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## STATEMENT OF ENVIRONMENTAL EFFECTS

**PROJECT:** Alterations & Additions to Existing Dwelling

**ADDRESS:** 137 Fisher Rd, North Cromer NSW 2099

**APPLICANT:** Signature Design & Drafting

**DATE:** May 2021

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## 1.0 INTRODUCTION

The subject lot is located within the residential area of North Cromer. The subject site has a lot size of 327.2 square metres. The site contains a single storey cladded residence.

## 2.0 PROPOSAL

The proposed development consists of alterations & additions to the existing dwelling.

## 3.0 SITE INFORMATION

Our application pertains to one allotment of land. The lot is legally described as Lot 12 – DP 846511 – 137 Fisher Road, North Cromer NSW 2099. The lot is regular in shape.

## 4.0 DESIGN & ENVIRONMENTAL IMPACT ASSESSMENT

### LEP & DCP Compliance

#### Warringah LEP 2011 Compliance Breakdown:

##### Part 4.3 Height of Buildings

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

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,

(2) 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.

Comment: **Complies**

##### Part 6.2 Earthworks

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

- (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
- (b) to allow earthworks of a minor nature without requiring separate development consent.

Comment: **Complies**

## **Part 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,

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

Comment: **Complies**

## **Warringah DCP 2011 Compliance Breakdown:**

### **Part B1 Wall Heights & B2 Number of Storeys**

To provide a reasonable sharing of views to and from public and private properties, To minimise the visual impact of development when viewed from adjoining properties, streets, waterways, and land zoned for public recreation purposes.

Requirements

1. Walls are not to exceed 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).

Comment: **Complies**

### **Part B3 Side Boundary Envelope**

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.

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 on land shown coloured on the DCP Map Side Boundary Envelopes 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.

Comment: **Complies**

## **R2 Side Boundary Envelope Exceptions**

Existing dwelling house: Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control.

Comment: **Complies**

## **Part B5 Side Boundary Setbacks**

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.

Comment: **Complies**

## **Part B7 Front Boundary Setbacks**

To maintain the visual continuity and pattern of buildings and landscape elements. To protect and enhance the visual quality of streetscapes and public spaces.

Comment: **Complies**

## **Part B9 Rear Boundary Setbacks**

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.

Comment: **Complies**

## **Part C3 Parking Facilities**

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.

Comment: **Complies**

## **Part C4 Stormwater To ensure the appropriate management of stormwater.**

Comment: **Complies**

## **Part C5 Erosion and Sedimentation**

To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.

Comment: **Complies**

**Part C7 Excavation and landfill**

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.

Comment: **Complies**

**Part C8 Demolition and Construction**

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.

Comment: **Complies**

**Part C9 Waste Management**

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.

Comment: **Complies**

**Part D1 Landscape open space and Bushland setting**

To enable planting to maintain and enhance the streetscape. To conserve and enhance indigenous vegetation, topographical features, and habitat for wildlife.

Comment: **Complies**

**Part D2 Private open space**

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.

Comment: **Complies**

**Part D3 Noise**

To encourage innovative design solutions to improve the urban environment. To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.

Comment: **Complies**

**Part D6 Access to sunlight**

To ensure that reasonable access to sunlight is maintained. To encourage innovative design solutions to improve the urban environment.

Comment: **Complies**

**Part D7 View**

To allow for the reasonable sharing of views. To encourage innovative design solutions to improve the urban environment.

Comment: **Complies**

**Part D8 Privacy**

To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.

Comment: **Complies**

**Part D9 Building Bulk**

To minimise the visual impact of development when viewed from adjoining properties, streets, waterways, and land zoned for public recreation.

Comment: **Complies**

**Part D10 Building colours and materials**

To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.

Comment: **Complies**

**Part D11 Roofs**

To encourage innovative design solutions to improve the urban environment. Roofs are to be designed to complement the local skyline.

Comment: **Complies**

**Part D12 Glare and Reflection**

To ensure that development will not result in overspill or glare from artificial illumination or sun reflection. To maintain and improve the amenity of public and private land.

Comment: **Complies**

### **Part D14 Site Facilities**

To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.

Comment: **Complies**

### **Part D20 Safety and Security**

To ensure that development maintains and enhances the security and safety of the community.

Comment: **Complies**

### **Part E10 Landslip Risk**

To ensure development is geotechnically stable. To ensure good engineering practice.

Comment: **Complies**

## **4.1 Visual Impact**

It is considered that the proposal will not generate any adverse impacts. The proposed development complies with Warringah Development Control Plan 2011. Furthermore, the site is not within a visually significant area.

In any case the design of the proposed development will present as a modern architectural design consistent with other residential architecture in the surrounding streetscape and neighbourhood. Overall, it is considered that the proposal is suitable from a visual impact perspective.

## **4.2 Flora & Fauna**

The proposed location of the development is to be sited within existing cleared areas of the site.

## **4.3 Bushfire**

The site has not been identified as being bushfire prone land.

## **4.4 Access, Traffic & Car Parking**

The proposed development will comply as per the Warringah DCP 2011 requirements.



#### **4.5 Flooding**

The site has not been identified as being flood prone land.

#### **4.6 Waste Management**

Waste generated by the proposal is likely to consist of construction waste. A waste management plan has been prepared and is accompanying the development application.

#### **4.7 Site Suitability**

The subject site is considered suitable for the development for the following reasons:

- The site is appropriately zoned for the proposed land use;
- The proposal does not generate adverse environmental impacts;
- The site is not subject to bushfire risk, and;
- The land is not subject to flood risk.

#### **4.8 Servicing**

Electricity, telecommunications & water are already available to the site.

#### **4.9 Contamination**

The site of the proposed development has not historically been used for any purpose that could have potentially led to contamination.

#### **4.10 Heritage**

There are no items of environmental heritage located on the site nor is the subject land located adjacent to any items of heritage. Consequently, the proposal will have no heritage impacts. The site is not a heritage item and is not located within a heritage conservation area pursuant to Warringah Local Environmental Plan 2011.

#### **4.11 Social & Economic Impact**

Overall, the proposal is consistent with the established character of the site and the surrounding area. In addition, the proposed development would result in positive social and economic impact by the continuation of growth within the existing community fabric supporting local schools and facilities with new residents joining the area. Also, employment opportunities will be generated during the construction

Stages and the complimentary instalment of appropriate infrastructure.

#### **4.12 Privacy, Views & Overshadowing**

The setbacks are equal to or exceed the specified minimum in Warringah DCP 2011, therefore the proposed development does not pose any privacy or overshadowing concerns.

#### **4.13 Air & Noise**

The proposed site has not been identified as being affected by any classified roads or aircraft noise.

#### **4.14 NCC & Fire Safety Report**

The development is to be constructed in accordance with the National Construction Code (formerly known as the BCA) and the NSW Appendix.

#### **4.15 The Public Interest**

The proposed development is permissible with consent, will not result in detrimental environmental impacts and would support the growth of the local community and residential environment. It would therefore be in the public interest to support the proposal.

### **5.0 CONCLUSION**

Signature Design & Drafting is pleased to submit this Statement of Environmental Effects accompanying the Development Application for the proposed development at 137 Fisher Rd, North Cromer

This Statement of Environmental Effects demonstrates that the proposed development is appropriate and suitable development being consistent with the R2 zone objectives and the other planning provisions.

This report has identified all key issues associated with the proposal and demonstrated that it can be adjusted appropriately.

The proposal is considered acceptable and can be approved because:

- The site is appropriately zoned for the proposed land use;
- The proposal is consistent with the requirements of the Warringah Development Control Plan 2011;

- The proposal complies with the objectives and standards of the Warringah Local Environmental Plan 2011;
- Employment opportunities will be generated during the construction stages and the establishment of appropriate infrastructure;
- The proposal does not require any significant clearing and consequently does not generate adverse environmental impacts;
- The land is not subject to bushfire or flood risk.

This Statement of Environmental Effects establishes that the proposal is consistent with the objectives, compatible with the surrounding area, and satisfies all relevant planning and environmental considerations to enable council to grant approval for the development.

Taleb Eldahoud

Signature Design & Drafting

[taleb@signaturedesign.com.au](mailto:taleb@signaturedesign.com.au)

0451 117 512