

STATEMENT OF ENVIRONMENTAL EFFECTS

ADDRESS : 14 HAIGH AVE, BELROSE, 2085

OWNER : MARIA AND CHRIS BACKHOUSE

DESCRIPTION OF WORKS : PROPOSAL FOR NEW FRONT FENCING, FRONT PORCH, RETAINING WALLS AND DRIVEWAY + ADDITIONAL CONCRETE ON SITE

DATE : 21/06/2021

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This Statement of Environmental Effects has been prepared by Stephanie Tuszynki to accompany a Development Application submitted to Northern Beaches Council, and is to be read in conjunction with:

- ## SITE AND LOCALITY

The site is adjoined:

- to the rear by (2 Maple Place) - double storey dwelling.
- To the north side by (1 Maple Place) - double storey dwelling.
- To the South-West side by (16 Haigh Ave) - double storey dwelling.

NOTE: THE SITE IS INDICATED BY THE RED FILL OUTLINE.



P R O P O S A L

CURRENT ISSUES ON-SITE:

The subject property currently lacks privacy, functionality and street appeal. The property currently lacks:

- covered entry
- front fencing
- privacy from the two streets
- functionality of the existing grassed areas present within the front of the property
- functionality of the existing driveways

OVERALL PROPOSAL:

The proposal features a new front porch, new driveway, new front fencing (including a pedestrian and car access gate), new concrete around an existing granny flat, new second driveway for granny flat users including pedestrian access to the existing granny flat and new retaining walls on site to help manage the slope of the site.

CAR PARKING:

The proposal does not negatively effect the car-parking on site. Existing covered car-parking is to remain. The addition of new concrete driveways is intended to increase onsite parking and positively effect the functionality of onsite parking and off street vehicle moveability.

LANDSCAPE FEATURE:

Native species of low height are to be planted on site. Selections will be of low water demand. The intent of the landscape design is to integrate the whole of the development into one coherent form. The aspect from street view will be to enhance the overall appearance of the site by offering a quality landscape feature, integrated into the architectural form.

PROPOSED BUILT FORM:

The proposal features a new front porch, new driveway, new front fencing (including a pedestrian and car access gate), new concrete around an existing granny flat, new second driveway for granny flat users including pedestrian access to the existing granny flat and new retaining walls on site to help manage the slope of the site. The proposed additions aim at increasing the functionality of the front of the property by creating functional flat areas of grass that residents can freely use. Retaining walls have been used to help step the terrain of the site creating functional flat areas of grass for the residents of the property. Additional functional space that is to be created by the proposed will greatly improve the functionality of the property and outdoors spaces on site, improving the usability of the front garden and on site driveways.

The proposed front porch has been created to improve the streetscape, appeal and usability of the property. Currently the existing dwelling does not have an appealing, or functional, covered porch space for residents and does not provide protection from the elements and lacks street appeal. The proposed porch has been designed to both improve the functionality and usability of the frontal area of the site, providing a covered entry to the dwelling, a place to sit for residents and an improved streetscape. Contemporary materials and features have been used in the design of the front porch to help enhance and improve functionality on site.

The proposed front fencing that is to be present on both the Haigh Ave and Elm Ave street frontages has been designed to enhance the streetscape of the property and increase the security of the dwelling. The picket (not solid) fencing allows for passive surveillance of the street and contemporary materials and colours have been used to enhance street appeal. Fencing heights vary due to natural ground slope.

P R O P O S A L

PROPOSED BUILT FORM: (CONTINUED)

The proposed driveways and retaining walls have been implemented within the design to increase on-site parking and manage the slope of the site in order to create more useable grassed areas at the front of the property.

All of the proposed have been designed in accordance with the WLEP 2011 AND THE WDCP 2011

C O M P L I A N C E - W L E P + W D C P + (S E P P)

Warringah LEP 2011

MAP	Control	Comment
Acid Sulfate Soils Map	N/A	-
Additional Permitted Uses Map	Nil	-
Coastline Hazard Map	N/A	-
Height of Buildings Map	8.5m	No change to height of buildings proposed
Heritage Map	No	-
Key Sites Map	No	-
Land Application Map	sheet 07	-
Land Reservation Acquisition Map	No	-
Landslip Risk Map	Area A – slope <5 degree	
Land Zoning Map	R2 – Low Density Residential	Proposed works are ancillary to residential use
Lot Size Map	min 600m ²	Lot is 695.2m ² & subdivision is not proposed
Land Reclassification (Part Lots) Map	N/A	-
Floor Space Ratio Map	N/A	-
Centres Map	N/A	-

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 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.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

COMPLIANCE - WLEP + WDCP + (SEPP)

4 Prohibited

Any development not specified in item 2 or 3

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

Comment: Dwelling houses are permitted and the works proposed are ancillary to the residential use. The works proposed under this DA satisfy the third objective of the R2 zone, as they seek to beautify the landscaped setting of the existing dwellings.

CLAUSE 6.4 Development on sloping land

(1) The objectives of this clause are as follows—

(A) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,

(B) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,

(C) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.

(2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map.

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is 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.

Comment: Landslide risk associated with the proposed works is minimal as the slope is not steep. Stormwater will be discharged via the existing site drainage system to the easement at the rear. No impact to subsurface flows.

WLEP

D13 Front Fences and Front Walls

Applies to Land

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

COMPLIANCE - WLEP + WDCP + (SEPP)

WLEP (CONTINUED)

Objectives

- To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.
- To encourage innovative design solutions to improve the urban environment.
- To avoid a 'walled in' streetscape.

Requirements

1. Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.

Comment: The proposed fence does comply with street setbacks and the existing streetscape character.

2. Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence.

Comment: The proposed fence is of non-solid appearance and the existing trees on both Elm Ave and Haigh Ave provide a softening effect to the fence.

3. Fences located within the front building setback area are to complement the existing streetscape character.

Comment: The proposed fencing has been designed to compliment the existing streetscape character.

4. Fences are to be constructed to allow casual surveillance, except where there is excessive noise.

Comment: The slates within the fence design allow for surveillance of the street.

5. Gates are not to encroach over the property boundary when opening or closing.

Comment: The sliding vehicular gate and the swinging pedestrian gate do not encroach on the boundary.

6. Fences should complement the architectural period of the building.

Comment: The proposed fence compliments and enhances the architectural period of the building.

EXISTING SITE IMAGES



OTHER

Porch levels have been kept close to natural ground level as possible in order to diminish the scale and bulk form of each dwelling.

External colour, material and textures have been purposely selected in neutral earth tones to blend in and enhance the landscape feature.

Stormwater collection will be via stormwater tanks, and overflow to the street kerb. Harvesting of stormwater will assist in the upkeep of the landscape areas. (REFER TO SITE PLAN)

Fences – new grey painted wooden fencing will replace the old fences.

Views – Views – existing views to adjoin properties will not be dramatically altered.

Visual Privacy – privacy will be maintained to adjoining properties. With high fences between neighbouring properties.

Landscaping – has been designed to enhance the existing site

Safety and Security – a non solid fence type allows for surveillance over both streets.

NOTE: Refer to the architectural documentation listed below for a greater understanding of the development taking place.

A: Site Analysis

The site analysis takes into consideration the environmental patterns and existing structures around the site. These have all been considered within the design process of the development. (Refer to architectural documentation) – Site Analysis

B: Existing Uses

(Refer to architectural documentation) – Site Plan

C: Operational Details

(Refer to architectural documentation) – Site Plan

D: Access to Traffic

Comfortable road access has been considered within the development. (Refer to architectural documentation) – Site Plan and Site Analysis

E: Utility Services and Waste

(Refer to architectural documentation) – Waste management plan, Site Plan and Site Analysis

F: Privacy, Views, Overshadowing

The privacy, views and overshadowing of the development and its surrounding context have all been considered within the design process. (Refer to architectural documentation) – Site Plan, Site Analysis and Shadow Diagrams

G: Flooding and Drainage

(Refer to architectural documentation) – Site Plan and Site Analysis. The site is not within any flood zones.

H: Erosion and Sediment Control

(Refer to architectural documentation) – Sediment / erosion control plan

I: Heritage Conservation

(Refer to architectural documentation) The site or existing structure is not within a heritage conservation zone.

J: Potential Land Contamination

(Refer to architectural documentation) K: Site Construction

(Refer to architectural documentation) L: Other Matters

(Refer to architectural documentation)

AREA CALCULATIONS:

The site area, site coverage and POS areas have been presented in tablet form on the architectural drawings for easy identification of zoning compliance. The proposed fully complies with the site coverage requirements.

NOTE: This Statement of Environmental Effects has been prepared with direct reference to the Warringah DCP 2011 and Warringah LEP 2011.

Recommendation

It is recommended that the Northern Beaches Council approve this application and issue Development Consent subject to standard conditions.