



D-PLAN
URBAN PLANNING CONSULTANTS PTY LTD

STATEMENT OF ENVIRONMENTAL EFFECTS

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**TO DEMOLISH THE EXISTING
DWELLING & CONSTRUCT A TWO-
STOREY DUAL OCCUPANCY
(ATTACHED) DEVELOPMENT WITH
STRATA TITLE SUBDIVISION**

**20 GRIMES PLACE, DAVIDSON
(LOT 34 DP 251101)**

14/5/2025

D-Plan Urban Planning Consultants Pty Ltd

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1. Compliance Table

1.0 EXECUTIVE SUMMARY

Northern Beaches Council promotes well-designed residential development that does not intrude on the amenity of existing neighbourhoods. The proposed development satisfactorily achieves Council's objective in that it respects the characteristics of the immediate locality and incorporates best planning practice.

The urban design qualities of the proposed development are complementary to the established character of the locality and will substantially improve the streetscape amenity by incorporating the following:

- The provision of new housing stock of a comparable scale to existing residential development in the locality;
- A building form designed to effectively assimilate into the existing streetscape and natural terrain;
- A front building line which meets the objectives of the front setback control;
- Simple contemporary architectural features with articulation and good presentation to the street;
- Subservient garages; and
- Passive surveillance opportunities from habitable room windows.

Dual Occupancy development is an acceptable form of housing when good planning and urban design controls are established to guide the building industry. Council has effective planning and urban design standards to ensure that this form of development complements existing residential areas.

Desired outcomes such as, large soft soil areas at the rear of the site and streetscape amenity are more easily achieved with dual occupancy development than any other low to medium density form of housing.

The locality provides good opportunity for redevelopment because of existing infrastructure including the availability of shops, schools and public transport.

The proposed development incorporates thoughtful design that complies with most of Council's DCP requirements, resulting in a high-quality development that will enhance the locality.

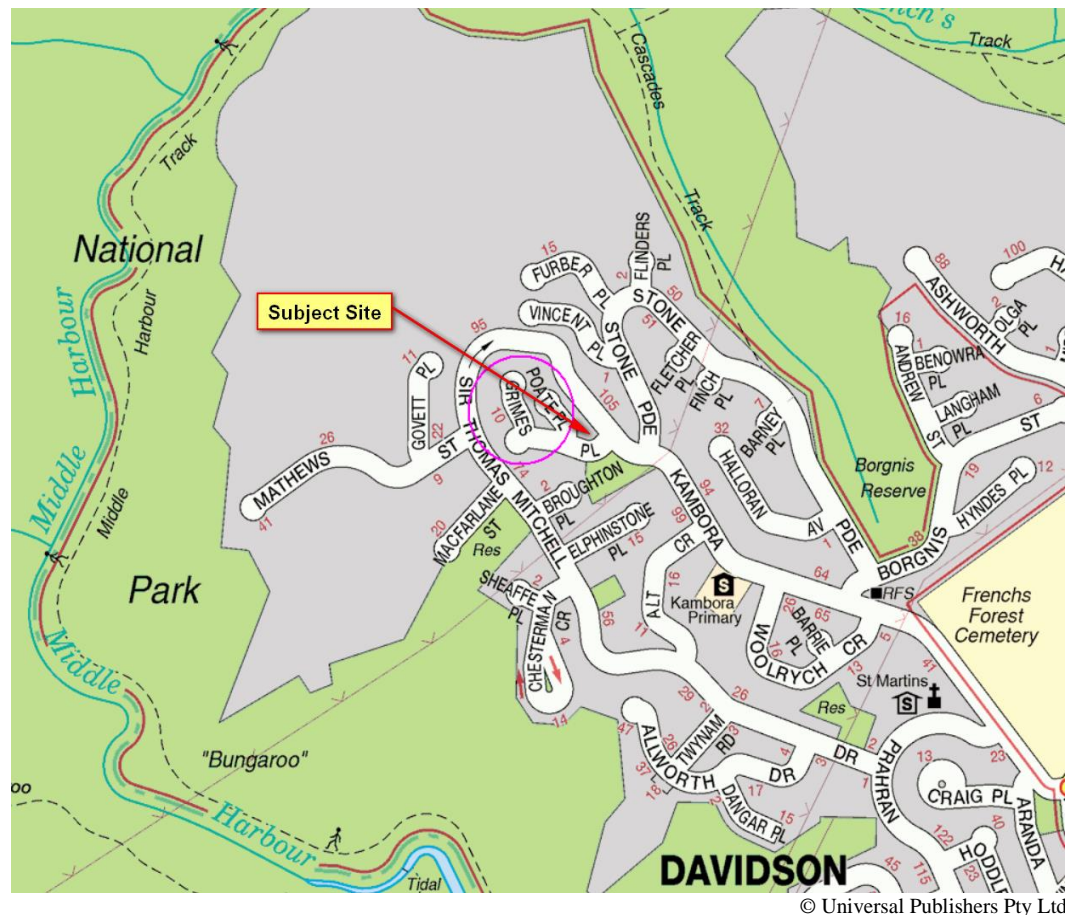
2.0 SITE/LOCALITY DESCRIPTION

The subject site is known as No. 20 (Lot 34 DP 251101) Grimes Place, Davidson and is located on the northwestern corner of Grimes Place and Sir Thomas Mitchell Drive. The allotment is irregular in shape, with an arced frontage of 49.615m (excluding splay), and comprises a total site area of **866.5m²**.

The site currently contains an aging dwelling which will be demolished to make way for the proposed development.

The locality is characterised by the following:

- A mixture of residential development, including detached single and two-storey dwellings with interspersed seniors living and multi-dwelling housing development;
- Inconsistent front setbacks;
- Standard width road reserves with paved and unpaved nature strips;
- No particular street tree planting theme;
- Predominately low scale or no front fencing; and
- Nearby reserves also influence the character of the locality.



Locality Map



Aerial View



Photo – Subject site

3.0 THE PROPOSAL

The proposal is to demolish the existing dwelling and construct a two-storey dual occupancy (attached) development with strata title subdivision.



Front Elevation

4.0 RELEVANT PLANNING CONTROLS

4.1 State Environmental Planning Policy (Housing) 2021

The SEPP (Housing) 2021 provides a range of planning initiatives to encourage the development of affordable housing, residential flat buildings, secondary dwellings ('granny flats'), new generation boarding houses, dual occupancy development and social housing.

A dual occupancy (attached) development is sought in conjunction with a strata title subdivision, which is made permissible in Zone R2 Low Density Residential under Chapter 6 of the SEPP, viz:

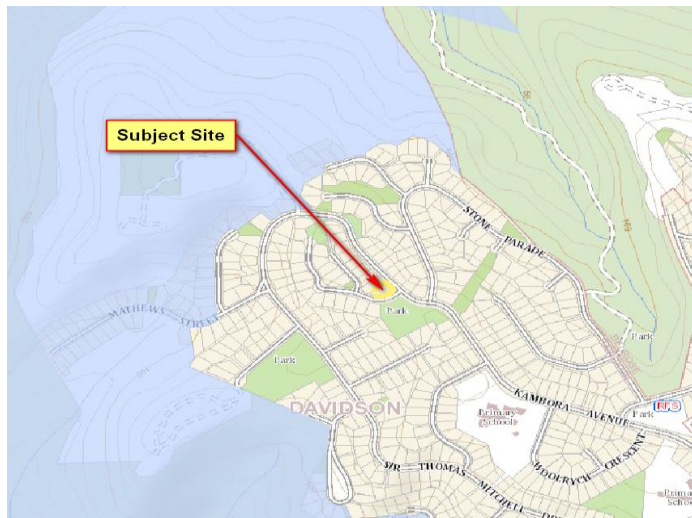
166 Development permitted with development consent

Development for the purposes of dual occupancies or semi-detached dwellings is permitted with development consent on land to which this chapter applies in Zone R2 Low Density Residential.

4.2 State Environmental Planning Policy (Resilience and Hazards) 2021

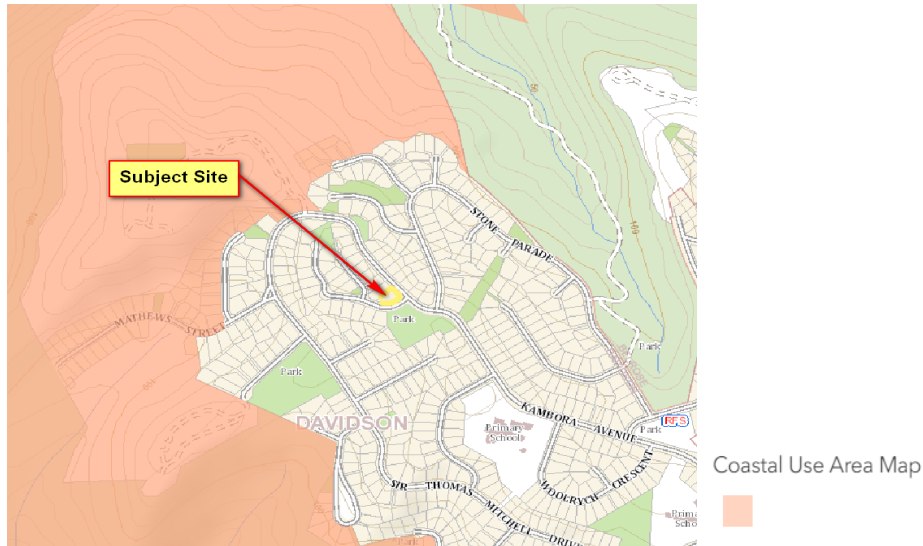
Coastal Management (Chapter 2)

The policy identifies sites within the coastal environment area and requires certain considerations for development applications under each respective heading/clause. It is evident from the maps below that the site is not within any identified category.



Coastal Environment Area Map

Coastal Environment Area Map



Coastal Use Area Map

Remediation of Land (Chapter 4)

A consent authority must not consent to the carrying out of any development on land unless:

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

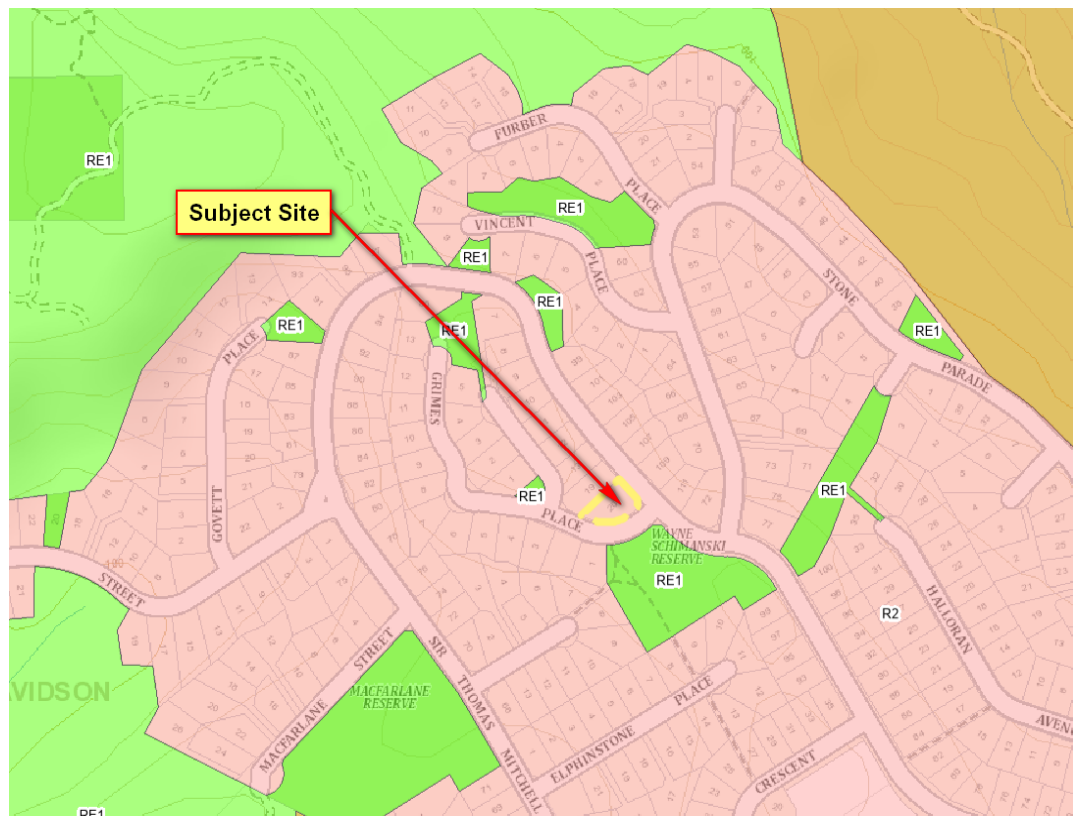
Being in a well-established residential area it is unlikely that the site is contaminated. A Preliminary Site Investigation is not considered necessary under the circumstances.

4.3 Warringah Local Environmental Plan 2011 (as amended)

The subject site is within Zone R2 – Low Density Residential under Warringah Local Environmental Plan 2011 (LEP). The proposed development falls within the definition of ‘*dual occupancy (attached)*’ development.

dual occupancy (attached) means 2 dwellings on one lot of land that are **attached** to each other, but does not include a secondary dwelling.

Note: dual occupancy development is made permissible under the provisions of Chapter 6 of SEPP (Housing) 2021



Zoning Map

Relevant Clause	Comment	√/X
Clause 2.3 - Zone Objectives <ul style="list-style-type: none"> 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. 	<p>A permissible form of development is being provided on an allotment of land that is large enough to accommodate two dwellings.</p> <p>Consideration has been given to the existing amenity and character of the area and it is considered that the proposed development is sympathetic and harmonious with adjoining development and will complement the existing character of the locality.</p> <p>The proposed development will enhance the amenity of the residential area by the provision of new housing stock and landscaping.</p> <p>The development will add to the range of housing in the zone through the provision of average sized dwellings.</p>	√
Clause 4.1 - Lot Size No minimum lot size is stipulated for dual occupancy development AND (4) This clause does not apply in relation to the subdivision of any land— (a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015 , or (b) by any kind of subdivision under the Community Land Development Act 2021 .	<p>It is proposed to subdivide the development (Strata Title) to create separate titles for each dwelling.</p> <p>Note: the clause has no part to play in relation to the proposed subdivision.</p>	√
Clause 4.3 - Height of Buildings	The maximum allowable height for a building is 8.5m measured vertically from any point on ground level. In this regard, the proposed development complies with the requirement, having a maximum height of 8.35m .	√
Clause 4.6 - Exceptions to development standards	No "Variation Requests" will be required.	√
Clause 5.10 - Heritage Conservation	The subject site is not listed as a heritage item and is not located in the immediate vicinity of any heritage-listed items.	√
Clause 5.21 - Flood Planning	The site is not flood affected.	√
Clause 6.1 - Acid Sulfate Soils	According to the Acid Sulfate Soils Map, the subject site is not within any category which may limit excavation of the kind proposed. The proposal does not involve extensive excavation that would affect the structural viability of the building due to the existing soil conditions.	√
Clause 6.3 - Earthworks	Slab on ground construction with minimal cut/fill satisfies the considerations of this clause.	√
Clause 6.4 - Development on sloping land	The subject site is within "Area A" as identified by the Landslip Risk Map. As such, a Geotechnical Investigation is not required.	√

4.4 Warringah DCP 2011

All relevant numeric DCP requirements have been tabulated and are provided as ***Attachment 1 - Compliance Table***, with additional comments provided below:

Controls	Comment	√/X
<u>Part B - Built Form Controls</u>		
Wall Height	The DCP stipulates a maximum wall height of 7.2m from ground level to the underside of the ceiling on the upper most floor of the building, which the proposed development complies with, having a maximum wall height of approximately 5.7m .	√
Side Boundary Envelopes	Buildings on land shown coloured on the "DCP - Side Boundary Envelopes Map" 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: <ul style="list-style-type: none"> 4m or 5m <p>The subject site is identified within a 4m height projection line at the side boundaries and apart from the eaves, which are usually permitted encroachments, complies with this control.</p>	√
Front Boundary Setbacks	The proposed minimum front setback of 6.505m is considered an adequate response given the shape of the site and streetscape character.	√
Secondary Street Setbacks	The proposed development meets the secondary street setback requirement, with a minimum setback of 8.871m .	√
Side Boundary Setbacks	The proposed development meets the side setback requirement, with a minimum setback of 0.95m .	√
Rear Boundary Setbacks	A rear setback of 6m is specified for the subject site on the DCP Map, which the proposal complies with, having a setback of 7m .	√
<u>Part C - Siting Factors</u>		
Traffic, Access and Safety	Grimes Place does not carry large volumes of traffic, therefore, reverse manoeuvres are considered safe. <p>Based on RTA guidelines, the additional traffic generated by the proposed development will have an insignificant impact on the existing traffic conditions and the servicing of intersections in the immediate locality.</p>	√
Parking Facilities	Two car parking spaces have been provided for each dwelling in the development in the form of a single width garage with a tandem space available on the driveway. A single driveway entry point services both dwellings and garage dominance is addressed by positioning main building elements and design features forward of the doors. <p>Landscaping will be provided in the front yard to soften the visual appearance of the hard standing areas.</p>	√

Stormwater	<p>Council's goal is to develop long term improvements to the health of waterways, which in turn enhances the ecological integrity of the system, whilst balancing the need to manage flooding, waste water and stormwater. To achieve this goal the proposed development provides the following:</p> <ul style="list-style-type: none"> ➤ A Stormwater Drainage Plan which demonstrates that stormwater will be collected, stored and discharged by gravity to the street in a controlled manner; ➤ Rainwater harvesting also assists in reducing runoff from the site; and ➤ Erosion and sedimentation control measures will be implemented during construction. 	√
Erosion & Sedimentation	Erosion and sedimentation control measures are indicated on the plans and will be implemented during construction.	√
Excavation and Landfill	The construction method on the relatively level site ensures minimal site works. Slab construction avoids unnecessary excavation to establish the building platform [i.e., cut/fill is minimal and will be mostly contained within the building footprint].	√
Waste Management	A Waste Management Plan is submitted as a separate document to accompany the application. The plan adopts the principles of Avoid Reuse Recycle and Dispose to minimise landfill waste.	√
<u>Part D - Design</u>		
Landscaped Open Space...	<p>The amount of Landscaped Open Space available (i.e., 51.39% of the site) and the selection of planting to be nominated on the Landscape Plan will achieve the objectives outlined in the DCP as follows:</p> <ul style="list-style-type: none"> ➤ Screening between adjoining properties; ➤ Softening the visual impact of hard surface areas and car parking spaces; ➤ Appropriate species selection for the climate and locality; and ➤ Enhancement of the streetscape amenity. 	√
Private Open Space	Both dwellings have Private Open Space areas which comply with the minimum DCP requirement (i.e., Unit 1 – > 60m² and Unit 2 – > 60m²), with a Principle Private Open Space area adjacent to the Living/Dining Rooms.	√
Access to Sunlight	<p>The rooms in each dwelling have been appropriately orientated to gain access to natural sunlight to habitable rooms. The private open space areas also receive sunlight in accordance with the DCP requirement.</p> <p>Daylight to habitable rooms and secluded open spaces in the adjacent dwelling will not be reduced by the proposed development, given that shadows fall towards the street. The DCP states:</p> <ol style="list-style-type: none"> 1. <i>Development should avoid unreasonable overshadowing any public open space.</i> 2. <i>At least 50% of the required area of private open space of each dwelling and 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.</i> <p>The proposal easily satisfies the abovementioned requirements.</p>	√

Privacy	<p>Potential privacy concerns are addressed by raised/lowered sill heights and opaque glazing where required, limiting the number of first floor window openings facing the side boundary, positioning low impact rooms, such as bedrooms and bathrooms on the first-floor level and separation between adjoining development. Boundary fencing and new landscaping will improve privacy between the adjoining property.</p> <p>Additional measures can be implemented if Council considers it necessary.</p>	√
Building Bulk	<p>A two-storey design with design features ensures that the building does not appear bulky. Adequate setbacks, together with landscaping also assists in visually offsetting the bulk of the building, which in general is considered comparable to other dwellings in the locality.</p> <p>Good urban design principles, such as street presentation, articulation with base, middle and top elements to avoid a bland bulky appearance, adequate setbacks and formalised landscaping have been incorporated into the design of the development, to ensure a quality outcome which will enhance the future amenity of the site and locality in general.</p>	√
Building Colours and Materials	<p>Details of finished surface materials, including colours and textures will be provided with the application, adopting the required palette for the locality.</p>	√
Roofs	<p>Contemporary pitched rooflines of 20° (max) will complement the existing built form in the locality.</p>	√
Safety and Security	<p>Design guidelines outlined in the Crime Prevention through Environmental Design (CPTED) were considered and incorporated as follows:</p> <ul style="list-style-type: none"> ➤ Provision of clearly visible entry points facing the street; ➤ Passive surveillance is available from habitable room windows which face the street; ➤ Suitable landscaping will produce a defensible open space at the front, resulting in some interaction with the public domain beyond; and ➤ Fencing will be provided to prevent intruders from accessing the Private Open Space areas. 	√

4.5 Other Requirements

Tree Preservation

The proposal does not involve the removal of any significant trees. Formalised landscaping will be planted, as indicated on the Landscape Plan, which will enhance the future amenity of the site and locality in general.

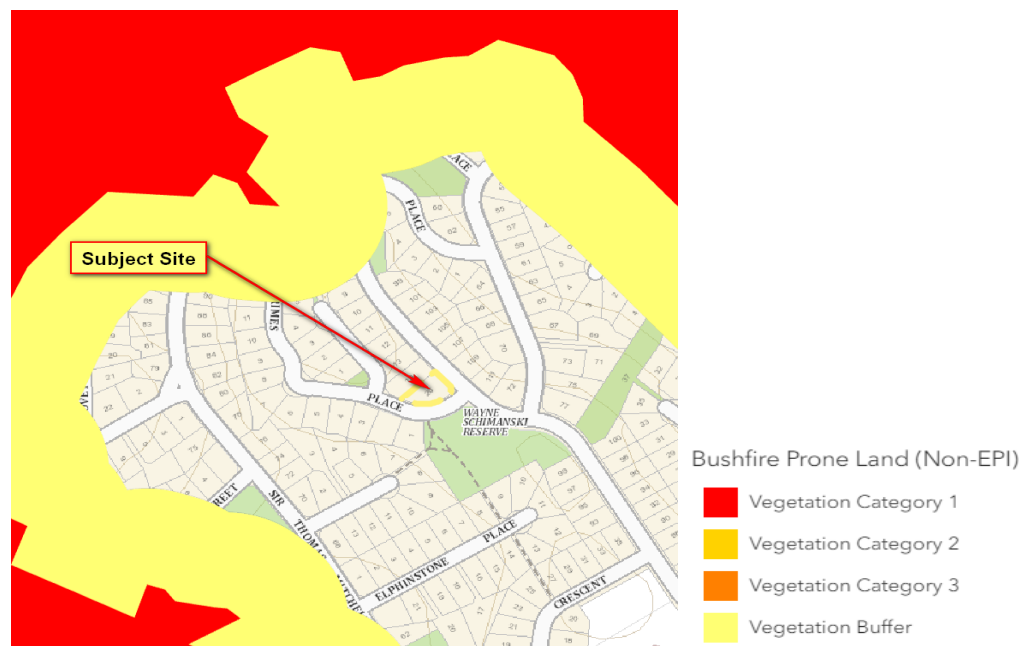
Conservation of Energy

The State Government introduced BASIX, which consolidates planning provisions relating to water consumption and greenhouse gas emissions. A BASIX Certificate is provided for the development, demonstrating the applicant's commitments in achieving the objectives of the state government's policy.

Energy conservation principles will be achieved through the construction method and orientation of the building, together with thoughtful planting of trees and shrubs.

Bushfire

The subject site is not identified as being in a bushfire prone area.



Bushfire Prone Land Map

4.6 Non-Compliance

Apart from the eave encroachments, which are generally permitted, the proposal complies with all other relevant SEPP, LEP and DCP requirements.

5.0 CONCLUSION

The SEPP (Housing) 2021 now allows dual occupancy development in Zone R2 and relevant LEP/DCP requirements and good planning principles have been incorporated in the design, which has resulted in a high-quality development that will contribute positively to the built form of the locality.

The design skillfully integrates well with surrounding development and takes into account the constraints of the site. All residential amenities are available without adversely impacting adjoining properties.

The proposal meets community expectations for development in the locality by providing a sympathetic design which will contribute to the streetscape amenity. Under the circumstances, the application warrants approval.

David Bobinac
Town Planner

ATTACHMENT 1

COMPLIANCE TABLE

Control	LEP/DCP Requirement	Development Proposal	Complies
Site Area/Density	Not-specified	866.5m ²	Merit
Frontage/Width	Not-specified	49.615m (excl. splay)	Merit
Floor Space Ratio	N/A	N/A	N/A
Building Height	2-storeys & Max 8.5m (ridge) Max 7.2m (wall)	2-storey 8.35m 5.7m (approx.)	Yes Yes Yes
Building Envelope	4m at side boundary & 45°	eave encroachments	No
Setbacks Front Secondary Side Rear (generally 6m)	6.5m (min) 3.5m (min) 0.9m (min) 6m	6.505m 8.871m 0.95m 7m	Yes Yes Yes Yes
Landscaped Open Space	40% (min)	51.39%	Yes
Private Open Space	60m ²	Unit 1 – > 60m ² Unit 2 – > 60m ²	Yes Yes
Minimal Dimension of Principle Private Open Space	Min dimension 5m	provided	Yes
Parking	2 spaces per dwelling	2 spaces per dwelling	Yes
Dimensions	Australian Standard	Australian Standard	Yes
Fill	1m (max)	< 1m	Yes