



30 CHURCHILL CRESENT ALLAMBIE HEIGHTS

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO A DWELLING



Report prepared for
Action Plans
NOVEMBER 2020

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1. Introduction

1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling at 30 Churchill Crescent, Allambie Heights.

The report describes how the application addresses and satisfies the objectives and standards of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2011 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Survey prepared by DA Surveys
- ◆ Site visit
- ◆ DA Plans prepared by Action Plans
- ◆ BASIX Certificate prepared by Action Plans
- ◆ Geotechnical Report prepared by Ascent Geotechnical Consulting
- ◆ Stormwater management Plan prepared by NB Consulting

1.3 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and the streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

1.4 Owner's consent has been provided from Ausgrid with regard to the neighbouring lot.

2. The site and its locality

- 2.1 The subject site is located on the southern side of Churchill Crescent, and is approximately 100 metres west of its intersection with Tamworth Place, Allambie Heights. The site is legally described as Lot 1 DP241941.
- 2.2 It is an irregular shaped lot with boundaries of 17.68 metres (north – along boundary to Churchill Crescent), 36.575m (east), 22.24m (west – along rear boundary), 24.385m (west) 4.57m (parallel to the northern boundary) and 12.190m (parallel to the eastern boundary on the western side). The property slopes away from the street to the rear.
- 2.3 The site is currently occupied by a two-storey brick dwelling with a tile roof and a swimming pool. The dwelling is set within a large residential lot and has an electrical box in the north western corner of the property, which is identified as being on a separate lot owned by Ausgrid.
- 2.4 The property is surrounded by detached residential dwellings in all directions. It is in close proximity to Allambie Heights Oval and community facilities (approx. 350 metres to the north west) .



Figure 1. The site and its immediate surrounds

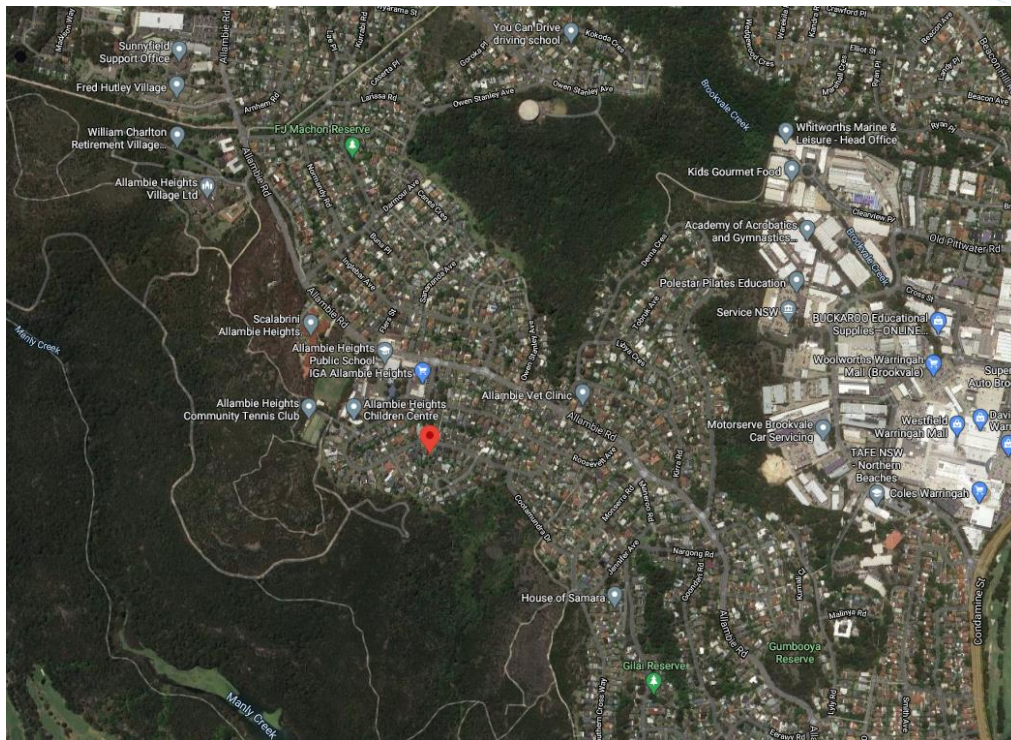


Figure 2. The site within the locality

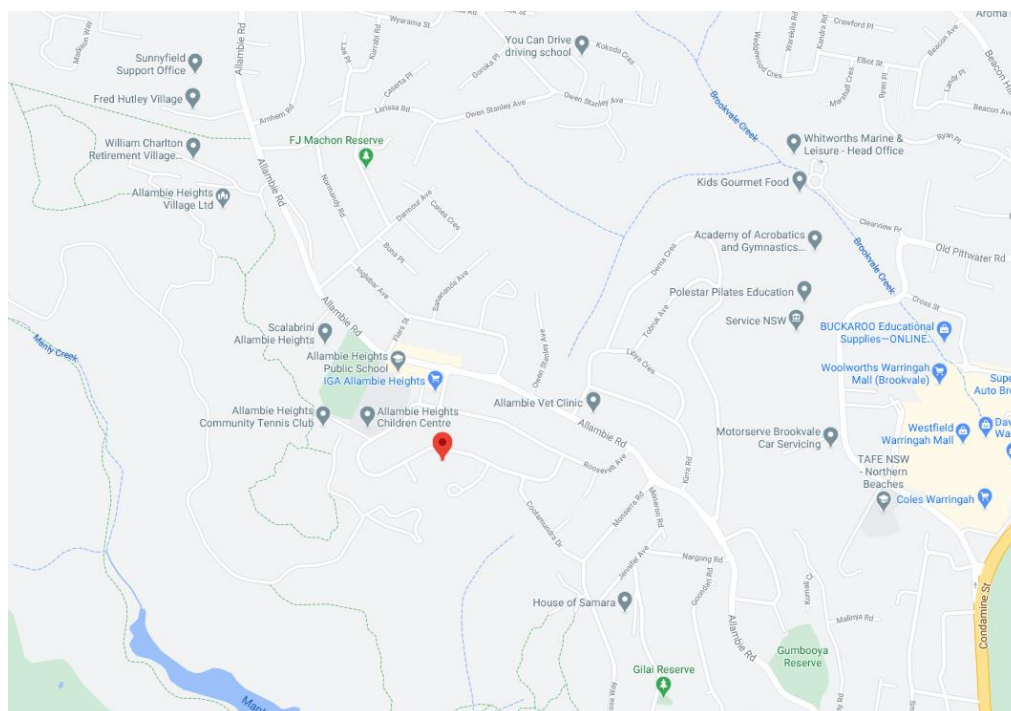


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4. The site looking south east from Churchill Crescent



Figure 5. Electrical box located in the front of the yard



Figure 6. Location of proposed new deck in rear yard.

4. Proposed Development

The proposed development is for alterations and additions to the existing dwelling, including a reconfigured internal layout, a new covered deck and new foot path to access the dwelling.

The proposed alterations and additions remain consistent with the streetscape and the locality. The proposal is consistent with Council controls, ensures privacy and views are maintained for both neighbours and the subject site.

The alterations and additions to the dwelling will be made up as follows:

Ground Floor

- Reconfigure the existing ground floor to create an open plan kitchen / dining / living room, with study
- Small additions proposed to the west to accommodate butler's pantry/ Laundry/WC and Mudroom.
- Modification of eastern elevation to allow for relocation of internal staircase to first floor, accessible from new proposed foyer.
- Covered deck and entertaining area at rear with access via a new sliding door from the dining and kitchen area.
- New glass pool fencing.
- Revised window placements to suit new floor plan as detailed on plans.

First Floor

- Convert the existing dining/ kitchen area to two new bedrooms with robes which extend to the west.
- Include Entertainment unit and linen cupboard in the existing lounge area.
- Extend existing lounge room to the east to allow access via the stair from the ground floor with installation of windows.
- Reconfigure existing master bedroom to include walk-in robe and ensuite and the inclusion of new windows.
- New bathroom and WC to be to the south of proposed new bedrooms

External

- Existing roof to be re-sheeted in metal clad
- New pedestrian entry path and front gate to access the dwelling from Churchill Crescent.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of the standard instrument LEP relating to the preservation of trees and vegetation.

The aims of this Policy are to protect the biodiversity values of trees and other vegetation, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The development is considered consistent with this policy as it does not propose the removal of any trees.

5.3 Warringah Local Environment Plan 2011

Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Warringah Local Environment Plan 2011.

The proposed development is for alterations and additions to an existing dwelling and dwelling houses are a permissible land use in the R2 Zone.



Figure 11. Extract from Warringah LEP zoning map

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes a compliant building height of 7.376 metres. The new covered deck has a maximum height of 4.485m.

Heritage Conservation

The site is not a heritage item, located within a heritage conservation area or located in proximity to a heritage item.

Acid Sulfate Soils

The site is not located in an area nominated as Acid Sulfate soils.

Earthworks

Minor earthworks are proposed to allow construction of the proposed alterations and additions. All works will be undertaken in accordance with engineering details and relevant conditions of consent.

Development on Sloping Land

Majority of the site is located in the area nominated in the LEP maps as Area A – Slope less than 5 degrees. In the south eastern corner of the property it is mapped as Area B – Flanking Slopes 5 to 25.

As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

The attached geotechnical preliminary assessment demonstrates the proposal complies with Council controls.

5.4 Warringah Development Control Plan 2011

The relevant sections of the Warringah DCP 2011 are addressed below.

Part B General Controls

Wall Heights

A maximum wall height of 7.2 metres is permitted by the DCP.

The new works result in a maximum, compliant maximum wall height of 6.02 metres.

Side Building Envelope

The DCP requires a side boundary envelope of 4m/45°.

The proposed works are all well within the side building envelope, with the exception of immediately adjacent the small Ausgrid lot in the front corner of the lot. Works in this corner are replacement of existing walls and will have no impact on bulk and scale. Additionally, the impact is to the Ausgrid space, which in reality forms part of the front yard of this site and requires no separate amenity assessment.

Side Boundary Setbacks

Side setbacks of 900mm are permitted on the subject site.

The new works, which continue existing setbacks established by dwelling, propose the following side setbacks:

	East	West	North (Ausgrid)
Ground floor	6.588m	3.374m	-
First floor	6.589m	4.438m	0.219m

The non-compliance on the northern boundary to Ausgrid lot boundary is pre-existing.

It is also noted that the existing eaves encroach on the boundary of the Ausgrid lot. Owners consent is provided regarding this existing breach.

Front Setback

A front setback of 6.5 metres is required on the site.

The proposal seeks to maintain the existing compliant front setback of 11.366m.

Rear Setback

The DCP requires a rear building setback of 6 metres on the site.

The existing rear setback of the dwelling is compliant at 8.026 metres and no change is proposed.

The awning over the deck in the rear yard is to be demolished and replaced with a new structure. The existing awning has a setback of only 0.427 metres. This is proposed to be increased to 3.026 metres with the new covered deck. While this open structure will sit partly within the rear setback, the implications are negligible for neighbours. The rear (southern neighbours) are well screened by existing vegetation and no privacy implications will result. See photograph below of existing covered rear area.



Figure 12. Existing rear covered area

Additionally, we note that the site has ample landscaped area and generous side setbacks.

Part C Siting Factors

Traffic Access and safety

No change is proposed to the existing vehicular access and crossover from Churchill Crescent. The addition of a separate gate and pathway to gain access to the dwelling will improve the safety for pedestrian access to and from the dwelling.

Parking Facilities

No change is proposed to the existing compliant garage.

Stormwater

The proposed alterations and additions will be connected to the existing drainage network onsite, which drains to the rear of the lot. A stormwater plan demonstrating compliance is provided with the application.

Excavation and Landfill

Minor earthworks are proposed to allow for the proposed construction works to take place.

The attached geotechnical report demonstrates that the proposed works are consistent with the geological stability of the site.

Demolition and Construction

The proposed alterations and additions will involve minor demolition works as detailed above and in the attached plan set.

All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

Waste Management

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

The dwelling has existing bin storage areas and waste will be collected by Councils regular service.

Part D Design

Landscaping and Open space and bush land setting

The DCP requires 40% landscaping on the site which is equivalent to 303.16m² for the site area of 757.9m².

The development will result in a compliant landscaped area of 44% or 334.06m².

Private open space

The DCP requires a minimum private open space area of 60m² (with minimum dimensions of 5 metres).

The development nominates a compliant area of 66.59m² of private open space, with the area being in the rear yard for the enjoyment of the residents.

Noise

The development is appropriate and will not result in noise levels inappropriate to a residential area.

The site is not located in close proximity to a noise generating activity.

Access to sunlight

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this clause DCP.

The shadow diagrams clearly demonstrate that the private open space of both the subject site and the adjoining properties maintain compliant solar access.

Views

No views will be impacted.

A site visit has been undertaken and it is concluded that the proposed development is minor and will not result in any view loss for adjoining properties.

Privacy

Privacy will be retained for neighbours with ample setbacks, existing side boundary fencing and no direct overlooking into any key living areas.

Building Bulk

The proposed alterations and additions are consistent with the existing built form, streetscape and surrounding dwellings, with the overall impact being a modern, aesthetically pleasing and complimentary addition to Churchill Crescent and its surrounds.

Building Colours and Materials

The proposed building materials include metal roofing colour to match the existing, weatherboard cladding painted to match the existing, timber decking and glass pool fencing.

All materials and finishes are complementary to the residential surrounds and consistent with a modern finish.

Roofs

The proposed new re-sheeted roof will have a fall of 16.72°. This fall is consistent throughout the entirety of the dwellings roofing including the new covered deck.

Glare & Reflection

Materials have been chosen to ensure no glare or reflection issues.

Site Facilities

The existing dwelling has appropriate waste, recycling areas and drying facilities.

Swimming Pools and Spa Pools

The existing swimming pool will be retained, with a new compliant 1.5m pool fence proposed.

Safety and Security

An ability to view the street frontage is retained allowing for casual surveillance which is to the benefit of the safety and security.

Conservation of Energy and Water

The design has achieved a BASIX Certificate which accompanies the application.

Part E - The Natural Environment

Preservation of Trees or Bushland Vegetation

The development does not propose the removal of any trees.

Prescribed Vegetation

The development does not propose the removal of any prescribed vegetation

Retaining unique Environmental Factors

The development will have no impact on any unique environmental factors in the area.

Landslip Risk

The site is located in the area nominated the LEP maps as Area A – Slope less than 5 degrees. In the south eastern corner of the property it is mapped as Area B – Flanking Slopes 5 to 25. The attached geotechnical report supports the application in its current form.

6. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the zone R2 Low Density Residential.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

7.1. Context and Setting

What is the relationship to the region and local context in terms of:

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The development is appropriate and will have negligible impact on adjacent properties.

7.2. Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

The proposed development will utilise the existing driveway crossover and garage. No conflict or issues will arise as a result of the proposed development.

7.3. Public domain

The proposed development will have a positive impact on the public domain as the proposal is consistent with the character and streetscape of the residential area.

7.4. Utilities

There will be no impact on the site, which is already serviced.

7.5. Flora and fauna

There will be no impact.

7.6. Waste

There will be no impact.

7.7. Natural hazards

The site is affected by slip. A report has been provided by an expert with regard to the geotechnical aspects of the site and is supportive of the proposal subject to recommendations. This report accompanies the development application.

7.8. Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

7.9. Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is highly appropriate to the site with regard to all of the above factors. The development fits well within the context of the surrounds and is an appropriate scale, well-suited to its residential locality.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

7.10. Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*

- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the alterations and additions proposed.

Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of an existing residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8. Conclusions

- 8.1 The proposed development for alterations and additions to the existing dwelling at 30 Churchill Crescent, Allambie Heights is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 Considering all the issues, the fully compliant development is considered worthy of Council's consent.