

Statement of Environmental Effects

For a

Proposed Two Storey Dwelling House

at

51 Amourin St

North Manly

Prepared for Eden Brae Homes

Planning Outcomes Pty Ltd

September 2019

0417 467 509

Statement of Environmental Effects
51 Amourin Street North Manly
Lot 5 (Sec F) DP 2154
LGA: Warringah
Warringah Local Environmental Plan 2011
Warringah DCP

1. Description of Proposal: Two storey dwelling house with attached garage.

Ground Floor: Front porch, entry, double garage, study nook, powder room, laundry, linen press, multi-purpose room, kitchen with walk-in-pantry, living room, dining room and alfresco.

First Floor: Bedroom with balcony, walk-in-wardrobe and ensuite, three bedrooms with built-in-wardrobes, bathroom and linen press.

2. Site Analysis

The site is located on the southern side of Amourin Street and has a north-south orientation.

The site has a rectangular shape with a frontage to Amourin Street of 10.06m and a depth of 40.235m. The site area is 404.6m².

The site has a diagonal crossfall of 400mm from the rear south-eastern corner to the front north-western.

The site is surrounded on both sides by detached dwelling houses.



Subject Site: 51 Amourin St North Manly

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3. State Policies

3.1 SEPP 55 - Remediation of Land

The site has a history of residential use and it is considered that the site is unlikely to be contaminated.

For this reason, no further investigation is considered necessary.

3.2 BASIX

A BASIX Certificate has been lodged with the development application.

4. Warringah Local Environmental Plan 2011

The site is zoned Residential R2 under the Warringah LEP 2011.

The controls contained in the LEP maps, which accompany the written instrument, are outlined below:

Standard	Compliance
Height of Building 8.5m	Yes – 7.29m
Land Slip Risk Map Area A (slope < 5 degrees).	The site is identified Area A. A preliminary landslip risk assessment is not required.
R2 – Low Density Residential	Dwelling houses are a permissible use.
Minimum Allotment Size 450sqm	Undersized allotment– actual site area 404.6 m ² .
Heritage	The site does not contain a heritage item. The site is not located in a heritage conservation area or adjoining any heritage items.

The objectives of the R2 Low Density residential zone are:

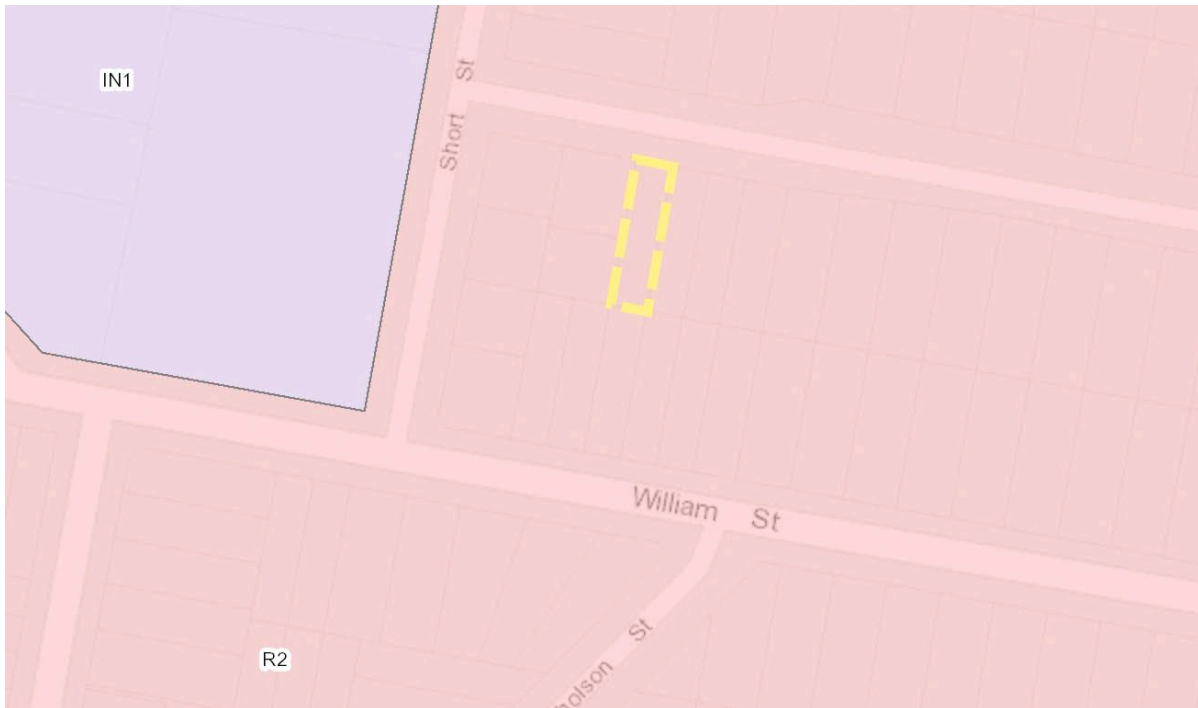
Zone R2 Low Density Residential

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.

The proposed dwelling house is considered to be consistent with the objectives of the R2 Low Density Residential zone.

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Subject site zoned R2 Low Density residential.

5. Table of Compliance – Warringah Development Control Plan

Design Element or Item	Minimum Standard or Control
Front Setback	Minimum 6.5m. <i>The proposed dwelling has a front setback of 6.5m. The proposed front setback complies with the minimum front setback requirement of 6.5m. Complies.</i>
Side Setback	Minimum 900mm. Building envelope also applies. <i>Complies. Proposed side setbacks of 900mm on the eastern and western side boundaries.</i> <i>The first floor is setback at 2.53m from the southern side boundarie..</i>
Rear Setback	Rear Setbacks are to be a minimum of 6m. <i>Actual rear setback is 14.115m. Complies.</i>
Height Limit	Maximum overall height 8.5m.

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	<p>Maximum wall height 7.2m.</p> <p><i>Actual Ridge Height 7.29m</i> <i>Actual Wall height: 5.76m</i></p> <p><i>Complies.</i></p>
Number of Storeys	Two storeys. Complies.
Side Boundary Envelope	<p>5m at the side boundaries and 45 degrees.</p> <p><i>The proposed dwelling house complies generally with the side boundary envelope from both the eastern and western side boundaries. There is a minor encroachment of the eaves on the western side boundary at the rear elevation but the wall height complies.</i></p>
Landscape and Open Space Requirements	<p><u>Landscaping</u> Minimum 40% landscaped area.</p> <p><i>Approximately 44.8% provided.</i></p> <p><u>Private Open Space</u> Private open space is to be a minimum of 60sqm with minimum dimensions of 5m.</p> <p><i>Complies.</i></p>
Energy Efficiency	<i>BASIX Certification achieved.</i>
Overshadowing	<p>At least 50% of the required private open space of proposed dwelling and adjoining dwellings is to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p> <p>At least 50% of glazed area of windows to the principal living area of proposed dwelling and adjoining dwellings must receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p> <p><i>At least 50% of the required private open space of the adjoining dwellings will receive a minimum of 3 hours of sunlight in the afternoon during the winter solstice.</i></p> <p><i>At least 50% of the windows to the principal living areas of the adjoining dwellings will receive a minimum of three hours of sunlight between 9am and 3pm on June 21.</i></p>
Stormwater	<i>The site area is less than 450m² so therefore the development</i>

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	<p><i>proposal is exempt from on-site detention requirements.</i></p> <p><i>A minimum 3,000L rainwater tank is provided for BASIX.</i></p>
Parking	<p>Garage doors and carports are to be integrated into the housing design and not dominate the façade. Parking is to be located so that views of the street from front windows are not obscured.</p> <p>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</p> <p><i>A double garage is provided as part of the proposed development. The double garage is recessed behind the front porch, but comprises less than 50% of the width of the building. The garage has a width of 5.5m.</i></p> <p>Part C3 Parking Facilities</p> <p><u>Objectives</u></p> <ul style="list-style-type: none"> • To provide adequate off street car parking. • 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. <p><u>Justification</u></p> <ul style="list-style-type: none"> • <i>The proposed double garage comprises two-thirds of the width of the building but is well setback from the front building line. The proposed double garage is located 2.12m behind the front porch.</i> • <i>The minimum width of an allotment under the Warringah DCP is 13m. The subject site is less than 450m² in area and has a width of only 10.06m .Most new dwelling houses contain double garages to meet the parking needs of the occupants. An exception is sought to the requirement that the garage not exceed 50% of the frontage width of the building because the site is an undersized allotment.</i> • <i>The proposed garage is considered not to dominate the frontage as it is located 8.62m from the front boundary.</i> • <i>As the proposed dwelling house is two storey, the front façade has a two storey portico comprising a ground floor porch and first floor balcony. The two storey portico which is setback at 2.12m in front of the garage further reduces</i>

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	<p><i>garage dominance.</i></p> <ul style="list-style-type: none"> • <i>The provision of the double garage provides adequate off street parking to meet the objectives of the control.</i> • <i>It is considered that the provision of this parking does not dominate the street frontage as it is located behind the building line and behind the two storey façade.</i>
Access	<p>Gradient not to exceed 1:4 and allow for transitions at a minimum length of 1.5m and at a grade no steeper than 1:10.</p> <p><i>Complies with maximum driveway gradient of 25%.</i></p>
Privacy and Noise	<p>In particular, the windows of one dwelling are to be located so they do not provide direct and close views (i.e. from less than 9m away) into the windows of other dwellings.</p> <p>The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>Building layout to be designed to optimise privacy.</p> <p>Orientate living areas, habitable rooms and windows to private open space areas or the street to limit overlooking.</p> <p><i>It is considered that the proposed dwelling house will not unreasonably impact on the privacy of neighbouring properties. The upper front balcony faces towards the street and there are no living areas on the first floor. Views from side facing living areas at the ground floor level will be partially screened by side boundary fences.</i></p>
Levels	<p>Levels to AHD.</p> <p><i>Complies.</i></p>
Cut & Fill	<p>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 that minimise the building footprint and allow the building mass to step down the slope.</p> <p>In particular:</p> <ul style="list-style-type: none"> • The amount of fill is not to exceed more than one metre in depth; and • Fill is not to spread beyond the footprint of the building. • Excavation of the landform is to be minimised

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	<i>Maximum cut and fill complies with Council's controls. Cut and fill is minimal.</i>
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6. Matters for Consideration Pursuant to Section 4.15 (79C) of the Environmental Planning and Assessment (Amendment) Act, 1997

(a) the provisions of:

- *any environmental planning instrument;*
- *any draft environmental planning instrument*
- *any planning agreement*
- *any development control plan;*
- *any matters prescribed by the regulations*
- *any coastal management plan*

that apply to the land to which the development application relates.

The proposed development at 51 Amourin St North Manly is a permissible use in the Residential R2 zone under the provisions of the Warringah Local Environmental Plan 2011. The proposed dwelling complies with the guidelines for development contained in the Warringah Development Control Plan. Any departure from the controls is considered to be minor and justified in the table above.

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.

- it is considered that the proposed development will not have an adverse impact on the environment;
- stormwater will be disposed of according to Council requirements and erosion and sedimentation will be appropriately controlled during construction;
- it is considered that the potential impact of the proposed development in terms of privacy and solar access to adjoining residences is reasonable;
- the social and economic impacts of the development are considered minor due to the size of the development proposal;

(c) the suitability of the site for the development

- the site is considered suitable for the construction of a single dwelling and has no major environmental constraints to development.

(d) any submissions made in accordance with this Act or the regulations

- the development will be subject to Council's Notification Policy

(e)the public interest

- the proposed development will make a positive contribution to the existing housing stock and is recommended for approval.