STATEMENT OF ENVIRONMENT EFFECT

DEVELOPMENT APPLICATION FOR
PART DEMOLITION AND CONSTRUCTION OF A 2 STOREY DWELLING AT

NO. 7 CULLEN ST, FORESTVILLE (LOT 9 DP 16489)

Prepared by:
ZOUK ARCHITECTS

INTRODUCTION

The submission describes the context of the site, the proposed development and provides an assessment of the likely environmental impacts in terms of the relevant matters for consideration contained in Section 79C of the Environmental Planning and Assessment Act, 1979 (the Act).

Application for a Construction Certificate shall be made under a separate cover. The proposed development is not Integrated Development under the Act.

This application is accompanied by and should be read in conjunction with the following information:

1. Survey plan dated 22nd March 2022 and prepared by ATS Land & Engineering Surveyors Pty Ltd;
2. Geotechnical Investigation Report dated 10th October 2022 prepared by ESWNMAN;
3. Bush Fire Report dated 23rd August 2022 prepared by Sydney Bush Fire Consultants
4. Architectural drawings dated prepared by Zouk Architects;
5. Stormwater Concept Plan dated 25th August 2022 prepared by Nitma Consulting

The report is also prepared having regards to review/ analysis of the proposal in respect of relevant planning controls and an inspection/analysis of the site and its surrounds.

1.0 SITE LOCATION AND DESCRIPTION

1.1 Site Context

The site is legally described as Lot 6 Sec 44 DP 758421 and is commonly known as No. 7 Cullen St Forestville NSW 2087 (The Site). The allotment is fan-shaped residential block of land located at the end of a cul de sac with frontage to Cullen St. The site is located within the residential precinct of Local Government Area (LGA) of Warringah Council.

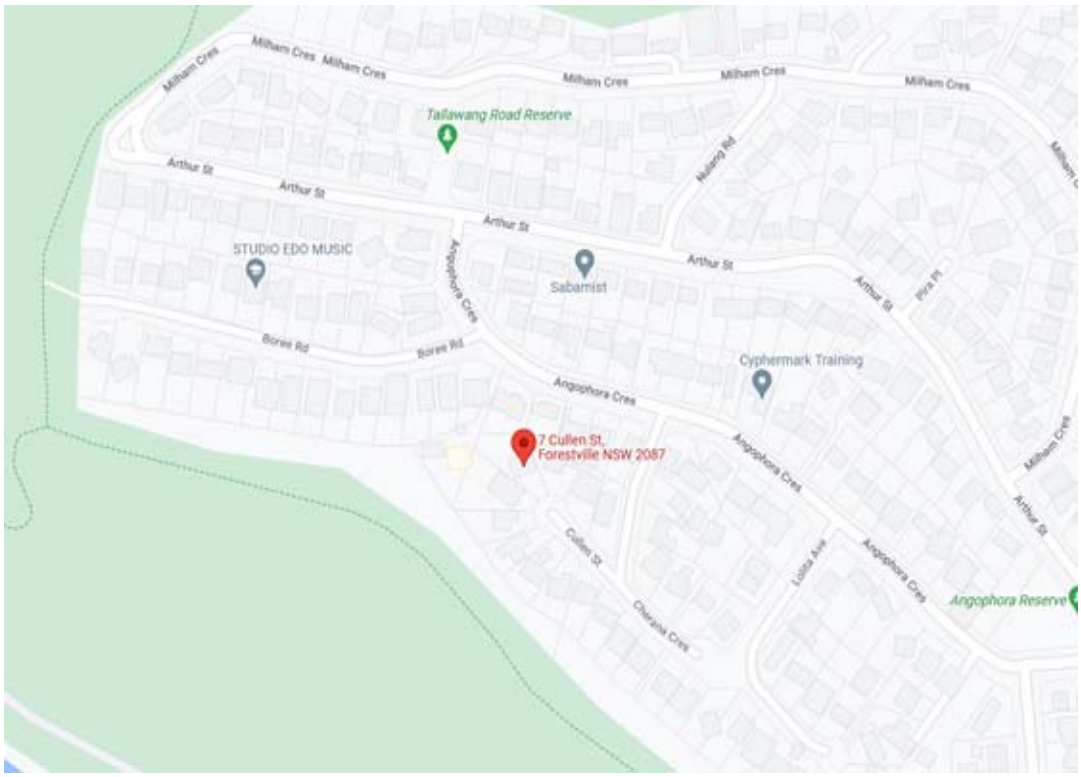


Figure 1. Location Plan of the site

1.2 Site Details

7 Cullen Street is a fan-shaped block of land with site area of 1075sqm located within the suburb of Forestville (Dimension: street frontage of approx. 7.51m wide and 56.21m longest depth). The site is positioned on an elevated position at the end of a cul-de sac and currently contains a one storey brick dwelling house with single car garage.

Figure 2. Aerial view of site

Planning control for the sites under Warringah LEP 2011 and other planning instruments are as follows:

- Zoning R2 - Low Density Residential
- Height Of Building – 8.5 m
- Minimum Lot Size - 600 m²
- Bushfire prone land – Vegetation Buffer
- Landslide risk land – Area B Flanking slope 5-25

1.3 Site Analysis

The house is located on the higher side of the street and the levels continue to rise gently towards the rear of the property.

Cullen Street streetscape contains of both single and double storey dwellings in a variety of architectural style and age, nestled into pockets of vegetation and trees.

The site sits between a 1 and 1.5 storey dwellings on No. 6 and No.8 Cullen Street.

Figure 3: 5,6 Cullen St

Figure 4: 8,9 Cullen St

Figure 5: Surrouding streetscape

Figure 6: Surrouding streetscape

Site Photographs

Figure 7: View of the existing front façade

Figure 8: View of rear

2.0 DESCRIPTION OF PROPOSAL

The information in the following sections is based on architectural drawings and calculations prepared by Zouk Architects.

2.1 Overview of the proposal

The proposed development incorporates part demolition of the existing house (excluding the foundation & slab), construction of a new 2 storey dwelling and associated works.

The proposed development is configured in the following manner:

External

- Landscaping work
- Driveway resurfacing and extension to service a new paved carspace.

GFL

- Single locked up garage
- Common areas (foyer, music room, living, kitchen, dining, laundry, powder)
- Guest bedroom with ensuite and WIR
- Undercover alfresco area

UL

- Family room
- Master bedroom with ensuite
- 3 x bedroom sharing 1 bathroom
- Balconies

2.2 Compliance Summary

The numeric aspects of the proposed development are provided below in Table 1

Development Controls		Permissible	Proposed Development	Compliance
1	Max Building Height (LEP Height of Building Map)	8.5m Max	8.5m max building height	COMPLIANT
2	Max Wall Height (DCP wall height)	7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof	7.2m max wall height	COMPLIANT

		space).		
3	Landscape Open Space and Bushland Setting	40%	66%	COMPLIANT
4	Front Setback	6.5m	15.6m	COMPLIANT
5	Side boundary envelope	Buildings must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: • 4 metres,	Within the prescribed building envelope	COMPLIANT
6	Side Setback	0.9m	1.44m & 1.05m	COMPLIANT
7	Rear Setback	6m	11.5m	COMPLIANT

Figure 11: Table 1

3.0 Relevant Planning Instruments and DCPs

The following is our assessment of the environmental effects of the proposed development, as described in the preceding sections of this report. The assessment is structured in accordance with the Matters for Consideration under the Act. The assessment includes only those matters that are relevant to the proposal.

The planning instruments relevant to this application are as follows:

- Warringah LEP 2011
- Warringah DCP 2011
- Northern Beaches Bush Fire Prone Land Map

Consideration of only those parts of the above mentioned policies of relevance to the proposal is provided in the following sections.

3.1 Warringah Local Environmental Plan (LEP) 2011

The site is zoned R2 Low Density Residential under Warringah LEP 2011. The proposed development as a residential dwelling is permitted with consent.

3.1.1 Clause 4.3 Height of Buildings
The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map, which in this case is Area I (8.5m)

The proposed development's maximum building height (top most of roof extension) is approximately 8.5m, therefore, in compliance with the objective of the clause.

3.1.2 Clause 6.4 Development on Sloping Land
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.

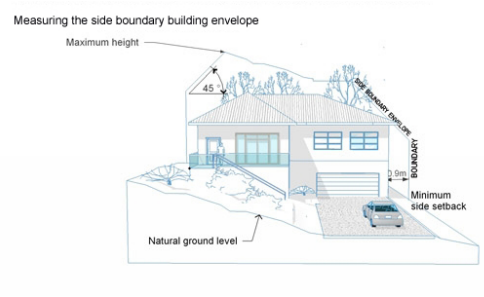
The site is located within Area B on the Landslip Risk Map.
Refer to Geotech assessment for assessment which shows that the development will not impact on the following:

- the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and
- the development will not impact on or affect the existing subsurface flow conditions.

3.2 Warringah Development Control Plan (DCP) 2011

3.2.1 Part B- Built Form Control

Performance Criteria	Discussion
B1 Wall Height Objectives • To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes. • To ensure development is generally beneath the existing tree canopy level. • To provide a reasonable sharing of views to and from public and private properties. • To minimise the impact of development on adjoining or nearby	COMPLIANT Max wall height is 7.2m max from existing ground The building is presented as 2 storey structure.

properties. • To ensure that development responds to site topography and to discourage excavation of the natural landform. • To provide sufficient scope for innovative roof pitch and variation in roof design. Requirements 1. Max wall height 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	
B3 Side Boundary Envelope Objectives • To ensure that development does not become visually dominant by virtue of its height and bulk. • To ensure adequate light, solar access and privacy by providing spatial separation between buildings. • To ensure that development responds to the topography of the site. Requirements 1. Buildings must be sited within a building envelope determined by projecting planes at 45 degrees from 4 metre above ground level (existing) at the side boundaries  	COMPLIANT Refer to architectural elevation plan
B5 Side Boundary Setback Objectives • To provide opportunities for deep soil landscape areas. • To ensure that development does not become visually dominant. • To ensure that the scale and bulk of buildings is minimised. • To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained. • To provide reasonable sharing of views to and from public and private properties. Requirements	COMPLIANT Side setback is 1.05m and 1.44m

1. Maintain a minimum setback of 0.9m from side boundaries as shown on the map. 2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences. Exceptions forR2 zone land: • Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback	
B7 Front Boundary Setback Objectives • To create a sense of openness. • To maintain the visual continuity and pattern of buildings and landscape elements. • To protect and enhance the visual quality of streetscapes and public spaces. • To achieve reasonable view sharing. Requirements 1. Development is to maintain a minimum setback to road frontages. 2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences. 3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.	COMPLIANT Proposed to retain front set back to road frontage as per existing dwelling (approx. 15.6m front setback). Proposed front setback area is generally landscaped
B9 Rear Boundary Setback Objectives • To ensure opportunities for deep soil landscape areas are maintained. • To create a sense of openness in rear yards. • To preserve the amenity of adjacent land, particularly relating to privacy between buildings. • To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements. • To provide opportunities to maintain privacy between dwellings.	COMPLIANT Proposed rear boundary setback is approx. 11.5m and it is free from any above or below ground structures.

Requirements 1. Development is to maintain a minimum setback of 6m to rear boundaries. 2. The rear setback area is to be landscaped and free of any above or below ground structures.	

3.2.2 Part C – Siting Factors

Performance Criteria	Discussion
C3 Parking Facilities Objectives • To provide adequate off street carparking. • To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place. • To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces. Requirements 1. Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.; 2. Parking is to be located so that views of the street from front windows are not obscured; and 3. Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.	COMPLIANT Single lock up garage is maintained with the door design integrated into overall house design and does not dominate façade Views of the street from front windows are not obscured as the house is on an elevated structure. Garage door width is 2.5m.
C4 Stormwater Objectives • To provide adequate off street carparking. • Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland; • To minimise the risk to public health and safety; • To reduce the risk to life and property from any flooding and groundwater damage; • Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change. • Mimic natural stormwater flows by minimising impervious	Refer to enclosed stormwater concept plan by Nitma Consulting

areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities. Requirements 1. Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. 2. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	
C7 Excavation & Landfill Objectives • To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties. • To require that excavation and landfill does not create airborne pollution. • To preserve the integrity of the physical environment. • To maintain and enhance visual and scenic quality. Requirements 1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation. 2. Excavation and landfill works must not result in any adverse impact on adjoining land. 3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work. 4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment. 5. Rehabilitation and revegetation techniques shall be applied to the fill. 6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.	Minimal excavation (up to 0.7m) is proposed at rear to accommodate the new undercover alfresco seating area. Geotech investigation (refer to enclosed geotech report by ESWNMAN) has been conducted to ensure that the excavation will not result in instability to the surrounding.
C8 Demolition & Construction	Where possible, it is proposed that waste from demolition & construction will be recycled off site.

Objectives • To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment. • To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials. • To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan • To discourage illegal dumping. Requirements 1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	Refer to enclosed Waste Management Site Plan and Waste Management Plan (WMP)
C9 Waste Management Objectives • To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD). • To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste. • To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements. • To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services. • To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene. • To minimise any adverse environmental impacts associated with the storage and collection of waste. • To discourage illegal dumping.	The proposal includes continuation of council' standard waste and recycling service. Location of bins area is shown on site plan Refer to the Water Management Plan for details during construction.

3.2.3 Part D – Design

Performance Criteria	Discussion
D1 Landscaped Open Space and Bushland Setting Objectives • To enable planting to maintain and enhance the streetscape. • To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife. • To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building. • To enhance privacy between buildings. • To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants. • To provide space for service functions, including clothes drying. • To facilitate water management, including on-site detention and infiltration of stormwater. Requirements 1. The required minimum area of landscaped open space is 40%. To measure the area of landscaped open space: a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation; b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; c) Landscaped open space must be at ground level (finished); and d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.	COMPLIANT The proposed are of landscaped open space is 66% (Refer to landscape plan)
D2.Private Open Space Objectives • To ensure that all residential development is provided with functional, well located areas of private open space. • To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings. • To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces. • To ensure that private open space receives sufficient solar access and privacy. Requirements	COMPLIANT The proposed Private Open Space (POS) is 77m2 The proposed POS is located rear of site with adequate solar access, accessible from living area and is capable of serving as an extension of the dwelling.

<table>
<tr>
<td>1. Residential development is to include private open space for each dwelling.
2. The minimum area and dimensions of private open space are as follows:

<table>
<tr><th>DWELLING Type</th><th>Area and Minimum Dimensions per dwelling</th></tr>
<tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms</td><td>A total of 60m2 with minimum dimensions of 5 metres</td></tr>
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3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.
4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.
5. Private open space shall not be located in the primary front building setback.
6. Private open space is to be located to maximise solar access.</td>
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<td>D6. Access to Sunlight

Objectives

• To ensure that reasonable access to sunlight is maintained.
• To encourage innovative design solutions to improve the urban environment and public open space.
• To promote passive solar design and the use of solar energy.

Requirements

1. Development should avoid unreasonable overshadowing any public open space.
2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.
-</td>
<td>COMPLIANT
Refer to Shadow Diagram</td>
</tr>
<tr>
<td>D8 Privacy

Objectives

• To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.
• To encourage innovative design solutions to improve the urban environment.
• To provide personal and property security for occupants and visitors.

Requirements</td>
<td>COMPLIANT

Building layout and positioning of all openings are designed to optimize privacy for occupants of the development and those of the adjoining properties</td>
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</table>

1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties. 2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking. 3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass. 4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings. 5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment. -	
D9 Building Bulk Objectives • To encourage good design and innovative architecture to improve the urban environment. • To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes. Requirements 1. Side and rear setbacks are to be progressively increased as wall height increases. 2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief. 3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular: The amount of fill is not to exceed one metre in depth. Fill is not to spread beyond the footprint of the building. Excavation of the landform is to be minimised. 4. Building height and scale needs to relate to topography and site conditions. 5. Orientate development to address the street. 6. Use colour, materials and surface treatment to reduce building bulk. 7. Landscape plantings are to be provided to reduce the visual bulk of new building and works. 8. Articulate walls to reduce building mass.	Walls are generally well articulated, no excessive cut/fill, overall building height and scale is consistent to the topography of the land and surrounding development.
D10 Building Colors & Materials Objectives • To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding	Refer to Sample Board for schedule on materials and finishes on Drawing A110. The proposed colour scheme is a mixtures of off white and light greys with contrasting white color for the windows/door surrounds which

natural and built environment. Requirements 1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping. 2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.	compliments the area and natural landscaping elements of the surroundings.
D14 Site Facilities Objectives • To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours. • To encourage innovative design solutions to improve the urban environment. • To make servicing the site as efficient and easy as possible. • To allow for discreet and easily serviceable placement of site facilities in new development. Requirements 1. Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places. In particular: • Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection; • All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets; • Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers; • Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract form the amenity of occupants; and • Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable	Refer to Site plan for position of garbage bins, mail box and clothes drying facilities.

3.2.3 Part E– The Natural Environment

Performance Criteria	Discussion
Objectives • To ensure development is geo-technically stable. • To ensure good engineering practice. • To ensure there is no adverse impact on existing subsurface flow conditions. • To ensure there is no adverse impact resulting from stormwater discharge. Requirements The Site is identified as being in Area B, with flanking sloped of 5-25, which contains *Colluvial and residual soils, possibly deeper than in Class A, developed on Hawkesbury Sandstone. Minor detached sandstone blocks, occasional exposures of sandstone in cliffs and road cuts. Occasional fill areas associated with playing fields, roads and some developments.* A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application. If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application. Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.	The site is located within Area B on the Landslip Risk Map. Refer to Geotech assessment prepared by ESWNMAN for assessment which shows that the development will not impact on the following: • the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and • the development will not impact on or affect the existing subsurface flow conditions.

4.0 Northern Beaches Bush Fire Prone Land Map 2020

The subject site is classified as Vegetation Buffer Zone in the Bush Fire Prone Land Map. Level of Compliance according to AS 3959:2018 can be achieved with BAL 19 & BAL 29 construction standards. Refer to enclosed bush Fire Report by Sydney Bush Fire Consultants dated 23rd August 2022

5.0 CONCLUSION

Pursuant to section 79C of the Act, it is submitted that no significant adverse environmental impacts are anticipated and the proposed development is designed to minimize impact to the surrounding properties and streetscape as discussed throughout this report.

The proposed development is permissible with consent and is consistent with the planning objectives for the low density residential zone. The proposal is also consistent with the intent of other planning controls adopted by Northern Beaches Council.

In the light of significant merits of the proposal and the absence of any adverse environmental impacts, we have no hesitation in recommending that Council grant consent to this development, subject to appropriate conditions of consent.

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