

June 2019

Dipalma Residence

6 Reid Avenue
North Curl Curl NSW 2099

Lot 36, D.P. 13900

LGA Northern Beaches Council

**STATEMENT OF
ENVIRONMENTAL EFFECTS**

Statement of Environmental Effects

6 Reid Avenue, North Curl Curl NSW 2099

1. Introduction

This document has been prepared to provide supporting information for the Development Application for proposed at **No. 6 Reid Avenue, North Curl Curl NSW 2099**.

This statement along with the plans submitted has taken into consideration the following:

- *The Environmental Planning and Assessment Act, 1979 as amended.*
- *The Environmental Planning and Assessment Regulation 2011.*
- *Warringah Local Environmental Plan 2011.*
- *Warringah Development Control Plan 2011*

2. Site Location and Description

The site is known as Lot 36, DP 13900, **6 Reid Avenue, North Curl Curl NSW 2099**.

The property is having an area of 969.5m².

The property is zoned R2 Low Density Residential.

The property has a primary frontage with **Reid Avenue**.

The site falls from the back towards the front to **Reid Avenue**. (west to east).

The site is irregular in shape narrower at front and wider at the rear.

The subject property contains an existing two storey residential dwelling with a detached lock up garage. The dwelling is of double brick, brick veneer and timber frame construction with a tiled. The garage is located on the southern side boundary and is accessed by a concrete crossing from Reid Avenue.

The dwelling has front patio. The rear garden is and the front garden are landscaped.

3. The Surrounding Environment

The general vicinity of the site is characterised by single and two storey dwellings on similar sized allotments. Associated with the dwellings are a range of outbuildings and swimming pools. There will be no view loss to any of the surrounding neighbours.



Aerial view of the site. (Source: Google earth)

4. The Proposal

A) Description

The proposed development contains one (1) element:

A. Proposed new pool

As detailed within the accompanying plans, it is proposed to construct new concrete pool at the back yard.

5. Zoning and Development Controls

A) Warringah Local Environmental Plan 2011

The site is zoned R2 Low Density Residential under the provisions of the WLEP 2011.

The proposed alterations and additions are considered to be permissible with the consent of Council.

B) Warringah Development Control Plan

Summary of Built Form Controls & Development Standards

Objective	The overriding objective of this DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability.	Complies
Land Zone	R2 Low Density Residential	
Housing density	n/a	
Building Height	n/a	
Landslip Risk	Area A	Geotechnical report not required
Landscape open space	Open space 40% of site area	Existing landscape open space 253.3, 26.1% of site area. Proposed landscape open space 254.8m2, 26.3% of site area. The reduction of L.O.S. area as a result of development was compensated by design of new L.O.S. area at the rear. The total L.O.S. area and percentage increases slightly as a result of this development. Complying
Wall Height	n/a	
Side boundary envelope and side setback	n/a	
Front building setback	6.5 metres	n/a
Rear building setback		2m -> Complies
Building Bulk	n/a	
Views	The development is to allow for reasonable sharing of	No views are affected by this development

	views,	
Access to sun light	Development is not to unreasonably reduce sunlight to surrounding properties.	No change.
Streetscape		No Change
Heritage items		No heritage items are affected by this development.
Conservation areas		There are no conservation areas in the vicinity of this proposal.
Management of stormwater	n/a	
Access and parking	2 car spaces	Existing and unchanged.
Construction site		The proposed development site has sufficient area for delivery and storing of building materials and construction tools and equipment with minimal adverse impact for road and pedestrian use.
Conservation of energy and water	Development is to make the most efficient use of energy and water.	No BASIX requirement due to cost of work below 50k
Flood Prone Land	The property is not located within a Flood Risk Planning Precinct.	n/a
Acid Sulphate Soils	The property does not contain Acid Sulphate Soils	n/a

6. The effects of the proposed additions

A) Privacy and solar control

The proposed secondary dwelling will not afford opportunities to overlook the rear yards of the neighbouring properties to the north, south or to the west. The proposal follows the natural contours of the land and maintains a low profile.

This proposal maintains access to sunlight to the living spaces within and spaces around the adjoining neighbour's properties.

B) Views

The adjoining neighbour's views will not be affected by the proposal

C) Air and Noise

Air:

The proposed work does not alter the existing air quality from that normally generated by domestic activities.

Noise:

The proposed work will not cause undue noise generation during the period of construction or normal domestic activities following completion of the works.

D) General

The proposed pool have been designed to meet the objectives and requirements of the planning instruments, codes and guidelines. This has been achieved in spirit and intent.

The owners seek appraisal on the intent of the DCP and re-confirm the following points of merit:

- The proposed pool presents an aesthetic yet functional addition with minimal impact to the existing streetscape.
- Maintains generous outdoors areas.
- Increased amenity for the occupants.
- Negligible impact on neighbours.
- A largely compliant design providing increased amenity for the owners.

In submitting this design the owners reiterate, that the aesthetic improvement of their land is fundamental to their aims.

The proposal will have no adverse effect on neighbouring properties and the applicant respectfully requests that council consider this application favourably.

Yours faithfully

Michal Korecky