

STATEMENT OF ENVIRONMENTAL EFFECT

SECTION 96 APPLICATION

New dwelling @ 68 Carrington Parade, South Curl Curl



Prepared for Mr and Mrs Pridgen

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SECTION 96 APPLICATION

The DA for a new house and pool was approved for this site on 12 December 2012. Application DA2012/1492. The original owners have since sold the property and the new owners wish to reduce the size of the proposed new dwelling to suit their family and lifestyle.

This application is modify the approved new house and pool by reducing the house in size, modifying a portion of the internal layout and removing the pool. The street presentation of the dwelling remains the same with most of the changes involving the reduction of the length of the house at the rear and minor internal modifications.

The original Statement of Environmental Effects has been modified below to represent the proposed changes.

SITE CONTEXT + ANALYSIS

A pre lodgement meeting for this project took place at Warringah Council on the 17th of October 2012. Rod Piggot , Nick England and Paul David from Warringah Council and the applicants Troy Cortis, Sondra Cortis and Luke Trovato were present.

Notes of the meeting were received via email on the 23rd of October 2012. The proposal has been amended with respect to the information in the notes and discussions in the pre lodgement meeting.

The proposal outlined in this Statement of Environmental Effects is to construct a new two/three storey dwelling at 68 Carrington Parade, Curl Curl

The proposal is to demolish an existing single storey dwelling with garage under that currently exists on the site and replace it with a new, two/three storey dwelling and pool. The existing house is situated on a 398.4m² site and is not adequate for the needs of the owners and their children.

The site is positioned on the western side of Carrington Parade and has boundaries with 3 neighbouring sites. Along the north and south sides it shares its boundaries with two 3 storey dwellings as shown in the photo below. To the rear on the western boundary is a single dwelling.



View of the existing house from Carrington Parade

At 398.4m² the site is very small, the topography gently slopes from the front boundary on Carrington Parade rising steeply to the north at the rear of the site. The slope is approximately 3.9 metres from a RL of 8.70 at Carrington Parade boundary to an RL of 12.62 at the rear boundary.

Consideration has been given to the minimise the impact on neighbouring properties and improve the streetscape of Carrington Parade, whilst still maintaining north light solar access the new dwelling. The location and scale of the dwelling has been carefully considered to minimise the affect on adjacent properties to the North and South. The bulk and proportions have been considered to enhance the streetscape. The architecture of the proposal seeks to blend with the neighbouring dwellings in scale, proportion and materiality.

The siting of the proposed dwelling has taken into consideration the position and setbacks of the neighbouring buildings and has been positioned to comply with Council front setback 6.5. This is set further back than the current house on the site and further back than the current neighbouring property to the north. The front setback was discussed in the pre lodgement meeting and it was agreed that the 6.5 metre setback was to be met.



Aerial view of surrounding area.



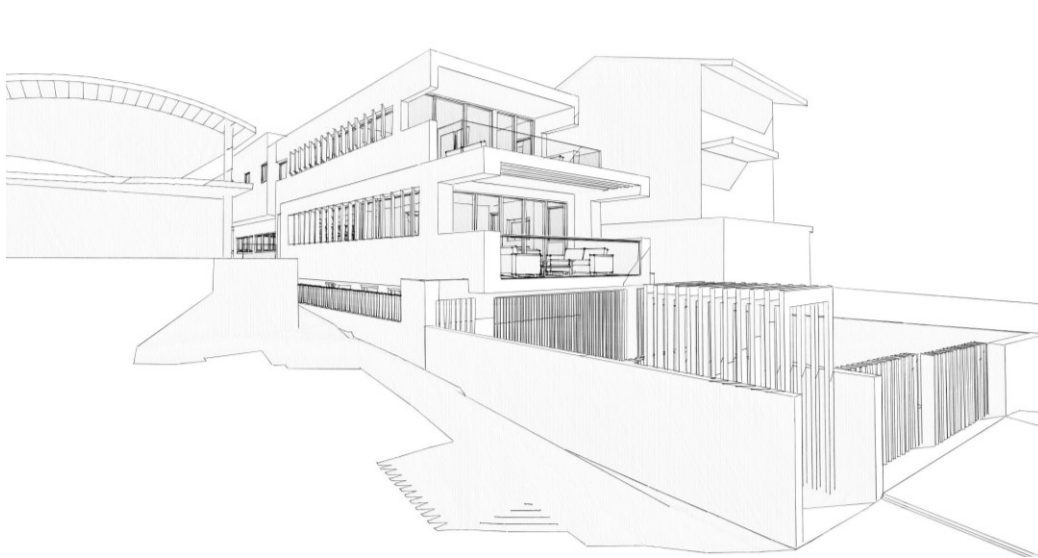
View of the existing rear yard from the south west corner of the existing house.



View of the existing house from the south west corner of the rear garden.

DESIGN PROPOSAL

Breaking up the built form and reducing the height of the building at the front achieves reduced bulk and scale over the proposed dwelling. The proposed flat rooflines are well below the maximum 8.5m height limit to control bulk and scale. The proposal considers the environmental effects to adjoining areas and states that the outcome is acceptable in complying with the LEP.



Artistic impression from Carrington Parade.

The materials of render, screens, light-weight cladding and fibre cement sheet are of a “modern beach house” character, and combined with the high degree of modulation in all of the facades, produce a building of exceptional quality in the elevation to Carrington Parade. The colour palette consists of dark greys, neutral tones and has been carefully considered to blend into the surrounds.



Artistic impression from Carrington Parade, South East

WARRINGAH LEP 2011
PART B, BUILT FORM CONTROLS

68 CARRINGTON PARADE, SOUTH CURL CURL
 LAND ZONED R2 LOW DENSITY RESIDENTIAL

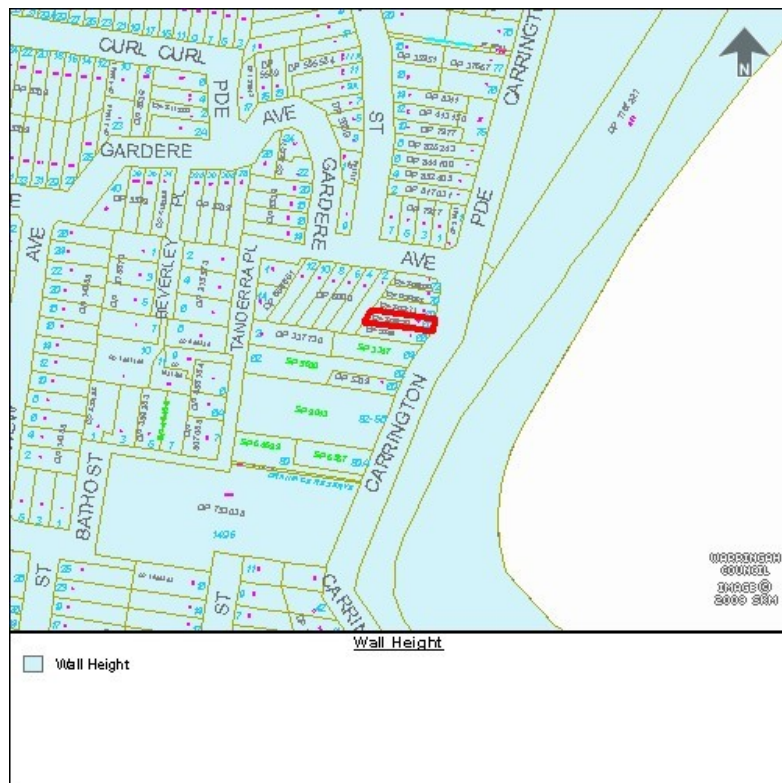


The proposal is a **Category One** development, as housing, and complies as follows.

PART B: BUILT FORM CONTROLS

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).
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Outcomes The proposal complies.

B3 Side Boundary Envelope

Objectives 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 above ground level (existing) at the side boundaries of:

5 metres as identified on the map.



Outcomes	The proposal has 2 minor non-compliances on the north and south elevations with regard to side boundary envelope. These areas are hatched on the elevations. The design incorporates a high degree of modulation that breaks down the bulk and scale of the building and creates an interesting and aesthetically pleasing design. The non-compliances are minor and do not cause any adverse effects to the neighbouring properties.
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B5 Side Boundary Setbacks

Controls	1. 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. 2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences. All land in R2 zone: 0.9m
Outcomes	The all side setbacks of the proposed dwelling are compliant, with a minimum setback of 1.0m

B7 Front Boundary Setbacks

Requirements	1. Development is to maintain a minimum setback to road frontages. 2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences. 3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.
Outcomes	The proposal provides a minimum 6.5m setback with an average setback of over 7.0m The proposal complies.

B9 Rear Boundary Setbacks

Requirements	1. Development is to maintain a minimum setback to rear boundaries. 2. The rear setback area is to be landscaped and free of any above or below ground structures.
Outcomes	The proposed development has a minimum rear setback of 10.35 metres and an average setback of 12.0m metres. The proposal complies.

PART C: SITING FACTORS

C2 Traffic, Access and Safety

Requirements

VEHICULAR ACCESS

1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.
2. Vehicle access is to be obtained from minor streets and lanes where available and practical.
3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.
4. Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315.
5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.

Outcomes

The proposal Complies.

C3 Parking Facilities

Objectives

- 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

2 Off Street Parking spots are provided.
The Proposal Complies.

C4 Stormwater

Objectives

- ▮ To ensure the appropriate management of stormwater.
- ▮ To minimise the quantity of stormwater run-off.
- ▮ To incorporate [Water Sensitive Urban Design](#) techniques and [On-Site Stormwater Detention](#) (OSD) Technical Specification into all new developments.
- ▮ To ensure the peak discharge rate of stormwater flow from new development is no greater than the [Permitted Site Discharge \(PSD\)](#).

Outcomes

Given the proximity to the ocean and the site area OSD system is not required for this site. This was confirmed at the pre lodgement meeting by Council's Development Engineer.

C5 Erosion and Sedimentation

Objectives

- To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.
- To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.
- To prevent any reduction in water quality downstream of the development site

Outcomes	Erosions and Sediment Control measures will be employed during construction. These will include sediment control fencing and hay bales.
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C6 Building over or adjacent to Constructed Council Drainage Easements

Objectives	To ensure efficient construction, replacement, maintenance or access for emergency purposes to constructed public drainage systems located within private property.
Outcomes	N/A

C7 Excavation and Landfill

Objectives	• To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties. • To require that excavation and landfill does not create airborne pollution. • To preserve the integrity of the physical environment. • To maintain and enhance visual and scenic quality.
Outcomes	All excavation will not result in any adverse impact on adjoining land. A Geotechnical Report has been prepared by Crozier Geotechnical Consultants PTY LTD and forms part of this Development Application submission.

C8 Demolition and Construction

Objectives	• To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment. • To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials. • To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan • To discourage illegal dumping.
Outcomes	Any waste produced during demolition and construction will be recycled where possible and disposed of in the correct manner.

C9 Waste Management

Objectives	• To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD). • To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste. • To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements. • To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services. • To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene. • To minimise any adverse environmental impacts associated with the storage and collection of waste. • To discourage illegal dumping.
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Outcomes

Any waste produced during demolition and construction will be recycled where possible and disposed of in the correct manner.

The majority of the waste from construction materials are anticipated be disposed of at the 'Kimbriki tip'. Existing sandstone (natural and paving) will be reused in the proposed landscaping. Wherever possible, any timber products will be reused for temporary building requirements such as formwork for concreting and temporary bracing, in the construction to maximise reuse and recycling of materials and minimise overall waste.

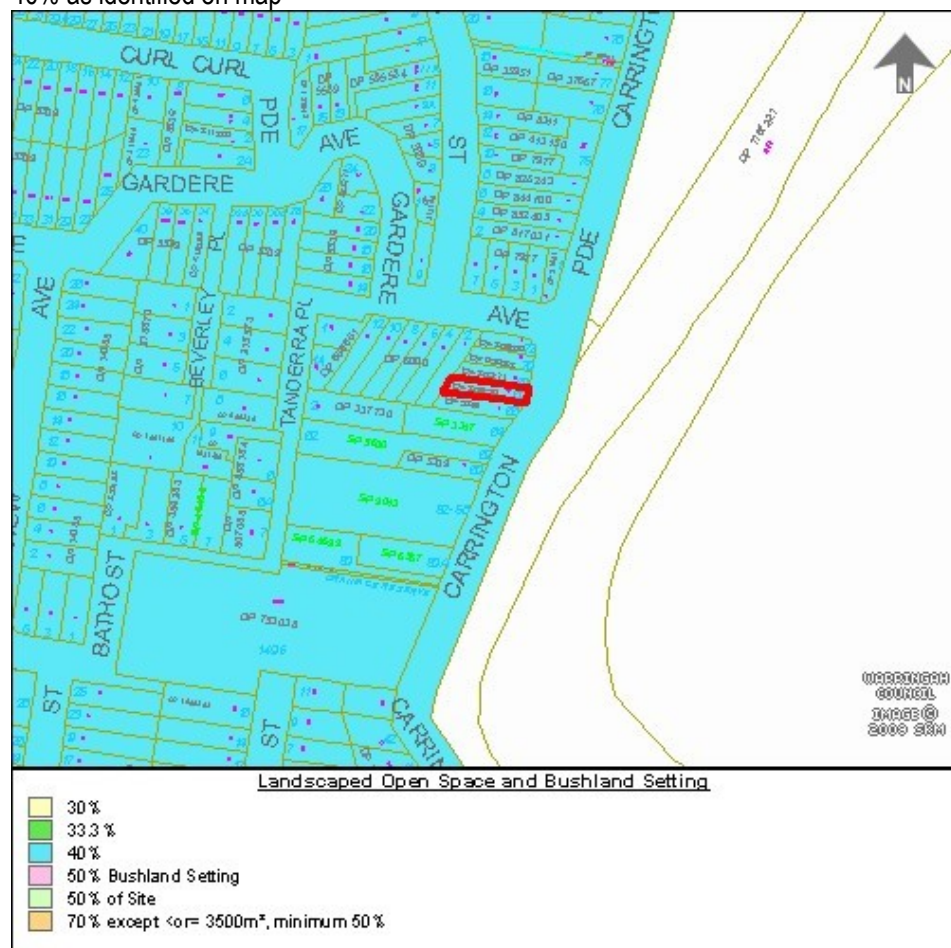
PART D: DESIGN

D1 Landscaped Open Space and Bushland Setting

Objectives

- To enable planting to maintain and enhance the streetscape.
- To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.
- To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.
- To enhance privacy between buildings.
- To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.
- To provide space for service functions, including clothes drying.
- To facilitate water management, including on-site detention and infiltration of stormwater.

40% as identified on map



Outcomes Please refer DA-01 Site Plan for diagrammatic calculations.

The proposal provides 35.07% landscape space, which improves upon the DA Approval area of 33.53%.

As demonstrated the design and ratio of the proposed landscape spaces is a large improvement on the current landscape percentage of 31.30% and also provides areas in front of the building setback which will aid softening the proposed built form and more desirable street scape.

We believe this to be a minor non-compliance which is inherent with allotments of this size and narrow width. A strict compliance with Landscape areas is difficult to achieve whilst also providing a comfortable family home on such a small site.

D2 Private Open Space

Objectives

- To ensure that all residential development is provided with functional, well located areas of private open space.
- To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.
- To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.
- To ensure that private open space receives sufficient solar access and privacy.

2. Residential development is to include private open space for each dwelling.
3. The minimum area and dimensions of private open space are as follows:
4. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.
5. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.
6. Private open space shall not be located in the primary front building setback.
7. Private open space is to be located to maximise solar access.

Outcomes The Proposal Complies

D3 Noise

Objectives

- To encourage innovative design solutions to improve the urban environment.
- To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.

Outcomes The Proposal Complies

D5 Orientation and Energy Efficiency

Objectives

- To consider the placement of buildings within sites to maximise solar access and natural ventilation.
- To encourage innovative design solutions to improve the urban environment.
- To design buildings in settings that minimise the need for artificial temperature control and, as a result, provide a high level of amenity for occupants

Outcomes The Proposal Complies

D6 Access to Sunlight

Objectives	• To ensure that reasonable access to sunlight is maintained. • To encourage innovative design solutions to improve the urban environment. • To maximise the penetration of mid winter sunlight to windows, living rooms, and high use indoor and outdoor areas. • To promote passive solar design and the use of solar energy. To minimise the need for artificial lighting.
Outcomes	The Proposal Complies

D7 Views

Objectives	• To allow for the reasonable sharing of views. • To encourage innovative design solutions to improve the urban environment. • To ensure existing canopy trees have priority over views
Outcomes	The proposal has been designed to allow for the sharing of views. The Proposal Complies

D8 Privacy

Objectives	• 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 Complies

D9 Building Bulk

Objectives	• 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 Complies

D10 Building Colours and Materials

Objectives	• To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.
Outcomes	A colour and finishes board has been submitted with this application. The Proposal Complies

D11 Roofs

Objectives	• 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.
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Outcomes	The Proposal Complies
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D12 Glare and Reflection

Objectives	• 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

D14 Site Facilities

Objectives	• To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours. • To encourage innovative design solutions to improve the urban environment. • To make servicing the site as efficient and easy as possible. • To allow for discreet and easily serviceable placement of site facilities in new development.
Outcomes	Domestic Garbage bins will be located out of sight, placed at the rear of the driveway fence.

D16 Swimming Pools and Spa Pools

Objectives	• To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity. • To encourage innovative design solutions to improve the urban environment.
Outcomes	The proposed pool has been removed.

D20 Safety and Security

Objectives	• To ensure that development maintains and enhances the security and safety of the community.
Outcomes	The Proposal Complies

D21 Provision and Location of Utility Services

Objectives	• To encourage innovative design solutions to improve the urban environment. • To ensure that adequate utility services are provided to land being developed.
Outcomes	The Proposal Complies

D22 Conservation of Energy and Water

Objectives	• 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.

PART E: THE NATURAL ENVIRONMENT

E1 Private Property Tree Management

Objectives	• To improve air quality, prevent soil erosion and assist in improving; water quality, carbon sequestration, storm water retention, energy conservation and noise reduction. • To protect human life and property through professional management of trees in an urban environment. • To provide habitat for local wildlife. • Promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term with regard to the original 1750 community. • To preserve and enhance the area's amenity.
Outcomes	N/A

E2 Prescribed Vegetation

Objectives	• 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 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	N/A

E4 Wildlife Corridors

Objectives	• 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 natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits. • To retain and enhance native vegetation and the ecological functions of wildlife corridors. • To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological function of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community. See Warringah Natural Area Survey, August 2005.
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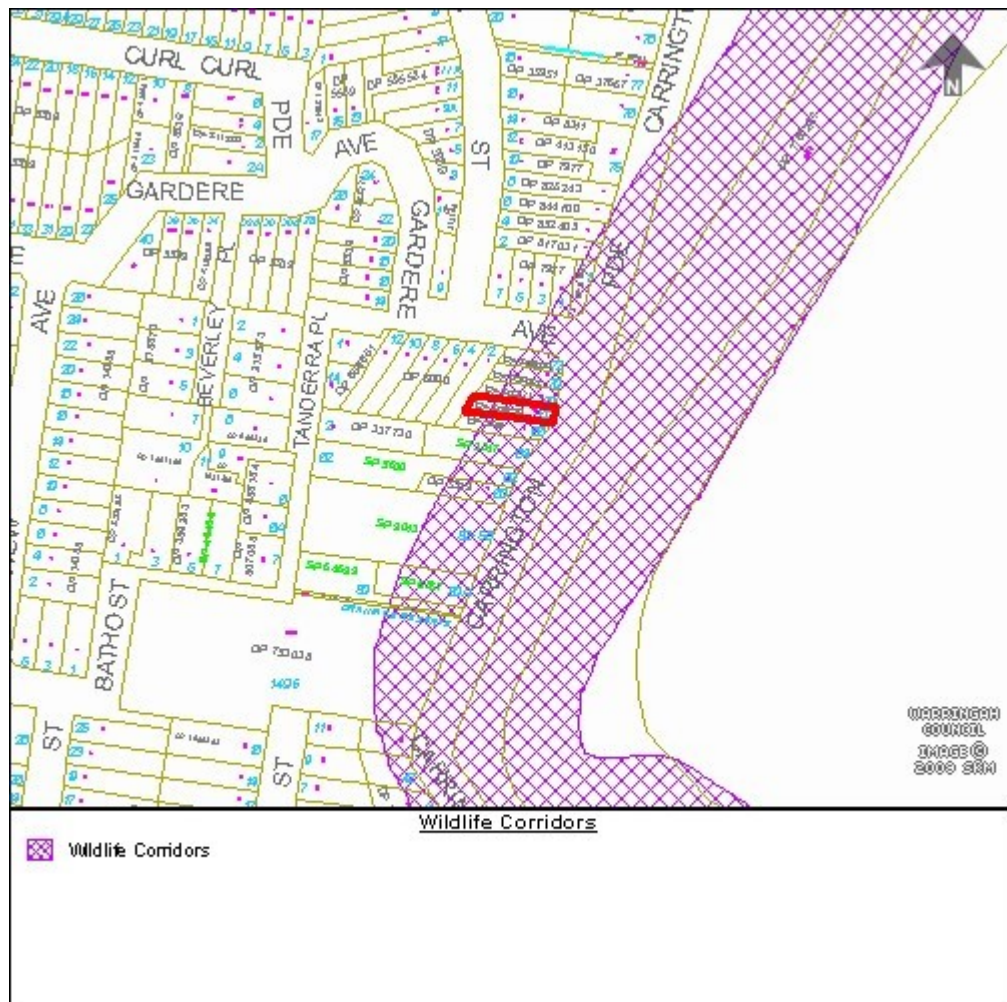
Northern boundary



Southern boundary



Existing rear yard



Outcomes The current site at 68 Carrington Parade has no identifiable native vegetation or wildlife. The site is mostly built upon area and impervious paving and void of major vegetation.

The proposed dwelling and new landscape works will provide 50% native plants and vegetation to the property to support native wildlife.

E6 Retaining unique environmental features

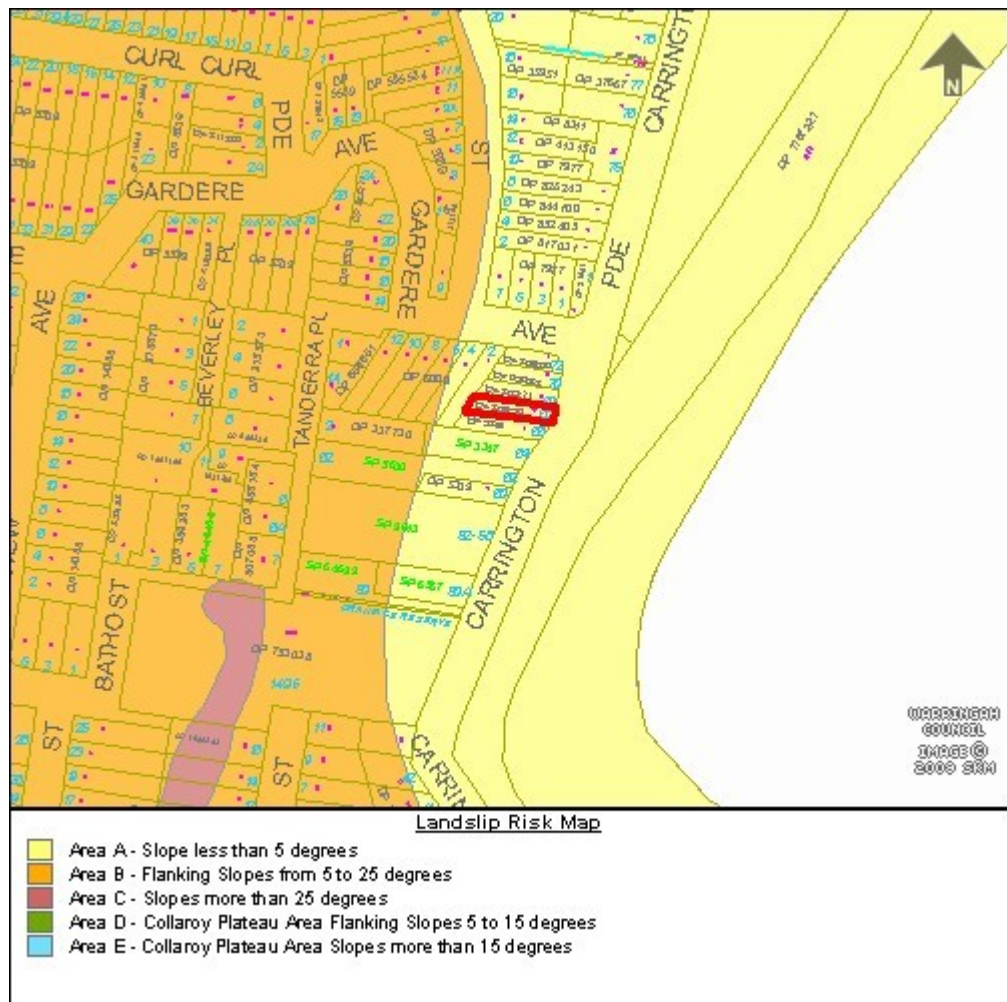
Objectives To conserve those parts of land which distinguish it from its surroundings.

Outcomes N/A

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

A revised Geotechnical Report has been prepared by Crozier Geotechnical Consultants PTY LTD and forms part of this Development Application submission.

CONCLUSION

In conclusion, we believe that the proposal for a new dwelling has been carefully planned to minimise any adverse environmental impacts and is in keeping with the aims and objectives of council policies. The design has produced an outcome, which attempts to maintain the natural and built characteristics of the area, to make an improvement to the area and warrants development consent.