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STATEMENT OF ENVIRONMENTAL EFFECTS

For Alterations and Additions

5 Londonderry Drive
Killarney Heights NSW 2087

Prepared on behalf of Mr Batten

By A. Elboz *Director*
Space Landscape Designs Pty Ltd

24th September 2019

1.0 Site Description

This Statement of Environmental Effects has been prepared in accordance with the relevant policy and legislation as set out by Northern Beaches Council. Consideration has been given to Warringah Council Local Environment Plan 2011, Warringah Council Development Control Plan 2011 and applicable State Environmental Planning Policies.

The subject site is known as 5 Londonderry Drive, Killarney Heights, NSW 2087; described as Lot 776, D.P. 231927. The site area is 695.6m² with a Northerly aspect. There is an existing single storey dwelling with detached carport currently on the site.

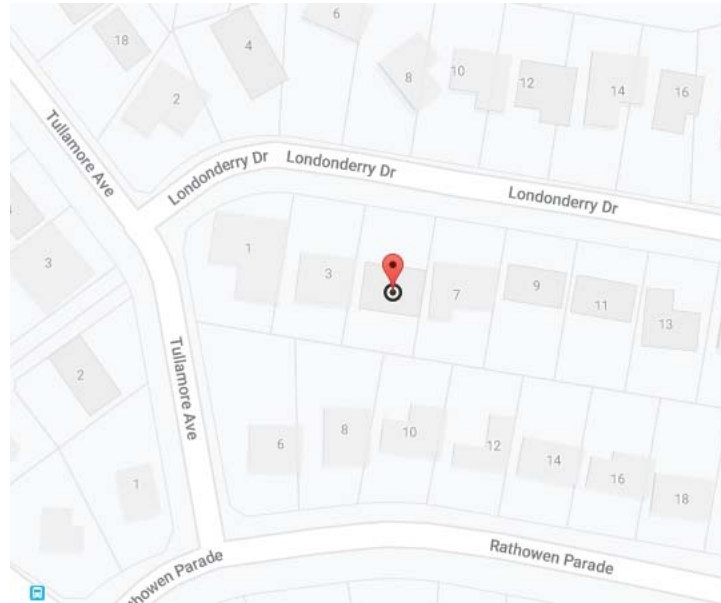


Image 1 - Site location courtesy of Google Maps

2.0 The Proposal

The proposal seeks approval for the following alterations and additions:

- Demolish existing carport and driveway
- Construct new carport and driveway
- Construct new retaining walls, swimming pool and detached carport
- Remove existing front wall of existing dwelling and setback 1m
- Convert existing bedrooms into a rumpus room

3.0 WLEP 2011

Zoning

The site is zoned R2 Low Density Residential and therefore is suitable for the development.

Permissibility

The development does not propose a change in the type of building, therefore the approved residential development is permissible within the low density residential zoning.

Floor Space

The proposal does alter the existing floor space. The existing floor space is 183.5m². The proposed floor space is 182.2m². This is a reduction of 1.3m² and will therefore decrease the density of the building.

Height

The standard height of buildings permitted is 8.5m. The development does not propose a change in the building height of the existing dwelling. The proposed carport is 3.2m and therefore complies.

Heritage

The property is not identified as a heritage item, is not located near a heritage item and the site is not in a Conservation Area.

Hazard

The site is not located on Bushfire Prone Land.

The site is zoned Landslip Risk Map – Area B.

A preliminary Geotechnical Assessment has been attached to this application. The report states that provided good engineering and building practice is followed, no further Geotechnical assessment is required.

Acid Sulfate Soils

The site is zoned Class 5. The present and previous use of the site is residential. The site is located adjoining other residential sites. Although no testing has been done it can be assumed the site is not contaminated.

SEPP No.55 – Remediation of Land

The site has an established history of residential zoning and use and has not been zoned for industrial, agricultural or defence purposes at any time. Therefore there is no evidence to suggest the land is likely to be contaminated and render it unsuitable for continued residential use.

Warringah Development Control Plan 2011 (WDCP 2011)

4.0 Design Criteria

Built form controls as applied to proposed works

Built Form Controls	Requirement	Proposed	Comments	Complies
B3 Side boundary Envelope	4m	N/A	No changes to existing building	
B5 Side Boundary Setbacks	0.9m	Carport 0.925m Pool 0.9m		Yes
B7 Front Boundary Setbacks	6.5m to primary street frontage	Pool 6.5m Retaining walls 0m-6.5m	The proposed front retaining walls will provide greater landscape open space and allow for new terraced gardens to soften the streetscape	Yes
B9 Rear Boundary Setback	6m	N/A		

Siting Factors	Requirement	Proposed	Comments	Complies
C1 Subdivision	N/A			
C2 Traffic, Access & Safety	N/A			
C3 Parking facilities	N/A			
C4 Stormwater		Additional impervious area is less than 50m ²	Additional impervious area is 0.5m ²	Yes
C5 Erosion and Sedimentation		Refer to plan DA-01		Yes

C6 Building over or adjacent to council easements	N/A			
C7 Excavation and Landfill		Excavation will be required for the pool and part of carport. Fill will be required to level out the front terraced gardens.	New screen planting in the front terraces will improve the visual and scenic quality of the site.	Yes
C8 Demolition and Construction		Refer to plan DA-01.	Site waste and material storage location shown.	Yes
C9 Waste Management		Existing council collection maintained	Waste Management Plan submitted.	Yes

DCP Part D - Design

Design	Requirement	Proposed	Comments	Complies
D1 Landscape Open Space	40% of 695.6m ² = 278.2m ²	273.1m ² or 39.3%	See Below	No
<p>It is acknowledged that the proposal results in non-compliance with Landscape Open Space. However we request a variation for less than 1% due to the proposal achieving the objectives.</p> <ul style="list-style-type: none"> <i>To enable planting to maintain and enhance the streetscape</i> The proposed terraces gardens at the front will improve the streetscape with new gardens to replace turf. The plantings will sufficiently integrate the built form with landscaping to maintain and enhance the streetscape <i>To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife</i> The existing site will be improved with increased vegetation as specified on the Landscape Plan. Two trees are proposed to be removed to allow for new retaining walls. <i>To provide for landscape open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.</i> As the minimum dimension is over 2m, areas of the site could not be counted even though they are planted with shrubs. The rear of the site allows for establishment of shrubs and trees. <i>To enhance privacy between buildings.</i> New screen planting to the side boundary will enhance privacy between buildings. <i>To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.</i> Part of the proposal is for a swimming pool. This is to enhance the outdoor recreational opportunities to better suit the needs of the owners. <i>To provide space for service functions, including clothes drying.</i> Existing clothes drying facility at the rear is to remain. <i>To facilitate water management, including on-site detention and infiltration of stormwater.</i> The proposal will not result in an unreasonably increase in stormwater runoff. 				
D2 Private Open Space	60m ²	60m ²		Yes
D3 Noise	To ensure noise emission does not diminish the amenity of the area.	The pool filter system will be housed in a soundproof enclosure.		Yes
D4 Electromagnetic Radiation		N/A		

D6 Access to sunlight		The pool is at ground level and not cause any overshadowing. The carport is adjacent to the neighbouring carport.		Yes
D7 Views		No views will be obstructed.	No impact	Yes
D8 Privacy	Visual and acoustic privacy	The pool is located at existing ground level and will not overlook any neighbours.		Yes
D9 Building Bulk	Minimise visual impact.	New planting will reduce the building bulk of the existing dwelling and carport.		Yes
D10 Building Colours and Materials	Ensure colours and materials are sympathetic to the surrounding natural and built environment.	The house colours will remain the same.	The carport structure will be rendered and painted in a natural tone to blend with the existing house.	Yes
D11 Roofs	Designed to improve the urban environment	The carport roof will be metal and match the existing dwelling.		Yes
D12 Glare & Reflection		N/A		
D13 Front Fences and Front Walls	Fencing is to complement the existing streetscape character, including articulation and allow for casual surveillance.	The front wall is a maximum of 0.95m high.	The wall is in keeping with the streetscape with no.3 having a solid front fence over 1m high.	Yes
D14 Site Facilities		N/A	Existing site facilities to remain.	
D15 Side and Rear Fences		N/A		Yes
D16 Swimming Pools and Spa Pools	Pools and spas are not to be in the front setback	The pool is located at the front of the site but is behind the 6.5m building line.		Yes
D17 – D21		N/A		
D22 Conservation of Energy and Water		BASIX is required as swimming pool is more than 40,000L	A new rainwater tank is proposed to Basix requirements.	Yes

DCP Part E – The Natural Environment

Planning Control	Comments
E1 Private Property Tree Management	Two trees are proposed to be removed.
E2 Prescribed Vegetation	The site is not located on Threatened & High Conservation Habitat. The proposal does not involve the removal of native vegetation.
E3 Threatened Species, populations and ecological communities	There are no threatened species existing upon the site.
E4 Wildlife Corridors	The site is not located within a Wildlife Corridor
E5 Native Vegetation	There is likely to be no effect on native vegetation.
E6 Retaining unique environmental features	N/A.
E7 Development on land adjoining public open space	N/A.
E8 Waterways and Riparian Lands	N/A.
E9 Coastal hazard	N/A.
E10 Landslip Risk	The site is zoned Land Slip Risk Map-Area B. A Geotechnical Report is attached to this application and supports the proposed works.
E11 Flood Prone Land	N/A

Summary

The proposal has been designed to complement the existing dwelling and improve the amenity of the site for the owners and their family.

The proposal does not result in any unreasonable impacts on surrounding, adjoining or nearby properties. It is felt that the development has 'responded to the characteristics of the site and the qualities of the surrounding neighbourhood' and is considered acceptable. The proposed works are supported by the Geotechnical Report.

In regard to the merit consideration of the shortfall of less than 1% of Landscape Open Space, it is considered to be minimal and still achieves the objectives of the DCP. The proposal does not add to the bulk or scale of the building and fulfils the objectives of council by providing the owners with increased amenity and not reducing the quality of the neighbourhood.

We trust Council will view this application favourably and support the proposal.

EXISTING PHOTOS



Image 2 - Existing carport to be demolished and location of proposed pool



Image 3 - Existing streetscape showing neighbouring front fence