

## **Application for Development Consent**

### **Proposal to Subdivide Lots 1709 & 1710 in Deposited Plan 752038**

**10 & 12 Orara Road, Allambie Heights**

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**26 SEPTEMBER 2019**

<b>PROPERTY ADDRESS:</b>	<b>10 &amp; 12 Orara Road, Allambie Heights</b>
<b>PROPERTY DETAILS:</b>	<b>LOTS 1709 &amp; 1710 IN DEPOSITED PLAN 752038</b>
<b>APPLICANT:</b>	<b>GORDON &amp; MICHELLE HALNAN</b>
<b>OWNER:</b>	<b>GORDON &amp; MICHELLE HALNAN</b>

In this Statement, we provide information in support of the subdivision proposal in accordance with the requirements of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan (December 2011) and the Environmental Planning and Assessment Act 1979.

### **Description of the Proposed Development**

The proposed subdivision is to alter the boundary between 10 and 12 Orara Road, Allambie Heights. The total area of the two properties is approximately 2124 m<sup>2</sup>. The subdivision will affect a change in the sizes of each property, by transferring 117.2 m<sup>2</sup> (approximately 5.5% of the total site area) from 12 Orara Road to 10 Orara Road.

If the application is approved, the changes in the existing lots sizes will be:

- 12 Orara Road will be reduced in area from 1047.1 m<sup>2</sup> to 929.9 m<sup>2</sup>, a change of 117.2 m<sup>2</sup> (approximately 11.2%);

and

- 10 Orara Road will be increased in area from approximately 1077 m<sup>2</sup> to 1194 m<sup>2</sup>, a change of 117.2 m<sup>2</sup> (approximately 10.9%).

## **Identification of the Properties**

The two allotments included in the application are identified as 10 and 12 Orara Road, Allambie Heights, being Lots 1709 and 1710 in Deposited Plan 752038.

## **Site Description**

The site is located on the western side of Orara Road, north of the intersection with Peronne Parade. The site has a total frontage of 40.37 metres to Orara Road. The average depth of the site is 52.8 metres. The total site area is 2124 m<sup>2</sup>.

The site slopes towards Orara Road with an average fall of between 4.5m – 5m.

Each Lot is developed with a residential dwelling. This application proposes no changes to the existing dwellings on either Lot. The only works that will arise if this application is approved, will be moving part of the existing boundary fence to the proposed new boundary line.

Stormwater from each residential dwelling drains via existing drainage into Orara Road. The proposal will not change the present arrangement. It is noted that the impervious area of each proposed lot resulting from the proposal is less than 40%.

## **The Surrounding Environment**

The surrounding properties are all developed residential properties, characterised by a mix of one and two storey free standing dwellings of varying ages and architectural styles.

The subdivision pattern within the immediate vicinity is varied with a number of lots having been previously subdivided to create additional lots.

We have considered many issues, including:

- Density – the proposal is for 2 blocks on 2,124 m<sup>2</sup>, a density of 1 per 1,062 m<sup>2</sup>.
- Lot Size – each proposed lot is over 600 m<sup>2</sup>.
- Lot Dimensions – each proposed lot meets the development standards.
- On-street parking – the proposal will not affect the number of on-street parking spots.
- The streetscape – the proposal will not alter the current streetscape.
- Overshadowing – the application does not propose any changes to the existing residential dwellings on each Lot.

- Storm Water Management and Sewer Infrastructure – the application does not propose any changes to the existing residential dwellings on each Lot and will have no impact on existing Storm Water or Sewer management.
  - It is noted that the impervious area of both of the current lots is less than 40% and each of the 2 proposed lots will have total impervious area of less than 40%.
  - In particular, the total impervious areas of the proposed lots:
    - 10 Orara Rd will remain 162 m<sup>2</sup> which equates to 13.6% of the proposed new lot (1194 m<sup>2</sup>);
    - 12 Orara Rd will remain 371.2 m<sup>2</sup> which equates to 39.92% of the proposed new lot (929.9 m<sup>2</sup>).

## **A) Environmental Planning and Assessment Act**

### **Sec 79c 1 (a) Development Controls**

The development has been evaluated with respect to the Development Controls:

- 1) Warringah Local Environment Plan 2011, and
- 2) Warringah Development Control Plan 2011.

### **Sec 79c (1b) Likely Impacts of Development**

The likely impacts of the proposed subdivision including environmental impacts, on both the natural and built environments in the locality are assessed in this report.

The proposed development will have no negative impact on the surrounding locality. No building works are proposed other than moving part of the boundary fence between the existing lots. The part of the fence to be moved is toward the rear of the boundary line between the 2 lots and will not be visible from the street.

### **Sect 79c (1c) Suitability of Site for Development**

The site is located in an area of residential dwelling houses of similar scale and nature. The proposal does not include any changes to the existing dwelling houses on the site.

The proposal will be consistent with the surrounding properties.

### **Sec 79c (1e) Public Interest**

The public interest is not affected by the proposal.

## **B) Warringah Local Environmental Plan 2011 – Aims and Objectives**

We have considered the Warringah Local Environmental Plan 2011 (the LEP) and we have set out below the Aims and Objectives that we believe are relevant to the application:

### ***Zone R2 Low Density Residential***

#### **1 Objectives of zone**

- *To provide for the housing needs of the community within a low density residential environment.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

The site is currently zoned R2 Low Density Residential. The proposed subdivision is permissible within this zone with Council approval. We believe the proposal is consistent with the above objectives of Zone R2. No changes are proposed to the built form.

## **C) Warringah Local Environmental Plan 2011 – Development Standards**

### **4.1 Minimum subdivision lot size**

*(1) The objectives of this clause are as follows:*

*(a) to protect residential character by providing for the subdivision of land that results in lots that are consistent with the pattern, size and configuration of existing lots in the locality,*

*(i) to provide for appropriate stormwater management and sewer infrastructure.*

*(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.*

*(3A) For the purposes of subclause (3), in calculating the size of a lot the area of any access corridor (including any right of carriageway, access way or other area that provides for vehicle access) is to be excluded, whether the access corridor is to be created or is in existence at the time of the application for development consent for the subdivision.*

The proposed subdivision will result in 2 lots, each of which will exceed the applicable minimum lot size of 600m<sup>2</sup>. The size of the resulting lots is consistent with other large lots on the western side of Orara Road, noting that the size of the lots at 6 and 8 Orara Road, before those lots were subdivided, were similar to the 2 proposed lots.

The proposed subdivision will make no changes to the existing built form on the site and proposes no changes to the current stormwater management and sewer infrastructure. It is noted that the impervious area of both of the current lots is less than 40% and each of the 2 proposed lots will have total impervious area of less than 40%.

## **D) Warringah Development Control Plan 2011 – Development Controls**

### **C1 Subdivision - Objectives**

- *To regulate the density of development.*
- *To limit the impact of new development and to protect the natural landscape and topography.*
- *To ensure that any new lot created has sufficient area for landscaping, private open space, drainage, utility services and vehicular access to and from the site.*
- *To maximise and protect solar access for each dwelling*
- *To maximise the use of existing infrastructure.*
- *To protect the amenity of adjoining properties.*
- *To minimise the risk from potential hazards including bushfires, land slip and flooding.*

### **C1 Subdivision - Requirements**

#### *1. R2 Low Density Residential zone requirements:*

*Proposed new allotments:*

- a) Minimum width: 13 metres*
- b) Minimum depth: 27 metres; and*
- c) Minimum building area: 150m<sup>2</sup>*

The proposed subdivision complies with all of the requirements listed above for new allotments. The proposal will result in 2 lots, each of which will exceed the applicable minimum lot width of 13m and minimum lot depth of 27m. Each lot is already developed with a residential dwelling.

We have also considered all of the matters listed above under the heading “C1 Subdivision – Objectives” and we believe the proposal supports outcomes consistent with those objectives.