

## **DEVELOPMENT APPLICATION**

NORTHERN BEACHES COUNCIL  
(PREVIOUSLY WARRINGAH COUNCIL )

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

### **7A BATE AVENUE ALLAMBIE HEIGHTS**

LOT 2

DP 588372

ISSUE A

STATEMENT OF ENVIRONMENTAL EFFECTS  
5 BATE AVE, ALLAMBIE HEIGHTS 2100

## SITE:

5 Bate Ave Allambie Heights  
LOT 2

DP 588372  
Site Area 1077 m<sup>2</sup>

## SUMMARY OF PLANNING CONTROLS:

Local Environmental Plans	Warringah Local Environmental Plan 2011 (pub. 14-2-2014)
Local Environmental Plans Land Zoning	R2 - Low Density Residential: (pub. 9-12-2011)
Height Of Building	8.5m
Floor Space Ratio	NA
Minimum Lot Size	600 m <sup>2</sup>
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Foreshore Building Line Landslide Risk Land	Area A - Slope < 5



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This document has been prepared with reference to the:

- Warringah Local Environment Plan 2011
- Warringah Development Control Plan

## 1.0 PRELIMINARIES

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### 1.1 SITE DESCRIPTION

This report presents the environmental impacts and likely effects of the proposed alterations and additions at 7A Bate Ave, Allambie Heights.

The building located at 7A Bate Ave is a residential home and is a battle axe block . There was no previous usage of the property other than residential.

The existing building is a Single storey Brick house and a tiled roof. There are 3 bedrooms and 2 bathrooms with an additional Bathroom and laundry in the basement. On the Western boundary is a garage with a carport to the north. To the south east is a patio with stairs down to the garden. To the north there is an existing patio, an existing swimming pool and and a driveway from Bate Ave to the garage.

The site is sloped from west to east with a change in level of approximately 1.5m -2m across the site.

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### 1.2 THE LOCALITY

The subject site is located in the Warringah locality in Allambie, specifically it is in the Bate Ave section of Wandella Road. It is a short drive to local schools, shops and Warringah Mall .

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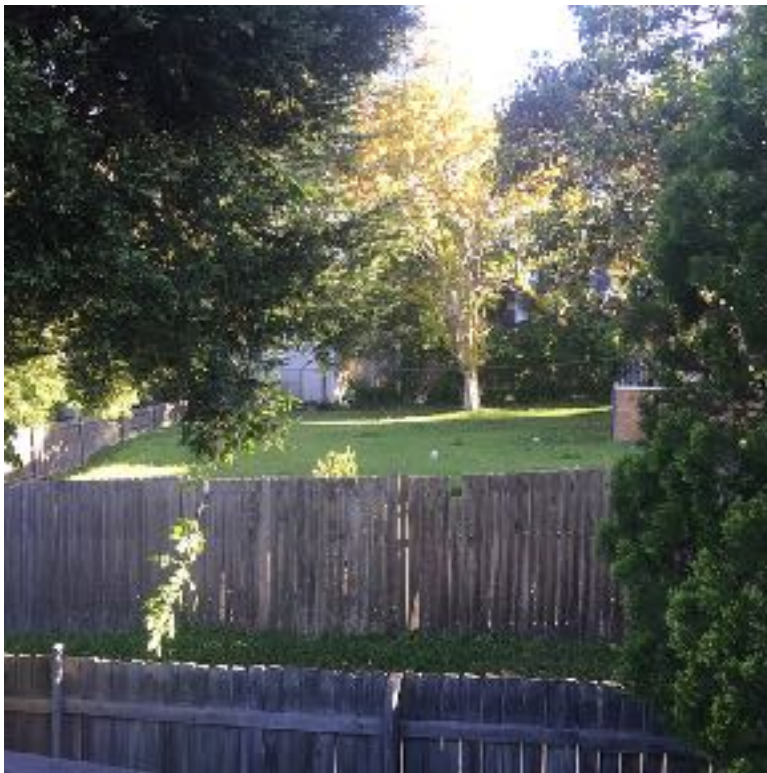
### 1.3 DESCRIPTION OF NEIGHBOURING PROPERTIES

The neighbourhood is characterised primarily by low density residential development. Bate Ave itself is a mixture of original and renovated 1 and 2 storey brick homes built from mid to late 20th century. They present a mix of styles, colours and materials.

STATEMENT OF ENVIRONMENTAL EFFECTS  
5 BATE AVE, ALLAMBIE HEIGHTS 2100



7A Bate Ave Front view



7A Bate Ave Rear view



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5 BATE AVE, ALLAMBIE HEIGHTS 2100



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## 1.4 DESCRIPTION OF PROPOSED WORKS

The proposed work to 7A Bate Ave involves removal of the roof to the western side to allow for a new second story addition that accommodates Family room, 3 bedrooms, a water closet and a bathroom. The construction will be timber framing with weatherboard cladding. A bedroom on ground level is replaced with stairs to the new upper level and access to the rear garden



## 2.0 WARRINGAH LOCAL ENVIRONMENT PLAN 2011

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### PART 1 PRELIMINARY

Aim of Plan: *This Plan aims to make local environmental planning provisions for land in This Plan aims to make local environmental planning provisions for land in Warringah in accordance with the relevant standard environmental planning instrument under section 33A of the Act.*

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### PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

Land use zone: R2 Low Density Residential.

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### PART 3 EXEMPT AND COMPLYING DEVELOPMENT

This section does not apply to this site.

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### PART 4 PRINCIPAL DEVELOPMENT STANDARDS

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#### 4.1 LOT SIZE MAP – 600 m<sup>2</sup>

The subject property has a site area of 1077 m<sup>2</sup>. There is to be no change to the lot size.

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#### 4.2 RURAL SUBDIVISION LOT

This section does not apply to this site.

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#### 4.3 HEIGHT OF BUILDINGS

The subject property has a maximum building height control of 8.5 metres on the Height of Buildings Map. The proposed new roof and the existing roof complies with this standard

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#### 4.4 FLOOR SPACE RATIO

Not adopted

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4.5-4.6

Not applicable

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## **PART 5 MISCELLANEOUS PROVISIONS**

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PART 5.1 - 5.9A, 5.11, 5.12, 5.13

Not applicable

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### **5.10 HERITAGE CONSERVATION**

The subject property does not fall within a heritage conservation area nor is it a heritage item. Therefore, heritage conservation does not apply to the site.

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## **PART 6 ADDITIONAL LOCAL PROVISIONS**

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### **6.1 ACID SULPHATE SOILS**

The subject property is not located in a Acid Sulphate Soils area

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6.2-6.9

NOT APPLICABLE

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## **PART 7 DEE WHY TOWN CENTRE**

NOT APPLICABLE

## WARRINGAH LOCAL ENVIRONMENT PLAN 2011 COMPLIANCE TABLE

Provision	Standard/ Control	Comply	Comment
Min Allotment Size	600m2	YES	Site is 1077m2
Building Height	4.3- 8.5m	YES	
Floor Space ratio	4.4	NA	
Land Reservation Acquisition	5.1	NA / YES	
Heritage	5.10	NA	
Foreshore Building Line		NA	
Acid Sulfate Soils	6.1	NA / yes	
Earthworks	6.2	Yes	No new earth works proposed
Development on sloping land	6.4		Area A - Slope < 5

## 3.0 WARRINGAH DEVELOPMENT CONTROL PLAN

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### PART A INTRODUCTION

The subject property falls within the development control plan.

Objectives: The overriding objective of the DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability.

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### PART B BUILT FORM CONTROL

#### B1 Wall Height

Maximum wall height of 7.2. The additional secondary storey has a maximum wall height of 7.2m

#### B2 Number of Storeys

An additional storey is proposed

#### B3 Side Boundary Envelope

Side Boundary Envelope control is 4m.

The objectives of the control are :\_

- 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.

The proposal does not comply with the standard how ever it is proposed that it meets the objectives. The proposed western wall encroaches the standard by Approx 560mm. The entire western wall is setback approximately 1330mm from the western boundary providing adequate spatial separation between buildings compared to the 900mm side setback required by the DCP. The extent of the Second storey addition wall is 23% of the length of the boundary ( Nominated boundary length is 34700mm which is to the northern boundary between 9 And 7A bate Ave ) From the shadow diagrams it is shown there will be only minor additional shadowing to the roof of the garage and the rear lane. There will be no change to the amount of light into the adjacent dwelling.

The addition has been placed above the existing western wall to add in the build ability of the new addition.

The proposed DA drawings have been shown to the neighbour on the Western side and they have not raised any concerns

#### B4 Site Coverage - NA

#### B5 Side Boundary Setbacks

Side boundary setback control is 900mm. The proposed extension is 1.33m and therefore the proposed works complies with the setback

#### B7 Front Boundary Setbacks

No change to existing front setbacks

#### B9 Rear Boundary Setback

The rear boundary setback control is 6m. The objectives of the control are :\_

- 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.

The existing rear setback of the dwelling is 5679. The upper storey addition follows this setback. Even though the proposal does not numerically comply with the control it does meet the objectives. The upper storey addition follows this setback. The proposal still maintains a sense of openness in the rear yard and preserves the amenity of adjacent land. There is a lane at the rear that is approximately 4m wide that is adding to the distance of the rear adjacent property.

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## PART C SITING FACTORS

C1 Subdivision NA

C2 Traffic, Access & Safety

No change to the location of the vehicle crossing or pedestrian access.

C3 Parking Facility

The existing double garage remains and as per Appendix 1, 2 parking spaces are provided for plus an additional space under the carport

C4 Stormwater

Complies - see attached stormwater plan. The new roof drainage will connect to existing stormwater. There is no additional roof area.

C5 Erosion & Sedimentation

There is no excavation required for the proposal  
Appropriate Erosion & Sedimentation Controls will be in place.

C6 Building over or adjacent to constructed council drainage easements

NA

C7 Excavation and Landfill

There is no excavation required for the proposal

C8 Demolition and Construction see Waste Management Plan

C9 Waste Management

The proposed holding area as shown on the plan is the existing front driveway, Carport, garage and lawn and is easily accessible for collection from Bate Ave. See Waste Management Plan

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## PART D Design

D1 Landscape Open Space and Bushland Setting

Minimum required landscaped open space = 40% x 1077m<sup>2</sup> = 430m

Minimum required landscaped open space excluding battle axe driveway = 40% x 876m<sup>2</sup> = 350m<sup>2</sup>

Proposed Landscaped area including pool = 395.5 m<sup>2</sup> (refer to landscape Calcs plan)

The objectives of the control are :\_

- 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.

The the proposal does not numerically comply with the control if the whole site area is considered. If only the area of the site excluding the battle axe driveway is considered it does meet the control. The proposal does meet the objectives of the control. There will be no change to the existing landscaped area. There is adequate area to provide for vegetation, outdoor recreational opportunities and to enhance privacy between dwellings

#### D2 Private Open Space

Minimum required private open space is 60m<sup>2</sup> minimum dimension of 5m

There are 2 areas of private open space one at the front - 194m<sup>2</sup> and the rear 132m<sup>2</sup>

#### D3 Noise

NA

#### D4 Electromagnetic Radiation

NA

#### D6 Access to Sunlight

The design for this project has taken into account the specific environmental factors for this site including prevailing breezes and solar access. The existing house has north facing living room and the proposal has a new family room on the northern side on the upper level. The insulation, hydraulic and electrical fittings and fixtures will be selected to meet energy and water efficiency requirements. A BASIX certificate has been included in this submission. The proposed design seeks to ensure sunlight access for neighbouring properties. 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. Refer to attached shadow diagrams. There is no impact to adjoining properties in regard to solar access

#### D7 Views NA

#### D8 Privacy

Privacy is maintain between adjoining properties

#### D9 Building Bulk

The proposed building sits mostly sits within the 4m building envelope control and therefore meets with objectives. It also complies with the maximum building height of 8.5m.

#### B10 Building Colours and Materials

The proposed materials and finishes are to work with the existing building materials and finishes. The additions will be clad in weatherboard as shown on the plans. The new section of roof will be tiled in a colour to match the existing roof

#### D11 Roofs



The new roof design is to integrate with the existing building form.

D12 Glare and Reflection Complies with requirements

D13 Front fences and front walls  
No proposed front fence or wall

D14 Site Facilities NA

D15 Side and Rear Fences  
No changed proposed

D16 Swimming Pools and Spas  
No proposed change to existing pool

D17 Tennis Courts NA

D18 Accessibility  
The proposed design encourages safe access for both pedestrians and vehicles

D19 Site Consolidation in the R3 and IN1 Zone  
NA

D20 Safety and Security  
Complies with requirements

D21 Provision and Location of Utility Services  
Existing utility services will be retained

D22 Conservation of Energy and Water  
The proposed design complies with BASIX and has been designed to minimise energy and water consumption. The design for this project has taken into account the specific environmental factors for this site including prevailing breezes, daylight and solar access.

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## COMMENTS IN SUPPORT OF APPLICATION

The proposed renovation has been designed to integrate and compliment the existing dwelling

My clients love the unique character of their existing home and also believe that renovating is more environmentally sustainable than demolishing and rebuilding. We will use less new material and labour as well as reducing landfill from excavation.

Retaining the existing house can be kinder to the environment but it also creates constraints for the designer. The house does have a minor non compliance for the building envelope control and landscaping however it is proposed that the additions meet the objectives of the control and cause little impact to the adjoining properties.

The proposed renovation is modest in its scale but provides the occupants with the usability, space and security the current home is lacking in.