



yours locally

**Sydney North West**  
21/5 Inglewood Place  
Norwest 2153  
PO Box 7321 Norwest NSW 2153  
DX 8461 Castle Hill  
p 02 9836 5711 f 02 9836 5722  
web [www.localgroup.com.au](http://www.localgroup.com.au)

## STATEMENT OF ENVIRONMENTAL EFFECTS

**SITE:** Lot 19 DP 29148  
17 Gilbert Place  
Frenchs Forest

**APPLICANT:** Metricon Homes  
PO Box 7150  
Norwest NSW 2153

**PROPOSAL:** Construction of a new two storey dwelling.

### INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the construction of a new two storey dwelling containing five (5) bedrooms, upper leisure, sitting, family and dining rooms along with an attached garage and outdoor room.

The site is rectangular in shape, with a frontage to Gilbert Place of 18.29m, a depth of 38.1m and a total land area of 695.6m<sup>2</sup>. The site has a gentle to moderate slope across the site, with drainage to be directed to the street via on-site detention and rainwater tanks as per the Hydraulic Engineers details.

The site currently contains a dwelling to be demolished via separate application to Council. Two minor trees are required to be removed in order to site the proposed dwelling, with additional mature vegetation to remain onsite.

The neighbourhood generally consists of a mix of residential buildings of one and two storey construction as anticipated within an existing residential area.

The following sections of this statement address the likely impact of the proposal on the environment.

### ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

**(a)(i) Relevant environmental planning instruments**

**Warringah Local Environmental Plan 2011**

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Warringah Local Environmental Plan 2011.

The proposed development is defined as a “dwelling house” and a “secondary dwelling”.

**“dwelling house”** meaning “a building containing only one dwelling.

The construction of a ‘dwelling house’ is permissible in the identified zone, subject to development consent.

**Clause 2.3 Zone objectives and land use table**

*The objectives of the R2 Zone are as follows:*

- *To provide for the housing needs of the community within a low-density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

The proposed development is for a low-density residential development, being compatible with the existing and future character of the locality. The dwelling and secondary dwelling are designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site. The proposed dwelling is considered to meet the relevant objectives of the R2 zone.

**Clause 4.3 Height of Buildings**

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m ridge height.	8.5m	Yes

**Clause 4.6 Exceptions to Development Standards**

The proposed development does not contravene the development standards.

**Clause 5.10 Heritage Conservation**

It was revealed that the subject property was not identified as having heritage significance. However, the site is located within the vicinity of two items identified as having heritage significance on Councils maps. These items are identified as ‘Forestville Park’ conservation area and ‘House’, which are both identified as having local heritage significance.

The proposed dwelling will not have any detrimental impact upon the heritage significance of the items. The proposed dwelling will not impact sight-lines to or from the heritage items and are appropriately positioned and designed. The proposed dwelling remains compliant of the maximum height and well below the maximum FSR to ensure landscaping and the character of the area is maintained.

#### Clause 5.11 Bush fire hazard reduction

The subject site has been identified as bushfire prone land. Please refer to the attached Bushfire Assessment Report.

#### Clause 6.1 Acid Sulfate Soils

The subject property is not identified as being affected by Acid Sulphate Soils.

#### Clause 6.3 Flood planning

The subject site has not been identified as flood prone land on Councils 10.7 Certificate.

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#### Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the objectives of all the relevant development standards relating to dwelling houses as contained within WLEP 2011.

#### **(a)(ii) Relevant draft environmental planning instruments**

There are no draft environmental planning instruments that would prevent the proposed development application from proceeding.

#### **(a)(iii) Relevant development control plans**

#### **Warringah Development Control Plan 2011**

#### **PART B BUILT FORM CONTROLS**

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<i>B1 – Wall heights</i> Max. wall height 7.2m existing ground to upper ceiling.	8.5m max. wall height.	Yes
<i>B2 - Number of Storeys</i> Max. no. storeys shown on DCP No. Storeys map.	Two Storey.	Yes
<i>B3 - Side Boundary Envelope</i> Side boundary envelope 45° & 4m or 5m from	Dwelling entirely within the building envelope.	Yes

existing ground (refer DCP Map) Encroachment of the fascia, gutters, eaves permitted.		
<i>B4 - Site Coverage</i> Site coverage as per Site Coverage Map	N/A	N/A
<i>B5 – Side Boundary Setbacks</i> As per DCP Side Boundary Setbacks map: - 0.9m.	Min. 1m to dwelling.	Yes
<i>B6 - Merit Assessment of Side Boundary Setbacks</i> for sites shown on map.	N/A	N/A
<i>B7 – Front Boundary Setbacks</i>  As per DCP Front Boundary Setbacks map: - 6.5m.  Corner allotments in R2 and R3 Zones: Where the min. front setback is 6.5m on both frontages the secondary street setback can be reduced to 3.5m	6.5m to building line.  N/A	Yes  N/A
<i>B8 - Merit Assessment of Front Boundary Setback</i> for sites shown on map.	N/A	N/A
<i>B9 - Rear Boundary Setbacks</i> As per DCP Rear Boundary Setbacks map: - 6m.	6.936m	Yes
<i>B10 - Merit Assessment of Rear Boundary Setback</i> for sites shown on map.	N/A	N/A
<i>B11 - Foreshore Building Setback</i> As per the map - 15m	N/A	N/A

<i>B12 - National Parks Setback</i> As per the map - 20m	N/A	N/A
<i>B13 - Coastal Cliffs Setback</i> as per map.	N/A	N/A
<i>B14 - Main Roads Setback</i> as per map.	N/A	N/A

### **PART C SITING FACTORS**

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<i>C2 – Traffic, Access and Safety</i> Suitable vehicular access from a public road.	Access from public road provided.	Yes
<i>C3 – Parking Facilities</i> Garage/carport integrated into house design.	Garage integrated into the dwelling.	Yes
Laneways to provide rear access where possible.	N/A	N/A
Parking not to obscure views from dwelling to street.	N/A	N/A
Garage/carport opening max. 6m or 50% building width, whichever lesser.	Double garage door width 4.81m or 37.7%	Yes
2 spaces per dwelling.	2 spaces provided within the attached garage.	Yes
<i>C4 – Stormwater</i> Suitable stormwater system for each site.	Stormwater as per Hydraulics.	Yes
<i>C5 – Erosion and Sedimentation</i> Erosion and Sedimentation controls to be in place.	Provided for consideration.	Yes
<i>C7 – Excavation and Landfill</i> Cut and fill not to impact neighbours.	Cut and fill appropriately minimised through use of drop edge beams to minimise impact on neighbours.	Yes

Clean fill only.	No imported fill proposed.	N/A
<i>C9 Waste Management</i> Waste Management Plan to be provided.	Provided.	Yes
Bin storage area to be allocated.	Adequate area available on site out of public view.	Yes

## **PART D      DESIGN**

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<i>D1 – Landscape Open Space and Bushland Setting</i> Landscaped open space as per map soft landscape with min 2m width.  Subject site = 40%	51%, minimum dimension of >2m provided.	Yes
<i>D2 – Private Open Space</i> POS area = 1-2 bedrooms – 35m <sup>2</sup> min 3m width.  3+ bedrooms – 60m <sup>2</sup> min 5m width.  Direct access from living area.  POS located behind building line.  Maximise solar access & privacy.	N/A  >60m <sup>2</sup> , with min width 5m  Accessible from family/dining room.  Behind building line.  Appropriate level of solar access and privacy provided through the design, given the orientation of the lot and appropriate setbacks to living spaces.	N/A  Yes  Yes  Yes
<i>D6 – Access to Sunlight</i> Consider solar access & ventilation in siting of dwelling.  3hrs sunlight to 50%POS and glazed areas to living rooms between 9am & 3pm.	Dwelling appropriately sited for the orientation of the allotment.  Proposed and adjoining POS and living areas to receive appropriate level of solar access due to appropriate setbacks, height and articulation.	Yes  Yes

<i>D7 – Views</i> View sharing to be considered.	No loss of views is anticipated.	Yes
<i>D8 – Privacy</i> Maintain privacy to adjoining properties.	Living areas predominantly orientated to rear POS areas. Suitable setbacks and landscaped area provided to maintain privacy.	Yes
<i>D9 – Building Bulk</i> Avoid large areas of continuous wall planes.	Dwelling is not considered to have an excessive visual bulk.	Yes
Max. fill 1m and to remain within building footprint.	Fill contained within building footprint <1m.	Yes
Minimise excavation.	Excavation not considered excessive for site.	Yes
Orientate dwelling to street.	Dwelling addresses street.	Yes
Use articulation and materials to reduce building mass.	Suitable articulation and materials considered to have been provided for the site.	Yes
<i>D10 – Building Colours and Materials</i> Colours finishes to blend with natural setting.	Earth tones provided.	Yes
<i>D11 – Roofs</i> Pitch to compliment streetscape.	Pitch in keeping with surrounding area.	Yes
Varied roof forms to be provided.	Varied roof forms provided.	Yes
Eaves required.	Eaves provided.	Yes
<i>D12 – Glare and Reflection</i> Materials to minimise glare.	Non-reflective materials proposed.	Yes
<i>D13 – Front fences and Front walls</i> Front fences 1.2m. Solid fences to be articulated and setback for	N/A	N/A

landscaping. Provide casual surveillance (unless excessive noise requires blocking).  Gates to remain in boundary when open.		
<i>D14 – Site facilities</i> Site Facilities – bin storage, clothes drying etc to be provided	Large yard provides adequate area for site facilities.	Yes
<i>D15 – Side and Rear Fences</i> Side & Rear boundary fencing max. 1.8m measure from low side (can be averaged for sloping sites to allow regular steps).	Boundary fencing to be provided in accordance with Council's requirements.	Yes
<i>D16 - Swimming Pools &amp; Spas</i> Not within primary setback (2ndry setback OK for corner sites). Appropriate setback from trees.	N/A	N/A
<i>D19 - Site Consolidation requirements for the R3 &amp; IN1 Zones</i>	N/A	N/A
<i>D20 Safety and Security</i> Casual surveillance of street & suitable lighting.	Casual surveillance of the street able to occur. View to entry approach available from large open entry, study and sitting room.	Yes
<i>D22 – Conservation of Energy and Water</i> Design for water and energy conservation.	BASIX Certificate provided.	Yes



## **PART E THE NATURAL ENVIRONMENT**

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<p><i>E3 – Threatened species, population, ecological communities</i></p> <p>Minimise tree removal and protect remaining trees.</p>	<p>2 trees are required to be removed in order to site the proposed dwelling. Other trees to remain on site.</p> <p>The trees proposed for removal will not have a detrimental impact upon the landscape character of the area, as additional trees will be planted following construction of the dwelling. Tree removal is considered necessary in order to appropriately site the dwelling.</p>	<p>For Councils Consideration</p>
<p>Flora &amp; Fauna assessment if native veg &gt;100m<sup>2</sup> to be removed or veg removed from site in last 5 years.</p>	N/A	N/A
<p><i>E7 – Development on land adj. public open space</i></p> <p>Development adj public reserve to compliment character of reserve.</p> <p>Casual surveillance of public reserve.</p> <p>Landscaping to screen development</p>	N/A	N/A
<p><i>E8 - Waterways and Riparian Land</i></p> <p>Waterway Impact Statement for works in waterway.</p> <p>Riparian Land Group A &amp; Group B have specific requirements.</p> <p>APZ not to extend into such land.</p>	N/A	N/A

<i>E9 - Coastline Hazard</i>	N/A	N/A
<i>E10 - Landslip Risk</i> As per the map.  Geotech required where indicated in DCP.	Landslip Risk identified as Area A. Preliminary assessment to be provided if requested by Council.	For Council's consideration.
<i>E11 – Flood Prone Land</i> Flood Risk map indicates level. Requirements outlined in DCP.	N/A	N/A

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#### Conclusion with respect to DCP Requirements

The proposed dwelling is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Warringah DCP 2011.

#### **(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.**

##### **Siting and Design**

The proposed two storey dwelling will be compatible with surrounding development, with regards to overall form, height and scale. The siting of the dwelling will provide adequate boundary setbacks. The generous setbacks provided to adjoining boundaries will contribute to the spatial separation and openness between built forms.

With respect to external appearance, the design of the proposed dwelling is consistent with other contemporary residential buildings within the locality and will compliment the existing area.

##### **Sedimentation Control**

Ground disturbance will be minimal for the construction of the dwelling as it is to be sited generally within the same location as the existing dwelling. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance anticipated to be required as a condition of consent.

##### **Noise and Vibration**

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours.

**(c) The suitability of the site for the development**

The subject site is within an existing residential area and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The two storey dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding locality.

**(d) Any submissions made in accordance with this Act or the regulations**

Council will consider any submissions received during the relevant notification period for this development application.

**(e) Public interest**

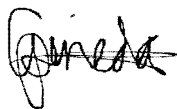
As this proposal can satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject dwelling is considered to be in the public interest.

**CONCLUSION**

The residential use of the site is permissible with development consent under the provisions of Warringah Local Environmental Plan 2011 and can satisfy the objectives of the design provisions within the Development Control Plan.

It is considered that the construction of a new two storey dwelling will complement and blend with the existing, and likely future character of this section of Frenchs Forest. The proposal is not expected to have an adverse impact on the natural or built environment.

Reviewed by:



Giselle Pineda  
Trainee Town Planner  
**Local Consultancy Services Pty Ltd**  
February 2019



Jessica Dean  
Town Planner  
**Local Consultancy Services Pty Ltd**  
February 2019