

Statement of Environmental Effects



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Alterations & Additions to an Existing Dwelling and swimming pool @
38 Milham Crescent, Forestville

Prepared For D & A Finniss

project no 2201

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issue A

1.0 INTRODUCTION

This Statement of Environmental Effects is a report that forms part of an application for development consent submitted to the Northern Beaches Council for: -

- Alterations and Additions to an existing dwelling
- Alterations to an existing external games area and swimming pool

The location of the proposal is 38 Milham Crescent, Forestville, a suburban residential lot of 806m² area containing a two-storey dwelling and pool on Lot 2, DP 238987. The proposed works are alterations and additions to the existing dwelling and swimming pool. The site backs on to the Garigal National Park, in particular the Carroll Creek area.

The proposal achieves the objectives of the WLEP 2011 and DCP and is appropriate to the character of the land and context of the R2 zoning. The proposal should be supported for approval due to the following:

- The application has considered and satisfied the various planning controls applicable to the site and the proposed development
- The proposed dwelling alterations and additions and the ancillary structures are compatible with the desired future character of the locality
- The proposed works will have a satisfactory impact on the quality of the environment of the land and surrounds.

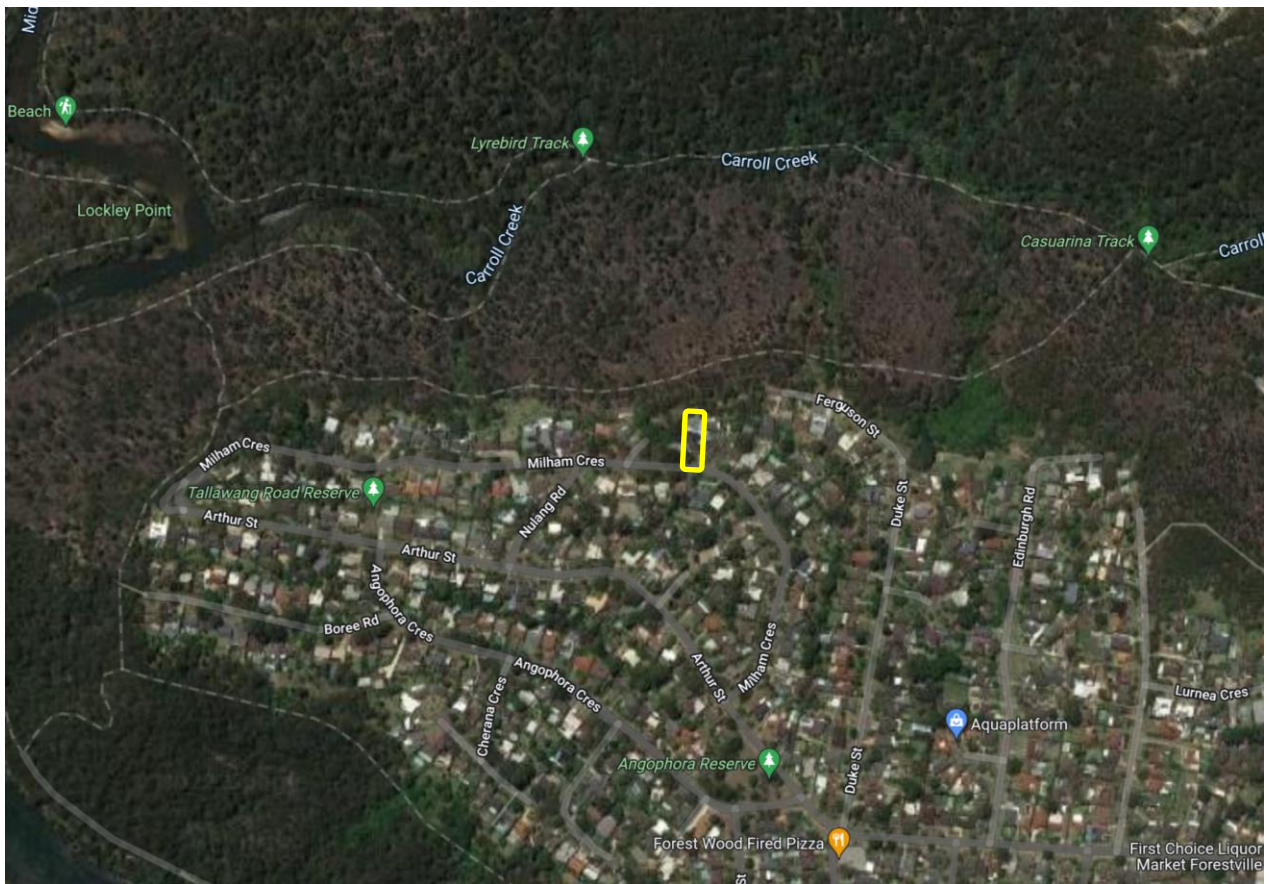


Figure 1. Aerial view of the location of the site (site outline in yellow).

2.0 THE SITE, BACKGROUND & DESIGN RESPONSE

The key features of the site are:

- The site is irregular in shape, narrow at the street front, then widening towards the northern rear. The site is generally consistent with the pattern of subdivision on the northern side of Milham Crescent
- The site backs onto an unformed road – Ferguson Street, which acts as a fire trail. The site otherwise adjoins the Garigal National Park which creates a Bushfire Hazard to the site. The subject site is affected by Bushfire Hazard on council mapping
- The existing dwelling is consistent in scale to surrounding development. The site landscape area is low due to a large paved and artificial turf area at the rear of the site over a concrete slab to a detached games area on the rear boundary

The proposed alterations and additions to the existing buildings are represented in the following accompanying documents:

- Architectural Drawings **DA01-DA09**, Project No.2201
- Survey
- Geotechnical Report
- Bushfire Hazard Report
- BASIX certificate

The proposed works will maintain all existing front, side and rear setbacks to all existing buildings with minor additions to the dwelling located to the front of the site. This design results in no additional impacts to adjoining properties by maintaining the “status quo” to adjoining properties in terms of maintaining the existing solar access, privacy and views that these properties currently share.



Figure 2. Image of the site from Milham Crescent



Figure 3. Image of the existing dwelling from the rear yard

Figure 4. View to the rear toward Garigal National Park



Design Proposal

The alterations and additions include the following key aspects of the proposal:

- Upper floor deck addition to the existing dwelling over the existing footprint.
- Addition to the existing garage, and new entry at ground level.
- Internal alterations to the layout of the existing dwelling.
- Reduction to the size of the pool within the current location
- Reduction to the elevated decks currently over the rear boundary, to ensure they are within the site.

3.0 PLANNING CONTROLS & COMPLIANCE

WARRINGAH DEVELOPMENT CONTROL PLAN & WARRINGAH LOCAL ENVIRONMENT PLAN 2011

Warringah LEP 2011

The WLEP is the principal planning instrument applicable to the land, and the relevant provisions of the LEP are assessed for the proposed development below

Zoning R2 Low density Residential

Zone Objectives (response in bold)

- To provide for the housing needs of the community within a low density residential environment*
The proposal satisfies this objective
- To enable other land uses that provide facilities or services to meet the day to day needs of the residents*
The proposed satisfies this objective
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah*
The satisfies this objective

Clause 4.3 Height of Buildings

The stated objectives of this clause, and the design responses are as follows:

- to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
The dwelling is compatible with the scale of surrounding dwellings.
- to minimise visual impact, disruption of views, loss of privacy and loss of solar access*
The proposal does not create any additional visual impact, loss of views, privacy or solar access to any adjoining or nearby properties.
- to minimise the adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
The proposal does not alter the scenic quality of the coast and bushland environment.
- to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities*
The proposal complies, and maintains the scale of low density residential development and does not affect public views

The **Height of Buildings Map**, identifies the site to be within land where the height of buildings is not to exceed 8.5 metres

The proposed works have a maximum height above existing ground level of 8.1 metres. The proposal complies.

Warringah DCP 2011

B1 Wall Heights

Requirements	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).
Outcomes	The proposal complies with all wall heights below 7.2m as shown in elevation drawings.

B3. Side Boundary Envelope

Requirements	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 of 4m above ground level (existing) at the side boundaries.
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Outcomes	The proposal retains the outline of the existing building which complies.
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B.5 Side Boundary Setbacks

Requirements	Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map. Side Setback : 0.9m
Outcomes	The existing setbacks of the dwelling are maintained and are all in excess of the 0.9m minimum. The proposed new setback to the garage is 1.5m and complies.

B7. Front Boundary Setbacks

Requirements	Development on land shown coloured on the DCP Map Front Boundary Setbacks is to maintain a minimum setback from boundaries as shown on the map. Front Setback : 6.5m
Outcomes	The proposal maintains the existing setbacks of 12.172m and complies.

B9. Rear Boundary Setbacks

Requirements	Development on land shown coloured on the DCP Map Rear Boundary Setbacks is to maintain a minimum setback from boundaries as shown on the map. Rear Setback : 6m
Outcomes	The maintains the existing setback in excess to the house of 9.379m. The proposed upper floor deck addition has a 6.0m setback to the nearest point and complies

C2. Traffic, Access and Safety

Requirements	Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives. Vehicle access is to be obtained from minor streets and lanes where available and practical. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.
Outcomes	The proposal will reuse the existing crossing and driveway. The proposal complies.

C3. Parking Facilities

Requirements	<ul style="list-style-type: none"> • 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.
Outcomes	The proposal provides a new double lock up garage as part of the additions to the dwelling. The parking facilities are integrated into the design. The proposal complies.

C4 Stormwater

Requirements	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.
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	The stormwater drainage systems for all developments are to be designed and installed in accordance with Council's Water Management for Development Policy
Outcomes	There is no requirement for On-Site Detention as the proposal is alterations and additions to a single dwelling and the impervious area is reduced, not increased.
C9. Waste Management	
Requirements	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
Outcomes	The proposal is accompanied by a Waste Management Plan.
D1. Landscaped Open Space and Bushland Setting	
Requirements	Development on land shown coloured on the DCP Map Landscaped Open Space and Bushland Setting is to maintain a minimum percentage landscape area of the site. Landscaped Open Space : Minimum 40%
Outcomes	The existing dwelling has a Landscaped Open Space ratio of 21.1% largely due to an elevated terrace with paving and artificial turf at the rear of the property. This area is approximately 170m ² . If added to the deep soil and pool areas, the ratio would be 42.18%. Although this area is technically not Landscape open space, it does achieve the objectives of minimising bulk and scale. The proposal seeks to increase the ratio to 21.7%. by removal of areas of the concrete terrace and reinstatement of landscape. The proposal should be supported on existing use rights and the minor improvement to Landscaped Open Space ration.
D2. Private Open Space	
Requirements	Dwelling houses and attached dwellings with 3 or more bedrooms must provide A minimum 60m ² with 5m dimension
Outcomes	The proposal provides a rear private open space exceeding 250m ² and complies.
D6. Access to Sunlight	
Requirements	Development should avoid unreasonable overshadowing of any public open space, and at least 50% of the rd area of private open space of each dwelling and at least 50% or the required areas of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21
Outcomes	There is no overshadowing of the private open spaces to adjoining property due to the existing building setbacks that create a non-compliance. The proposal complies.
D7. Views	
Requirements	Development shall provide for the reasonable sharing of views
Outcomes	There are no views affected by the proposal

D8. Privacy

Objectives	<ul style="list-style-type: none">• 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.
Outcomes	The proposal has no impact on the privacy to adjoining properties.

D9. Building Bulk

Objectives	<ul style="list-style-type: none">• 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.
Outcomes	The proposal has no impact of bulk and scale to any adjoining properties.

D10. Building Colours and Materials

Objectives	<ul style="list-style-type: none">• To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.
Outcomes	As the proposal is minor alterations and additions, the colour and finishes of the existing dwelling will be retained. The proposal complies

D11. Roofs

Objectives	<ul style="list-style-type: none">• To encourage innovative design solutions to improve the urban environment.• Roofs are to be designed to complement the local skyline.• Roofs are to be designed to conceal plant and equipment.
Outcomes	The roof form has been carefully designed to provide interest, variation and a low pitching height to the perimeter. The proposal complies.

D12. Glare and Reflection

Objectives	<ul style="list-style-type: none">• 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.• To encourage innovative design solutions to improve the urban environment
Outcomes	The proposal complies

D22. Conservation of Energy and Water

Objectives	<ul style="list-style-type: none">• To encourage innovative design solutions to improve the urban environment.• To ensure energy and water use is minimised.
Outcomes	A compliant Basix Certificate has been submitted with this application.

E2. Prescribed Vegetation

Requirements	<ul style="list-style-type: none">• To preserve and enhance the area's amenity, whilst protecting human life and property.• To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.• To provide habitat for local wildlife, generate shade for residents and provide psychological & social benefits.• To protect and promote the recovery of threatened species, populations and endangered
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ecological communities.

- To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.
- To retain and enhance native vegetation communities and the ecological functions of wildlife corridors.
- To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological functions of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community.
- Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal communities to survive in the long-term.

Outcomes There are no significant trees to be removed as a part of this application. The proposal complies with the objective.

E10. Landslip Risk

Objectives

- To ensure development is geotechnically 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

Outcomes The proposed alterations and additions to existing buildings are located within Area B – Flanking Slopes on the Warringah Landslip Map. A Geotechnical Report accompanies the application.

E11. Flood Prone

Objectives

- To ensure the development is compatible with the flow regime of the waterway.
- To ensure that existing development is not adversely affected through increased flood damage and / or flood hazard as a result of new development.
- To provide for the safety of people and property.
- To provide a mechanism to control development on flood prone land.
- To ensure a sustainable and holistic catchment wide approach is taken to development on flood prone land.

Outcomes The subject site is not identified as being within any Flood Prone land on the maps.

5.0 CONCLUSION

The proposal to construct **alterations and additions to an existing dwelling, and swimming pool** at 38 Milham Crescent, Forestville as submitted is permissible with the consent of Council. The development is consistent with the provisions of the Warringah LEP 2011 and responds to the relevant DCP controls and outcomes.

The proposal is consistent with the zone objectives and will provide a positive contribution to the locality without any unacceptable adverse environmental effects.

The application is therefore suitable for approval.