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KEEPPLAN

PLANNING & DEVELOPMENT SERVICES

STATEMENT OF ENVIRONMENTAL EFFECTS REPORT

DEMOLITION OF EXISTING DWELLING & CONSTRUCTION OF NEW TWO STOREY DWELLING

8 Monash Parade, Dee Why



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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 an application which seeks consent for the demolition of an existing dwelling and construction of a new two (2) storey dwelling on a site described as No.8 Monash Parade, Dee Why.

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

The dwelling is generally consistent with the relevant controls of Warringah Development Control Plan 2011 with the exception of a minor variation to the 45 degree building envelope control which is addressed in this report.

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 (79C)-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 AMDE Construction Pty Ltd;
- Stormwater Plan prepared by Nastasi & Associates; and
- Geotechnical Report prepared by Ascent Geotechnical Consulting

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 8 Monash Parade, Dee Why, as identified in Figure 1.



Figure 1-Site Locality Plan

2.2 Site Description

The subject land is described as lot 1 DP 315635.

The site is a rectangular shaped lot with an area of 713.5m² by survey which has a western boundary frontage of 14.4 metres to Monash Parade and eastern boundary frontage to Pacific Parade. The site has a depth of 46.34m along the northern side boundary and 53.4m along the southern side boundary.

The site is currently occupied by a single storey brick construction dwelling, garage and storage structure and swimming pool.

The site is a level site which has a gentle slope in the north eastern corner towards Pacific Parade as illustrated on the survey plan submitted with the application.

The site comprises grass coverage with no significant trees located on the property which require removal.

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 and apartment developments. More recent developments comprise larger two storey dwellings of contemporary appearance.

3.0 PROPOSED DEVELOPMENT

The Development Application seeks consent for the demolition of an existing dwelling on site and the construction of a new two (2) storey dwelling on a property described as 8 Monash Parade, Dee Why.

The proposed dwelling has its primary address to Pacific Parade and vehicular access to the site is obtained from the existing garage that will be retained fronting Monash Parade.

The dwelling is proposed to have a primary front setback of 6.8m at the closest point to the street frontage of Pacific Parade and variable side boundary setbacks of 1.63m and 2.78m on the north side and 1.45m on the south side.

The proposal has the following floor layout:

Ground Floor: Entry, lounge room with kitchenette, living room, four (4) bedrooms with ensuites, stairs, outdoor alfresco and stairs.

First Floor: Master bedroom with ensuite and WIR, bedroom No.2, open lounge, dining and kitchen connecting to balcony, WIP, study, WC & stairs

The dwelling is proposed to be constructed with timber clad wall materials and a metal colorbond roof.

The proposed dwelling provides for stormwater disposal in accordance with the Stormwater Concept Plan prepared by Nastasi & Associates which proposes that all collected stormwater is discharged to the drainage system in Monash Parade.

4.0 PLANNING CONSIDERATIONS

4.1 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 displays no evidence of contamination and is suitable for its continued residential use. On this basis the proposal is consistent with relevant objectives and matters for consideration under SEPP 55 and suitable for its proposed residential use.

4.2 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.

4.3 State Environmental Planning Policy- (Coastal Management) 2018

The site is located within the coastal zone and thus the proposal requires assessment under the provisions of State Environmental Planning Policy- (Coastal Management) 2018.

The site is mapped with CMA 3 coastal environment area and coastal use area (CMA 4). The proposed development is not inconsistent with any of the Coastal Management SEPP provisions and will not have an adverse impact upon the coastal qualities or processes of the area.

4.4 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 is permissible with the consent of Council. An assessment of the proposal with relevant clauses of WLEP 2011 is addressed below in Table 1.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 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	<p>R2 Low Density Residential zone</p> <ul style="list-style-type: none"> <i>To provide for the housing needs of the community within a low density residential environment.</i> <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> <i>To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.</i> <p>The proposal represents a single detached dwelling which is a permissible use that is consistent with the objectives of the R2 Low Density Residential zone.</p>	Yes
4.0-PRINCIPAL DEVELOPMENT STANDARDS		
4.3 Building Height 8.5m	8.5m	Yes
4.4 Floor Space Ratio (FSR)	Not adopted	N/A
5.0-MISCELLANEOUS PROVISIONS		
5.9 Preservation of trees and vegetation	The proposal does not necessitate removal of any significant trees or vegetation.	Yes
5.10 Heritage Conservation	The site does not contain any European heritage items and nor is it in the vicinity of any 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 level 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
6.4 Development on sloping land	Site is located in landslip area B. Flanking Slopes 5° to 25°. The site is supported by a geotechnical assessment report prepared by Ascent Geotechnical Consulting which confirms the site is suitable for the proposed development.	Yes
6.5 Coastline hazards	Site is not mapped in coastline hazard map area.	Yes

Table 1-Warringah LEP 2011

4.5 Warringah Development Control Plan 2011 (WDCP 2011)

The subdivision has been designed in accordance with Warringah Development Control Plan 2011 (WDCP 2011). A compliance table of relevant controls under Warringah DCP 2011 is contained in Table 2 below.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011			
CONTROLS	REQUIRED	PROVIDED	COMPLIANCE
PART B –BUILT FORM CONTROLS			
B1 Wall Heights	7.2m	6.08m	Yes
B2 No of Stories	Not applicable	Not applicable	Not applicable
B3 Side Boundary envelope	Building envelope 45 degrees from 5m. Eaves up to 675mm are an allowable encroachment.	The south eastern corner of the dwelling exceeds the 45 degree building envelope.	No-Minor variation sought
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	North-1.63m, 2.78m South-1.45m	Yes
B6 Merit assessment of side boundary setbacks	N/A	N/A	N/A
B7 Front Boundary setbacks	Primary-6.5m Secondary-3.5m	6.8m Existing garage sited on boundary to Monash Parade.	Yes Existing
B8 Merit assessment of front boundary setbacks	N/A	N/A	N/A
B9 Rear boundary setbacks	6.0m & 3.5m secondary setback.	Existing garage to be retained & no new structures proposed to Monash Parade frontage.	Yes
B10 Merit	N/A	N/A	N/A

assessment of rear setbacks			
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.	Existing driveway crossing to be retained.	Yes
C3 Parking Facilities	Garages not to visually dominate façade. Parking to be in accordance with AS/NZS 2890.1.	Existing garage fronting Monash Parade.	Existing
C4 Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	The proposal is supported by a detailed stormwater design plan which provides for all collected stormwater to discharge to the street drainage system in Monash Parade.	Yes
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	Site stability to be	The dwelling involves	N/A

& landfill	maintained	limited excavation works to maintain site stability.	
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 landscaped area in excess of 40%.	Yes
D2-Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Proposed dwelling provides for greater than 60m ² of private open space. The open space is directly accessible from the living rooms.	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 dwelling 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	The proposal provides for a new two storey dwelling on an east/west orientated allotment. Given the	Yes

	private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	allotment orientation, overshadowing is partly predetermined. The design maintains at least 3 hours of solar access to the private open space areas on the winter solstice.	
D7 Views	View Sharing to be maintained	The proposed dwelling will not result in any obstruction of views that surrounding properties benefit from.	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 via minimising overlooking opportunities towards the adjoining properties. It is noted that the first floor living rooms have highlight windows and the balcony has a 2m high privacy screen.	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 proposal provides for a highly articulated dwelling that is compatible with the existing surrounding development.	Yes
D10 Building Colours and materials	External finishes and colours sympathetic to the natural and built environment	External finishes selected to be compatible with the existing surrounding development and the natural environment.	Yes
D11 Roofs	The LEP requires that roofs should not dominate	The proposal provides for a conventional	Yes

	the local skyline.	pitch roof form which is compatible with the variety of roof forms in the locality.	
D12 Glare & Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimised.	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 1.8m 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	The dwelling will provide a good	Yes

	community. Buildings are to provide for casual surveillance of the street.	outlook of dwelling approach and street.	
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 Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	N/A– Proposal does not require the removal of any significant vegetation	N/A
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	Site is adjacent to public open space to the east but does not directly adjoin public open space.	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 B	Proposal supported by a Geotechnical report prepared by Ascent Geotechnical Consulting.	Yes
E11 Flood Prone Land	Site is not constrained by flooding	N/A	N/A

Table 2-Warringah DCP 2011

Building Envelope Variation

The rear south eastern corner portion of the dwelling marginally exceeds the 45 degree building envelope requirement as identified on the rear elevation plans prepared by GJ Gardner Homes. The minor exceedance is largely as a result of the site's topography. On balance the proposal complies with the building envelope for the remaining sections of the house.

The exceedance is not considered to contribute excessive bulk and scale to the dwelling and the use of varied materials assists to minimise its visual impact. We also note that the overshadowing diagrams submitted in support of the proposal demonstrate that the dwelling is compliant with regard to overshadowing requirements under WDCP 2011.

We note that the dwelling has been recessed 1.45m away from the southern side boundary to further minimise impacts and also comfortably complies with the maximum 8.5m height limit requirement.

The relatively minor exceedance is not considered to contribute any adverse amenity impacts to adjoining properties and the variation is considered worthy of support.

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 proposal is consistent with all relevant State Environmental

(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 earlier in the report, the site is subject to assessment under Warringah Development Control Plan 2011. The proposal complies with relevant objectives and controls which are detailed in Section 4.5 of this report with the exception of a minor variation to the 45 degree building envelope as previously addressed in this report.

(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 proposal is not inconsistent with any coastal zone management plan.

(b) – The likely impacts of that Development

It is considered that the development will provide for a new dwelling without any detrimental impact on 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 dwelling. The subject site is zoned R2 Low Density Residential and the construction of a new dwelling house in this zone is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development.

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 is 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 is also generally consistent with relevant matters for consideration under Warringah Development Control Plan 2011 with the exception of a minor variation to the 45 degree building envelope control as previously addressed.

The application before the Council provides no unreasonable impacts to adjoining and adjacent residential properties. The dwelling is also in keeping with the existing and 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.