

Statement of Environmental Effects

For a

Two Storey Dwelling House at

16 Melwood Avenue

Forestville

Prepared for Eden Brae Homes

Planning Outcomes Pty Ltd

September 2022

0417 467 509

Statement of Environmental Effects
16 Melwood Avenue Forestville
Lot 29 DP 366454
LGA: Warringah
Warringah Local Environmental Plan 2011
Warringah DCP

1. Description of Proposal: Two storey dwelling house.

Ground Floor: Double garage, front porch, entry, internal stairs, cloak room, closet, mud room, study, powder room, lounge room, dining room, kitchen with walk-in-pantry and gallery, laundry, closet, living room, games/media room and alfresco.

First Floor: Master bedroom with walk-in-wardrobe, dresser, ensuite and balcony, one bedroom with walk-in-wardrobe and ensuite, two bedrooms with built-in-wardrobes and shared bathroom, linen press, rumpus room with front balcony.

2. Site Analysis

The site is located on the western side of Melwood Avenue and has an east-west orientation.

The site has a frontage to Melwood Avenue of 18.9m and a depth of 48.77m. The site area is 921m².

The site has a fall of 930mm from the rear boundary to the front boundary. The site slopes slightly to the street.

Existing structures on the site will be demolished as part of a separate application. An existing outbuilding at the rear of the site which contains a gym and workshop is to be retained.

The site is surrounded by detached dwelling houses and some medium density development. The site is located in proximity to the Forrestville RSL and Public School and in proximity to Warringah Road.

Trees

There are no significant trees on the site as shown on the site plan below. There are some trees on adjoining properties around the perimeter of the site which should be unaffected by the proposed development.



Subject Site: 16 Melwood Avenue Forestville



Locality Plan

3. State Policies

3.1 SEPP (Resilience and Hazards) 2021 - Chapter 4 - Remediation of Land

As the site has a history of residential use, it is considered that the site is unlikely to be contaminated. For this reason, no further investigation is considered necessary.

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3.2 BASIX

A BASIX Certificate has been lodged with the development application.

3.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

- Chapter 10 Sydney Harbour Catchment

The site is located within the boundaries of the Sydney Harbour Catchment but outside the Foreshores and Waterways Area of the SREP.

The planning principles for land within the Sydney Harbour Catchment are:

3 Sydney Harbour Catchment

The planning principles for land within the Sydney Harbour Catchment are as follows—

- (a) development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends,*
- (b) the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity,*
- (c) decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment,*
- (d) action is to be taken to achieve the targets set out in Water Quality and River Flow Interim Environmental Objectives: Guidelines for Water Management: Sydney Harbour and Parramatta River Catchment (published in October 1999 by the Environment Protection Authority), such action to be consistent with the guidelines set out in Australian Water Quality Guidelines for Fresh and Marine Waters (published in November 2000 by the Australian and New Zealand Environment and Conservation Council),*
- (e) development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains and comply with the guidelines set out in the document titled Floodplain Development Manual 2005 (published in April 2005 by the Department),*
- (f) development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,*
- (g) the number of publicly accessible vantage points for viewing Sydney Harbour should be increased,*
- (h) development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,*
- (i) action is to be taken to achieve the objectives and targets set out in the Sydney Harbour Catchment Blueprint, as published in February 2003 by the then Department of Land and Water Conservation,*

- (j) *development is to protect and, if practicable, rehabilitate watercourses, wetlands, riparian corridors, remnant native vegetation and ecological connectivity within the catchment,*
- (k) *development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity,*
- (l) *development is to avoid or minimise disturbance of acid sulfate soils in accordance with the Acid Sulfate Soil Manual, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee.*

Erosion and sedimentation will be appropriately controlled during construction and stormwater will be controlled and managed throughout the life of the project. There will be no adverse impacts to the water quality of Sydney Harbour.

The proposed dwelling house is a low density residential development that has a similar height, bulk and scale to other contemporary dwellings in the locality. The proposed dwelling house will not therefore have an adverse impact on the scenic quality of the harbour or will have no adverse on views to and from Sydney Harbour due to its low density scale and distance from the foreshore.

As the site is located away from the foreshore and outside the Foreshores and Waterways Area, the proposal will have no impact on access to the harbour or impact on watercourses, wetlands, riparian corridors, remnant native vegetation and ecological connectivity within the catchment.

In summary the proposal is considered to be consistent with the aims of the plan and the principles for development outside the Foreshores and Waterways Area.

3.4 State Environmental Planning Policy (Transport and Infrastructure) 2021

Section 2.119 Impact of road noise or vibration on non-road development

- (1) *This section applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of RMS) and that the consent authority considers is likely to be adversely affected by road noise or vibration:*
 - (a) *residential accommodation,*
 - (b) *a place of public worship,*
 - (c) *a hospital,*
 - (d) *an educational establishment or centre-based child care facility.*
- (2) *Before determining a development application for development to which this clause applies, the consent authority must take into consideration any guidelines that are issued by the Secretary for the purposes of this clause and published in the Gazette.*
- (3) *If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is*

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satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded:

- (a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10 pm and 7 am,*
- (b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.*

The site is located in proximity to Warringah Road. Internal noise levels will be required to comply with the above requirements of Section 2.119 of the SEPP.

4. Warringah Local Environmental Plan 2011

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

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 development is considered to be consistent with the objectives for development in the R2 zone.

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

Standard	Compliance
Height of Building 8.5m	Yes – 8.3m Ridge – RL 136.2 Existing ground under ridge: RL 127.9
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 600m ²	Yes – actual site area 921m ² .

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>Proposed side setbacks of 1.1m on the southern side boundary and 3.198m on the northern side boundary.</i> <i>The first floor is setback at 3.3m from the southern side boundary.</i>
Rear Setback	Rear Setbacks are to be a minimum of 6m. <i>Actual rear setback is 21.968m. Complies.</i> Rear setback for outbuilding – minimum 3m – <i>Complies.</i>
Height Limit	Maximum overall height 8.5m. Maximum wall height 7.2m. <i>Actual Ridge Height 8.3m Actual Wall height: 6.11m</i> <i>Complies.</i>
Number of Storeys	Two storeys. <i>Complies.</i>
Side Boundary Envelope	4m at the side boundaries and 45 degrees. <i>The proposed dwelling house complies with the side boundary envelope from both the northern and southern side boundaries.</i>
Landscape and Open Space Requirements	<u>Landscaping</u> Minimum 40% landscaped area. <i>Approximately 40% provided – refer to landscape plan for details.</i>

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	<u>Private Open Space</u> Private open space is to be a minimum of 60sqm with minimum dimensions of 5m. <i>Complies.</i>
Energy Efficiency	<i>BASIX Certification achieved.</i>
Overshadowing	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. 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. <i>Due to the east-west orientation of the site, the adjoining dwelling house at 18 Melwood Avenue will be overshadowed during the winter solstice.</i> <i>At least 50% of the required private open space of this dwelling will receive a minimum of 3 hours of sunlight in the afternoon during the winter solstice.</i> <i>At least 50% of the windows to front and rear facing living areas of this adjoining dwelling should receive a minimum of three hours of sunlight between 9am and 3pm on June 21.</i>
Stormwater	<i>A minimum 9,200L rainwater tank is provided for water retention and reuse. Refer to hydraulic plan for details.</i> <i>Stormwater will be drained to the street under gravity flow.</i>
Parking	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. 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 <i>A double garage is provided as part of the proposed development. The double garage is recessed behind the front façade of the dwelling, comprises less than 50% of the width of the building and is less than 6m wide.</i>

Access	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. <i>Complies with maximum driveway gradient of 25%.</i>
Privacy and Noise	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. The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass. Building layout to be designed to optimise privacy. Orientate living areas, habitable rooms and windows to private open space areas or the street to limit overlooking. <i>The proposed dwelling has wide setbacks, particularly on the northern side of the dwelling at the ground floor where the living areas and alfresco are located. It is considered that, at the ground floor level, visual and acoustic privacy to adjoining residences will be maintained.</i> <i>The first floor is setback at 3.198m from the northern side boundary and 3.3m from the southern side boundary. At the first floor level there is a balcony that faces towards the front of the site and an upstairs rumpus room that faces towards the street. There is a rear balcony off the master bedroom which is recessed and maintains the 3.198m setback to the northern side boundary and a rear setback of 21.968m. this rear balcony is located within the footprint of the building.</i> <i>The proposal will have an acceptable impact on the privacy of neighbouring properties for the reasons outlined above.</i>
Levels	Levels to AHD.
Cut & Fill	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. In particular: • The amount of fill is not to exceed more than one metre in depth; and

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	• Fill is not to spread beyond the footprint of the building. • Excavation of the landform is to be minimised <i>The site has a fall from the rear boundary to the front boundary of approximately 600mm.</i> <i>Maximum fill is approximately 200mm. Fill retained within drop edge beam.</i> <i>Maximum excavation is approximately 200mm. Complies with Council's controls.</i>
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6. Matters for Consideration Pursuant to Section 4.15 (79C(1)) of the Environmental Planning and Assessment (Amendment) Act, 1997

(a) the provisions of:

- *any environmental planning instrument;*
- *any proposed instrument;*
- *any development control plan;*
- *any planning agreement*
- *any matters prescribed by the regulations that apply to the land to which the development application relates.*
- *Any coastal zone management plan*

The proposed development at 16 Melwood Avenue Forestville 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 controls 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;

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(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.