

ACTION PLANS

STATEMENT OF ENVIRONMENTAL EFFECTS

**DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS
AT 48 ABINGDON STREET, NORTH BALGOWLAH NSW 2093**



No. 48 ABINGDON STREET, NORTH BALGOWLAH NSW 2093
STREET VIEW

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01 Property Description

The subject property legally identified as Lot 350 within DP 12316 and is known as 48 Abingdon Street, North Balgowlah. The site is zoned R2 Low Density Residential pursuant to Warringah Local Environmental Plan 2011. The site is not identified as containing any items of environmental heritage. The site is located within bushfire prone land, identified as 'vegetation buffer 100m & 30m', additionally the site is identified on the landslip risk map as 'Area A: Slopes less than 5 degrees' and 'Area B: Flanking slopes from 5 to 25 degrees'.

02 Site Description

The site is legally identified as Lot 350 within DP 12316 and is known as 48 Abingdon Street, North Balgowlah. The site is located on the northern side of Abingdon Street. The site has an area of 555.6m² and is rectangular in shape with a street frontage (front boundary) of 16.408 meters to Abingdon Street. The eastern boundary (side boundary) has a length of 35.671 meters, the northern boundary (rear boundary) has a length of 15.89 metres and the western boundary (side boundary) has a length of 37.243 meters.

The site slopes from northwest to southeast.

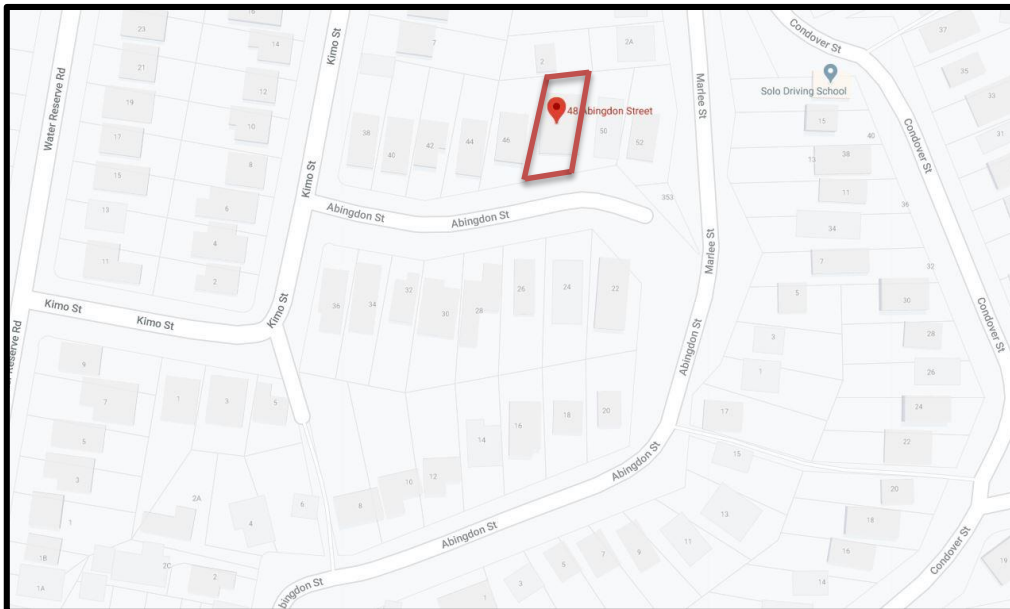


Fig 1: Subject site outlined in red (Google Maps 2020).

The property currently accommodates a two storey dwelling. The existing house is constructed in brick veneer and timber cladding and has a tiled roof.

Other site works include a concrete driveway, a paved entertaining area in the rear yard as well as a timber deck.



Fig 2: 48 Abingdon Street as seen from the driveway. (*Action Plans 2020*).

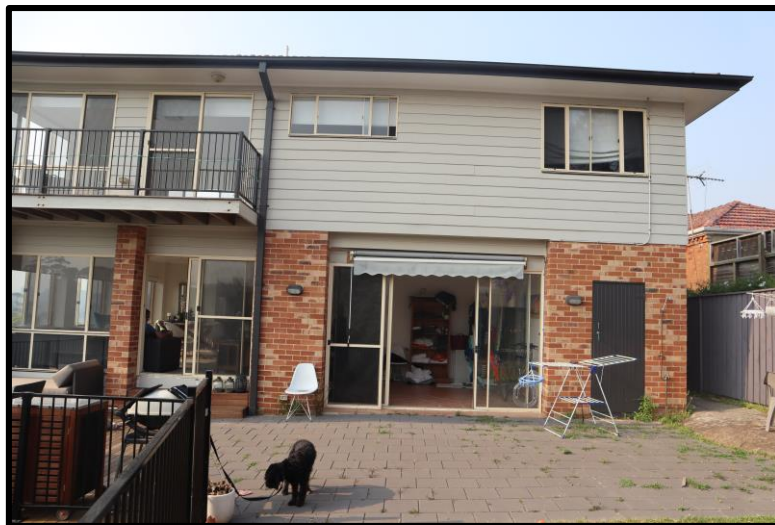


Fig 3: Paved rear entertainment area. (*Action Plans 2020*).

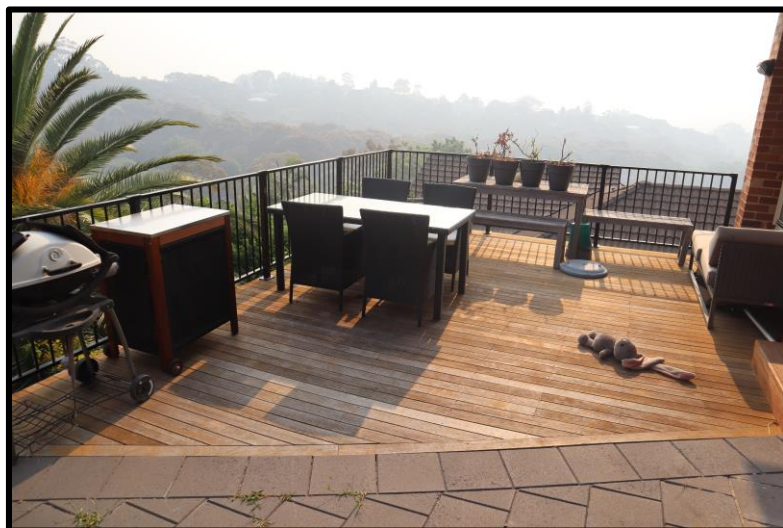


Fig 4: View of the rear timber deck. (*Action Plans 2020*).

03 Adjoining Property

The surrounding area predominantly consists of single or two storeys residential dwellings. The adjoining property to the east, 50 Abingdon Street, is a two storey timber clad residence with both metal and tile roof and vehicular access from Abingdon Street. To the west, 46 Abingdon Street, is a single storey brick residence with tiled roof. The property has vehicular access from Abingdon Street.



Fig 5: No. 50 Abingdon Street as seen from the bottom of Abingdon Street (*Google Maps 2020*).



Fig 6: No. 46 Abingdon Street as seen from Abingdon Street (*Action Plans 2020*).

04 Description of proposed Works

The proposal seeks consent for alterations and additions to the existing dwelling at No. 48 Abingdon Street.

The proposed works include:

Ground floor:

- Reconfiguration of internal ground floor layout.
- Small addition to the front, adding new front door.
- Deck at the rear with roof above, including storage space.
- New windows, glazed doors and skylights.

First floor:

- Reconfiguration of ensuite.
- New windows, glazed doors and skylights.



Fig 7: Proposed works at No. 48 Abingdon Street, in colour. (*Action Plans 2020*).

05 Area and Compliance Summary

Site Information and Building Controls	Control	Existing	Proposed
Zoning	Zone R2	Zone R2	Unchanged
Site area	600m ²	555.6m ²	Unchanged
Frontage	16.408m	16.408m	Unchanged
Number of stories	Not applicable	Two storey	Unchanged
Maximum building height	8.50 metres	8.314 metres	Unchanged
Front Building Setback	6.5m	6.594m	5.856m
Rear Building Setback	6.0m	11.059m	Unchanged
Min. side boundary setback (East)	0.9m	2.103m	1.989m
Min. side boundary setback (West)	0.9m	1.118m	Unchanged
Landscaping Open Space:	40% (222.24m ²)	36.2% (201.38m ²)	35.5% (197.59m ²)
Private Open Space	60m ²	60.11m ²	61.34 m ²

06 Planning Assessment

STATUTORY PROVISIONS

Warringah Environmental Plan (WLEP) 2011

Permissibility

The site is zoned R2 Low Density Residential pursuant to the land use table of The Warringah Local Environmental Plan 2011. The proposed works being alterations and additions to the existing dwelling are permissible with development consent.

The proposal satisfies the objectives of R2 Low Density Residential as the proposal for alterations and additions to a single dwelling which maintains the low density residential environment and does not adversely affect adjoining properties, the landscape setting of the existing dwelling or the streetscape.

6.1 Principal Development Standards

6.1.1. Height of Buildings (WLEP Clause 4.3)

Pursuant to Clause 4.3 the maximum height requirement is 8.5 metres. The proposal does not alter the height of the existing building, which is compliant with the development standard.

Response to the objectives of this clause:

The proposal is an appropriate form of development, which is compatible with the height and scale of the surrounding development. The proposal does not result in any significant visual impacts upon adjoining neighbouring properties and does not adversely affect visual privacy of adjoining properties. The proposal is consistent with the objectives of Clause 4.3 of the Warringah LEP 2011.

6.2. Additional Local Provisions

6.2.1 Acid Sulphate Soils (LEP Clause 6.1)

The site is not identified as having acid sulphate soils on the Acid Sulphate Soils map.

6.2.2 Earthworks (LEP Clause 6.2)

The proposal does not require extensive earthworks. Minimum excavation is required to allow for the frame of the proposed timber deck at the rear and footings for the front addition.

6.2.3 Flood Planning (LEP Clause 6.3)

Not applicable.

6.2.4 Development on Sloping Land (LEP Clause 6.4)

The subject site is identified as a landslide risk on the Landslide Risk Map as Area A – Slopes less than 5 degrees as well as Area B – Flanking slopes from 5 - 25 degrees. A Geotechnical report has been prepared and is included with this proposal.

6.2.5 Coastline Hazards (LEP Clause 6.5)

Not applicable.

07 RESPONSE TO THE WARRINGAH DCP 2011

7.1 Compliance table

Existing Site Area = 555.6m ²		
DCP COMPLIANCE TABLE SECTION A - Part 4 Dwelling houses		
Development control	Proposed	Complies
Part B – Built Form Controls		
B1 – Wall Heights Walls are not to exceed 7.2 meters 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).	There are new walls proposed in the development however they are well within the permitted wall height.	Yes
B2 – Number of Storeys	Not identified on map.	Not applicable.
B3 – 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 as identified on the map.	Due to the site width and the existing siting of the dwelling on the site, both the existing building and proposed elements encroaches on the building envelope.	No Existing building does not comply. The proposed roof eave breaches the envelope slightly on the southern elevation only.
B4 – Site Coverage	Not applicable.	Not applicable.

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C4 – Stormwater To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	All collected stormwater within the proposal to drain to the existing drainage system.	Yes
C5 – Erosion and Sedimentation	Soil and Water Management required.	Yes A Soil Erosion Management Plan has been prepared and is included in the submission to Council.
C6 - Building over or adjacent to Constructed Council Drainage Easements The objective of this policy is to ensure efficient construction, replacement, maintenance or access for emergency purposes to constructed public drainage systems located within private property.		Yes
C7 - Excavation and Landfill Land excavation or fill work should not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties, or create airborne pollution. The integrity of the physical environment should be preserved, as well as the visual and scenic quality.	The proposal does not require extensive earthworks. Minimum excavation is required to allow for the frame of the proposed timber deck at the rear as well as for the footing for the front addition.	Yes
C8 – Demolition and Construction Waste management plan required.	Refer to the Site/Sediment Erosion, Waste management and materials handling Plan DA02.	Yes
C9 – Waste Management Waste storage area to be provided.	Refer to the Site/Sediment Erosion, Waste management and materials handling Plan DA02.	Yes

Part D – Design

D1 – Landscaped Open Space and Bushland Min 40% Landscaped Area to be maintained.	The existing landscaped open space measures 36.2% (201.38m ²). The proposal decrease this by 0.7% (3.79m ²) and measures 35.5% (197.59m ²).	No Although the proposal does not meet the numerical values set out in this clause, it is of our opinion that it still meets the objectives. No existing trees or landscaped green space will be removed from site. The addition at the front is extending over the natural rock face so the decrease is merely technical. Additionally, new works will not impact on site water management.
D2 - Private Open Space Dwelling houses with 3 or more bedrooms Min 60m ² with minimum dimension = 5m.	The proposal increases the Private Open Space Area from 60.11 to 61.34m ²	Yes
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Not applicable.
D4 – Electromagnetic Radiation	Not applicable.	Not applicable.
D6 – Access to sunlight The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	The proposal does not result in any additional over shadowing. Refer to Shadow Diagrams included in DA package. DA11-DA13	Yes Shadow diagrams have been prepared which depict the existing and proposed shadowing.
D7 – Views View sharing to be maintained.	The proposal does not result in loss of views for any of the adjoining neighbouring buildings.	Yes
D8 – Privacy This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	The proposed decks do not overlook on the private open spaces of the adjoining properties. The fall of the landscape contribute to retain the privacy.	Yes
D9 – Building Bulk This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	The additions are well articulated, maintain the existing setbacks to the adjoining property boundaries and do not result in any unreasonable bulk or scale.	Yes
D10 – Building Colours and materials External finishes and colours sympathetic to the natural and built environment.	External finishes selected to be compatible with the existing dwelling.	Yes

D11 – Roofs The LEP requires that roofs should not dominate the local skyline. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. Roofing materials should not cause excessive glare and reflection.	The proposed roof over the front addition and rear deck is of an appropriate form and scale to that of the existing building.	Yes
D12 – Glare and Reflection Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	The proposal will not result in unreasonable glare or reflection.	Yes
D13 - Front Fences and Front Walls Fences located within the street setback area are to be compatible with the existing streetscape character.	No new fences or front walls included in the proposal.	Yes
D14 – Site Facilities 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	Garbage storage areas and other facilities maintained.	Yes
D15 – Side and Rear Fences Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Existing side fences compliant and retained as they are.	Yes
D16 – Swimming Pools and Spa Pools Pools are not to be located in the front building setback.	No swimming pools and spa pools included in the proposal.	Yes
D17 – Tennis Courts	Not Applicable	Not Applicable
D18 – Accessibility Safe and secure access for persons with a disability to be Provided where required.	Not Applicable	Not Applicable
D19 – Site Consolidation in the R3 and IN1 Zone	Not Applicable	Not Applicable
D20 – Safety and Security Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street	The dwelling will maintain a good outlook of dwelling approach and street.	Yes
D21 – Provision and Location of Utility Services The location of utility services should take account of and minimise any impact on natural features such as bushland and natural watercourses.	Existing facilities on site.	Yes
D22 – Conservation of Energy and Water	The proposal makes the best use of natural ventilation, daylight and solar energy.	Yes
D23 – Signs Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views or potentially hazardous road features or traffic control devices.	Not Applicable	Not Applicable

Part E – The Natural Environment		
E1 – Private Property Tree Management Arboricultural report to be provided to support development where impacts to trees are presented.	Proposal does not require the removal of any vegetation	Not applicable
E2 – Prescribed Vegetation	Not identified on map	Not applicable
E3 – Threatened species, populations, ecological communities	Not identified on map	Not applicable
E4 – Wildlife Corridors	Not identified on map	Not applicable
E5 – Native Vegetation	Not identified on map	Not applicable
E6 – Retaining unique environmental features Unique or distinctive features within a site to be retained.	Not applicable	Not applicable
E7 – Development on land adjoining public open space	Not identified on map	Not applicable
E8 – Waterways and Riparian Lands	Not identified on map	Not applicable
E9 – Coastline Hazard	Not identified on map	Not applicable
E10 – Landslip Risk Identified on map as Area A: Slopes less than 5 degrees. Area B: Flanking slopes from 5-25 degrees	A Geotechnical report is required.	Yes This report should be read in conjunction with the Geotechnical Report provided.
E11 – Flood Prone Land	Not identified on map	Not applicable

08 EP & A ACT - SECTION 79C

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. The site is zoned R2 Low Density Residential under the provisions of the LEP.

Construction of alterations/additions to the existing dwelling house is permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development will provide for alterations/additions to an existing dwelling without any detrimental impact on the environment, social and economic status of the locality.

The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential and the construction of alterations/additions to an existing dwelling house in this zone is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development. For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide for alterations/additions to an existing dwelling that is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

09 CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents with the exception of those discussed in detail previously in this statement. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts. Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social, economic, or heritage related impacts, the application is submitted to The Warringah Council for assessment and granting of development consent.