A	N/A	N/A
B15 Minimum floor to ceiling height	N/A	N/A	N/A
PART C-SITING FACTORS			
C2 Traffic, access & safety	Vehicle crossing to be provided in accordance with Council's vehicle crossing policy.	New driveway crossing to be provided in accordance with Council controls.	Yes
C3 Parking Facilities	Garages not to visually dominate façade. Parking to be in accordance with AS/NZS 2890.1.	Only single garage fronting the street which does not dominate façade.	Yes
C4 Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments &	The proposal is supported by a detailed stormwater design plan which provides for all	Yes

	Minor Works Specification.	collected stormwater to discharge to an on-site absorption system in the middle of the site and a dispersion trench/spreader treatment arrangement at the rear of the site.	
C5 Erosion & Sedimentation	Soil & water management plan required	A Soil Erosion Management Plan is submitted in support of the proposal.	Yes
C6 Building over or adjacent to constructed Council drainage easements	N/A	N/A	N/A
C7 Excavation & landfill	Site stability to be maintained	The proposal involves limited excavation works to maintain site stability.	N/A
C8 Demolition & construction	Waste Management Plan required.	Waste Management Plan provided.	Yes
C9 Waste Management	Waste storage area to be provided.	There is sufficient area on site for waste and recycling bins behind the building line.	Yes
PART D-DESIGN			
D1 Landscaped open space & bushland	Minimum 40% landscaped area required.	Proposal provides for a useable landscaped area of 503m ² (45%).	Yes
D2-Private Open Space	Dwelling houses with three or more bedrooms- Min 60m ² with min dimension 5m	Proposed dwelling provides for in excess of 60m ² of private open space. This open space is directly accessible from the family room and alfresco area.	Yes

D3 Noise	Mechanical noise is to be attenuated to maintain adjoining unit amenity. Compliance with NSW Industrial Noise Policy Requirements.	N/A	N/A
D4 Electromagnetic radiation	N/A	N/A	N/A
D5 Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements.	The proposed primary and secondary dwellings will receive good solar access throughout the year. A BASIX certificate has been issued and forms part of the submission to Council.	Yes
D6. Access to sunlight	The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	The proposal provides for a new two storey dwelling on a north/south orientated allotment. Given the orientation and considered design the proposal maintains at least 3 hours of solar access to private open space and north facing windows on the winter solstice.	Yes
D7 Views	View sharing to be maintained	The proposed dwelling will not result in any obstruction of views enjoyed by surrounding properties.	Yes
D8 Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	The proposal has been designed to limit visual privacy impacts with limited overlooking opportunities.	Yes

D9 Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	The proposed low density residential development is compatible with surrounding development which is varied. The development is well articulated through the use of varied setbacks and balcony/porches. The proposal provides for appropriate setbacks to the side boundaries to ensure appropriate visual separation.	Yes
D10 Building Colours and materials	External finishes and colours sympathetic to the natural and built environment	External finishes selected are compatible with the surrounding built environment.	Yes
D11 Roofs	The LEP requires that roofs should not dominate the local skyline.	The proposal provides for a conventional pitched roof form which is compatible with the variety of roof forms in the locality.	Yes
D12 Glare & Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	The proposal will not result in unreasonable glare or reflection.	Yes
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	N/A	N/A
D14 - Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities.	No adverse visual impacts.	Yes

D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Fencing will comply with 1.8 maximum height requirements.	Yes
D16 Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	N/A	N/A
D17 Tennis Courts	N/A	N/A	N/A
D18 Accessibility	Safe and secure access for persons with a disability to be provided where required.	Safe and secure access for persons with a disability to be provided where required.	
D19 – Site Consolidation in the R3 and IN1 Zone	N/A	N/A	N/A
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	The dwelling will provide a good outlook of dwelling approach and street.	Yes
D21 – Provision and Location of Utility Services	Utility services to be provided.	Existing facilities on site.	Yes
D22 – Conservation of Energy and Water	A BASIX Certificate is required.	Basix Certificate submitted.	Yes
D23 - Signs	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views or potentially hazardous road features or traffic control devices.	N/A	N/A
E1 – Private	Arboricultural report to be	Arborist report	Yes

Property Tree Management	provided to support development where impacts to trees are presented.	provided in support of tree removal.	
E3 Threatened species, populations, ecological communities	Not identified on map.	N/A	N/A
E4 – Wildlife Corridors	Not identified on map.	N/A	N/A
E5 – Native Vegetation	Not identified on map.	N/A	N/A
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained	There are no distinctive environmental features on site.	Yes
E7 Development on land adjoining public open space	N/A	N/A	N/A
E8 Waterways and Riparian Lands	N/A	N/A	N/A
E9 – Coastline Hazard	Not identified on map.	N/A	N/A
E10 Landslip Risk	Identified on map as A & B	N/A	N/A
E11 Flood Prone Land	Site is not affected by Flooding	N/A	N/A

Table 2-Warringah DCP 2011

4.3 State Environmental Planning Policy (Affordable Rental Housing) 2009

Clause 20 of the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) stipulates that the controls provided under the ARH SEPP for secondary dwelling apply if development for the purposes of a dwelling house is permissible on the land. As dwellings are permissible within the R2 Zone under the WLEP 2011, the development standards provided in Clause 22 and Schedule 1 of the Affordable Housing SEPP apply to the subject proposal.

An assessment against the provisions of Clause 22 of the ARH SEPP is provided below:

Standard	Required	Proposed	Complies
Number of dwellings on site	Primary and secondary dwellings only.	One primary and one secondary dwelling.	Yes
Floor Space Ratio	Not adopted by WLEP 2011		N/A
Floor Space of Secondary Dwelling	Max 60m ²	51m ²	Yes
Minimum site area	450m ²	1114.7m ²	Yes
Required parking for secondary dwelling	No additional parking required.	No additional parking provided.	Yes

An assessment against the provisions of Schedule 1 of the ARH SEPP which applies controls for Complying Development is also provided below.

Standard	Required	Proposed	Complies
Part 2 Site Requirements			
Lot Requirements			
Number of dwellings	Primary and secondary dwellings only	One primary and one secondary dwelling	Yes
Boundary with primary road	Site shall have a boundary with a primary road, measured at the building line, of at least 15 metres. (900m ² -1500m ² area)	15.24m	Yes
Access to primary road	A lot on which a new secondary dwelling is erected must have lawful access to a public road.	The subject site has lawful access to Redman Road.	Yes

Standard	Required	Proposed	Complies
Maximum site coverage of all development			
Site coverage	40% (1114.7m ²) 900m ² -1500m ²	<31.7% 354m ²	Yes
Maximum floor area for principal and secondary dwelling			
Maximum floor area	60m ²	51m ²	Yes
Total floor area	430m ² (Over 900m ²)	222m ²	Yes
Setbacks and maximum floor area for balconies, decks, patios, terraces and verandahs			
Total floor area	The total floor area of all balconies, decks, patios, terraces and verandahs on a lot must not be more than 12 square metres if: (a) any part of the structure is within 6 metres from a side, or the rear, boundary, and (b) the structure has any point of its finished floor level more than 2 metres above ground level (existing).	Only 5m front porch proposed.	Yes
	The balcony, deck, patio, terrace or verandah must not have any point of its finished floor level: (a) if it is located within 3 metres of a side, or the rear, boundary—more than 2 metres above ground level.	N/A	N/A

Standard	Required	Proposed	Complies
Part 3 Building heights and setbacks			
Building Height	Development for the purposes of a secondary dwelling must not result in a new building or a new part of an existing building having a building height above ground level (existing) of more than 8.5 metres.	<8.5m	Yes
Setbacks			
Side setbacks	0.9	1.47m	Yes
Rear setbacks	3.0m	5.0m	Yes
Privacy			
Privacy relating to habitable room windows	A window in a new secondary dwelling, or a new window in any alteration or addition to an existing principal dwelling for the purpose of a new secondary dwelling, must have a privacy screen for any part of the window that is less than 1.5 metres above the finished floor level if: (a) the window: is in a habitable room that has a finished floor level that is more than 1 metre above ground level (existing), and	Council can condition if required.	Yes

Standard	Required	Proposed	Complies
	(ii) has a sill height that is less than 1.5 metres above that floor level, and (iii) faces a side or rear boundary and is less than 3 metres from that boundary.		
Part 4 Landscaping			
Landscaped area	20%	>20%	Yes
Landscaped area	50% of landscaped area behind building line.	>50% of landscaped area is behind the building line.	Yes
Landscaped area	The landscaped area must be at least 2.5 metres wide.	>2.5m wide	Yes
Principal Private Open Space			
Principal private open space	24m ²	>24m ²	Yes
Principal private open space	Principal private open space must be: (a) directly accessible from, and adjacent to, a habitable room, other than a bedroom, and (b) more than 4 metres wide, and (c) is not steeper than 1:50 gradient.	The principal private open space is directly accessible from the living areas of the principal dwelling and secondary dwelling, exceeds 4m in width and is relatively flat.	Yes

Table 3-Affordable Housing SEPP

4.4 State Environmental Planning Policy No.55-Remediation of Land (SEPP 55)

Pursuant to Clause 7 of SEPP 55, a consent authority is unable to grant development consent unless it has considered whether the land is contaminated and, if so, whether the consent authority is satisfied that the land is suitable in its contaminated state, or can be remediated to be made suitable for the purposes for which the development is proposed to be carried

out.

The site is not listed on Council's Contaminated Lands Register and displays no evidence of contamination. On this basis the site is suitable for its continued residential use and is consistent with relevant objectives and matters for consideration under SEPP 55.

4.5 State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004

A BASIX Certificate is submitted with the development application. The BASIX Certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal.

5.0 SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979.**(a)(i) – The Provisions of any Environmental Planning Instrument**

Statutory assessment of the proposal has been previously addressed in Section 4.0. The site is zoned R2 Low Density Residential under Warringah Local Environmental Plan 2011 and the proposal is permissible with development consent.

The proposed secondary dwelling is also consistent with the Affordable Housing SEPP as addressed under Section 4.3.

(a)(ii) Any proposed Draft Environmental Planning Instrument subject of public consultation

There are no applicable Draft Planning instruments subject to public consultation.

(a)(iii) – The Provisions of any Development Control Plan

Also as discussed in Section 4.2 of the report, the proposal is subject to assessment under Warringah Development Control Plan 2011 and found to be compliant.

(a)(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

No planning agreement entered into.

(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The proposal is consistent with relevant Regulations.

(a)(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979)

The site is not located within the coastal zone.

(b) – The likely impacts of that Development

It is considered that the development will not detrimentally impact the environment, social and economic status of the locality.

(c) – Suitability of the Site for Development

The site is of a suitable size and configuration to accommodate the proposed development. The subject site is zoned R2 Low Density Residential and the construction of a new primary dwelling with detached secondary dwelling and workshop in this zone are permissible with the consent of Council. The resultant development is of a bulk and scale that is consistent with the R2 zoning of the site.

On this basis the site is considered suitable for the proposed development.

(d) – Any submissions made in accordance with this Act or Regulations.

Any submissions received will be considered by Council.

(e) – Public Interest

The proposal will provide for housing needs of the community within a low density residential environment and is in the public interest.

6.0 CONCLUSION

The subject land is zoned R2 Low Density Residential under Warringah Local Environmental Plan 2011 and the proposed dwelling and secondary dwelling are permissible with the consent of Council. The proposal is also consistent with the zone objectives and other relevant clauses for consideration as previously addressed.

The proposal has been assessed with the provisions of the Affordable Housing SEPP and found to be compliant as addressed in Section 4.3 of this report.

The proposal is also generally consistent with relevant matters for consideration under Warringah Development Control Plan 2011 as addressed in Section 4.2 of this report.

The application before the Council provides no unreasonable impacts to adjoining and adjacent residential properties. The subdivision is also in keeping with the envisaged low density residential character of the locality and no adverse amenity or environmental impacts are foreseen.

Accordingly it is recommended that Council support the proposal and grant development consent subject to conditions of consent.