



Corona Projects

Development Application
STATEMENT OF ENVIRONMENTAL EFFECTS

Demolition of existing structures and the construction of a
dwelling house with swimming pool

5 Cullen Street, Forestville

August 2021

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PROJECT DETAILS

Client: Mrs Yvonne and Mr Mark West
Subject land: 5 Cullen Street, Forestville
Lot Description: LOT 4, DP 758421
Proposed development: Demolition of existing structures and the construction of a dwelling house with swimming pool

The report is prepared by Emma Rogerson
Master of Urbanism (Urban and Regional Planning) (USYD)
Bachelor of Architecture and Environments (USYD)

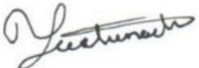
The report is reviewed by Crystal Pan
Bachelor of Design in Architecture (UTS)

Project Code: J001001

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Emma Rogerson	03.08.2021	
Checked by	Crystal Pan	03.08.2021	
Approved for issue by	Eleni Emvalomes	03.08.2021	

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Mrs Yvonne and Mr Mark West to accompany a Development Application (DA) to Northern Beaches Council for the demolition of existing structures and the construction of a dwelling house with swimming pool at 5 Cullen Street, Forestville.

More specifically, the proposed development comprises of the demolition of the existing driveway, dwelling and swimming pool, and the construction of a new driveway, two-storey dwelling and swimming pool with spa.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Dragonfly Architects	August 2021
Survey	Total Surveying Solutions	September 2020

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 5 Cullen Street, Forestville and is legally described Lot 4, Section 44 in Deposited Plan 758421. The site is located at the end of the Cullen Street cul-de-sac.

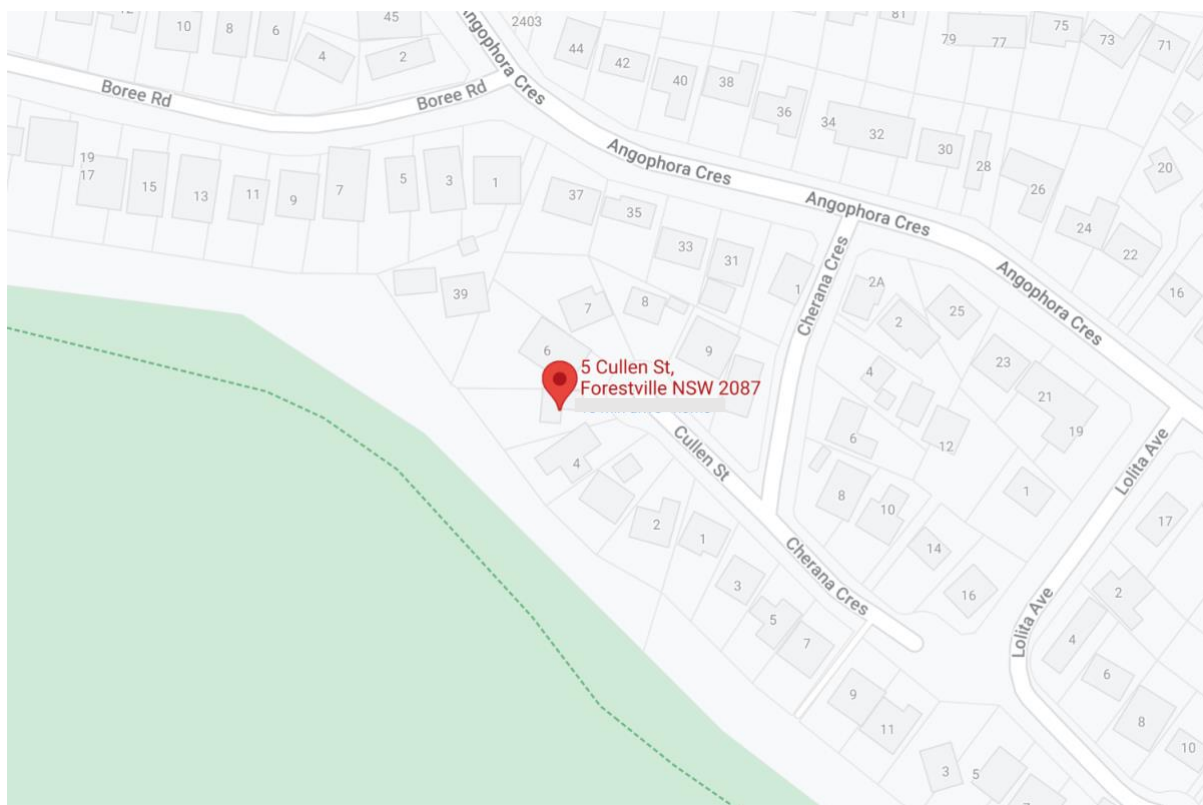


Figure 1 – Site locality map (Google Maps)



Figure 2 – Aerial map (SIX Maps)

The site is generally rectangular with a total area of 848 square metres by survey, with an 11.58 metre street frontage to Cullen Street. The northern side boundary measures 55.065 metres and the

southern side boundary measures 43.08 metres. The rear boundary measures 28.335 metres. The site is relatively flat, with a cross fall of only 2m.

The site currently contains a dwelling house, swimming pool and shed. The front and the rear of the site is landscaped with shrubs and grass. Vehicular access is available from Cullen Street.

The land is zoned R2 Low Density Residential under the provisions of Warringah Local Environmental Plan 2011 (LEP). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3 – Subject site as viewed from Cullen Street (Google Maps, 2019)

2.2 The Locality

The site is located within the local residential area of Forestville. The locality comprises primarily of one to two-storey residential development. The site adjoins a one storey dwelling on both adjacent sites, No. 4 and No. 6 Cullen Street.

2.4 Development History

A search on Council's DA Tracker returned the following results for development applications associated with the site:

- BA5003/4248
- BA5002/2497
- BA5001/0709

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the demolition of the existing driveway, dwelling and swimming pool, and the construction of a new driveway, two-storey dwelling and swimming pool with spa.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality.

Please refer to plans prepared by Dragonfly Architects.

3.2 Development Configuration

The proposed development comprises the following:

Level	Use
Ground Floor	Double garage
	Study
	Guest Bedroom
	Laundry/bathroom
	Open plan kitchen/living/dining
First Floor	Bedroom x 4
	Bathroom x 2 (including ensuite)
	Kids rumpus

Ground Floor

The ground floor contains the shared recreation and function spaces for the dwelling, with a lounge, dining, kitchen and covered terrace space. This floor can be accessed from the primary house entry, as well as a rear door.

First Floor

The first floor provides for more private bedroom spaces. This floor is accessible via a set of stairs from the ground floor. Front and rear facing openings from this floor facilitate passive surveillance across the public domain and the private rear garden.

3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in the following table

Table 1: Key development components

Component	Proposal
Site area	848m ²
Landscaped Area	404.57m ²
Private Open Space Area	>60sqm
Height	2 storeys <8.5m
Boundary setbacks	
• Front	>6.5m
• Side	0.9m
• Side	0.9m
• Rear	>10m
Car spaces	2

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

The primary statutory document that relates to the subject site and the proposed development is Warringah Local Environmental Plan 2011. The primary non-statutory plan relating to the subject site and the proposed development is Warringah Development Control Plan 2011.

4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

4.1.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

SEPP (BASIX) 2004 applies to the proposed development. A BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort and energy efficiency requirements of the policy.

4.1.3 Warringah Local Environmental Plan 2011

The development complies with the provisions of Warringah Local Environmental Plan 2011 (LEP 2011).

Zoning and permissibility

The site is located in Zone R2 Low Density Residential.

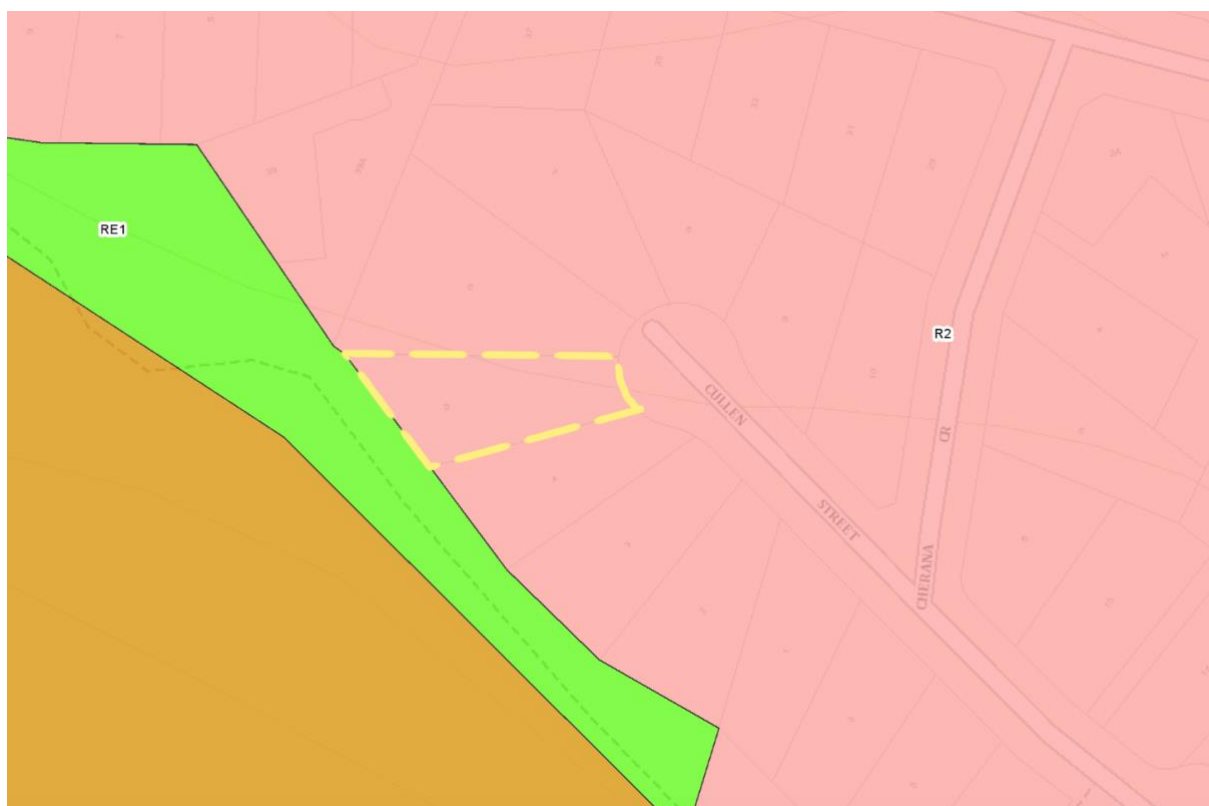


Figure 4 – Land Zoning Map (NSW Planning Portal)

The development is identified to be a *dwelling house*, which is permitted with consent in the R2 Low Density Residential zone.

The objectives of the zone are:

- 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 meets the relevant land use zone objectives. The development will provide for a functional family home in an area where there is a high demand for spacious and high quality housing. The proposal will not prevent other sites from hosting land uses that provide facilities or services to meet the day to day needs of residents. The landscaped setting of the existing site is retained, with generous landscaping the front and rear setbacks, including the retention and protection of numerous trees.

Clause 4.3 Height of buildings

The LEP Height of Building Map stipulates that the maximum building height permitted for the site is 8.5 metres. The proposed height of the development is less than 8.5 metres.

Clause 5.10 Heritage Conservation

The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.

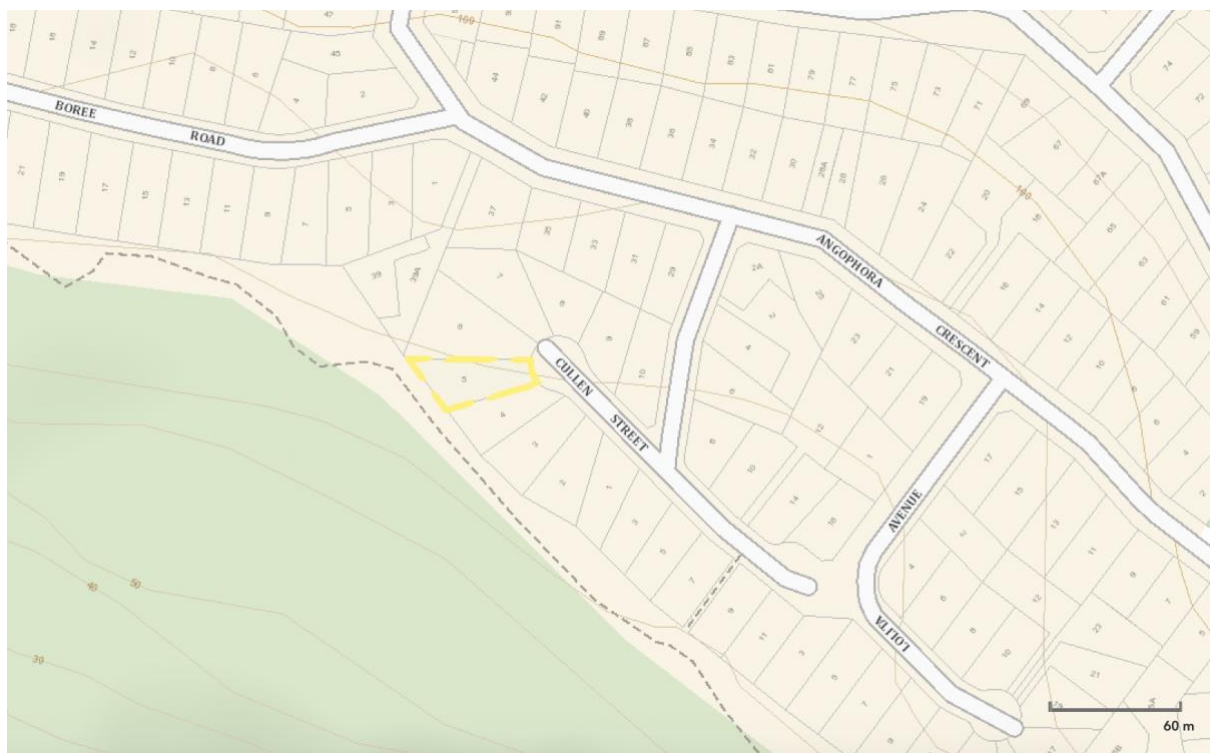


Figure 5 – Heritage Map (NSW Planning Portal)

Clause 6.4 Development on sloping land

The development site is identified to be located within a landslip risk hazard zone, specifically 'Area B – Flanking Slopes 5 to 25'. In accordance with this clause

“Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and
- (c) the development will not impact on or affect the existing subsurface flow conditions.”

Refer to the Geotechnical Report submitted alongside this Development Application for consideration of this matter.

4.1.4 Warringah Development Control Plan 2011

The development achieves a high level of compliance with the provisions of Warringah Development Control Plan 2011.

Control		Comment	Compliance
PART B – BUILT FORM CONTROLS			
B1 Wall Heights			
1	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).	Walls heights do not exceed 7.2m.	Yes
B2 Number of Storeys			
1	DCP Map Number of Storeys does not stipulate a maximum for this site.	N/A	N/A
B3 Side Boundary Envelope			
1	Development 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 4 metres.	The development sits within the specified building envelope.	Yes
B4 Site Coverage			
1	The DCP Map Site Coverage does not stipulate a maximum site coverage for this site.	N/A	N/A
B5 Side Boundary Setbacks			
1	Minimum side setbacks of 0.9m	The dwelling house adheres to the minimum 0.9m side setback on both sides.	Yes
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.		Yes
B7 Front Boundary Setbacks			

Control		Comment	Compliance
1	Minimum front setback of 6.5m	6.5m front setback is provided for the dwelling house.	Yes
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	The proposed front setback is free of any structures save for the proposed driveway.	Yes
B9 Rear Boundary Setbacks			
1	Minimum rear setback of 6m.	A greater rear setback than 6 metres is provided under this proposal.	Yes
PART C - SITING FACTORS			
C2 Traffic, Access and Safety			
1	Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.	The vehicular and pedestrian access proposed on site is largely the same as what is currently available. Traffic hazards, quieting, conflicts and loss of on-street kerbside parking is minimised.	Yes
C3 Parking Facilities			
1	The following design principles shall be met: • Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.; • Parking is to be located so that views of the street from front windows are not obscured; and • 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.	The proposed garage is positioned as an articulatory detail on the ground floor, providing a subservient location when viewing the property from the street. No front-facing windows are located behind the garage. The double garage opening is 6m.	Yes Yes Yes
-	Appendix 1 stipulates that a dwelling house requires 2 minimum on-site parking spaces.	2 are provided on site in the proposed double garage.	Yes
C4 Stormwater			
-	Refer to Stormwater Documentation	-	-
PART D - DESIGN			
D1 Landscaped Open Space and Bushland Settings			
1	40% of the site must be reserved for Landscaped Area	47% of the site is landscaped.	Yes
D2 Private Open Space			
2	A minimum total of 60m2 with minimum dimensions of 5 metres of private open space is to be provided.	More than 60sqm of POS is provided on site.	Yes

Control		Comment	Compliance
3	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.	The POS (rear garden, swimming pool and terrace area) is directly accessible from the open plan living/dining/kitchen space.	Yes
D6 Access to Sunlight			
2	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	Refer to Shadow Diagrams for compliance. The north-facing location of No. 6 Cullen Street means that it has no shadowing from the proposal. No. 4 Cullen Street to the south receives adequate sunlight to its private open space throughout midday and the afternoon. The north-facing openings are already largely shadowed by the existing building, resulting in no noticeable difference imposed by the new proposal. The development site itself receives adequate sunlight to its primary habitable spaces and POS from midday onwards.	Yes
D8 Privacy			
1	Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	The offset nature of openings and the adequate side setbacks of the dwelling house allows privacy between neighbours to be achieved.	Yes
D10 Building Colours and Materials			
3	The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.	In accordance with the finishes schedule provided, the proposed colouring and materiality is of grey and natural hues.	Yes
D11 Roofs			
2	Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.	The streetscape displays a variety of roof styles, with pitched roofs prevailing. The proposals pitched roof is considered to be suitable for the site, and provide appropriate articulation to reduce visual bulk.	Yes

Control		Comment	Compliance
4	Roofs shall incorporate eaves for shading.	Eaves are provided.	Yes

D16 Swimming Pools and Spa Pools

1	Pools are not to be located in the front building setback.	The proposed swimming pool and spa will be located in the rear setback, in a similar location as the existing one.	Yes
2	Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.	N/A – one frontage.	N/A
3	Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback	Noted and complied with.	Yes

PART E – THE NATURAL ENVIRONMENT

E10 Landslip Risk

1	The applicant must demonstrate that: - The proposed development is justified in terms of geotechnical stability; and - The proposed development will be carried out in accordance with good engineering practice.	Refer to Geotechnical Report prepared by White Geotech, submitted alongside this Development Application.	Yes
-	A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application.		Yes

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a reasonable scale and nature, and does not present unreasonable environmental, social and economic impacts.

Impacts on Natural and Built Environment

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. The development involves the removal of a few trees and shrubs of minor landscape value. This is considered to be of acceptable environmental impact as a number of mature and

significant trees and shrubs are being retained and the overall landscaped character is being protected.

The modest two-storey scale retains the access to sunlight, privacy, pleasant outlook and overall residential amenity of the two surrounding neighbours.

Social and Economic Impacts

The development increases the amenity of the property with the upgraded family home in an area where there is a high demand for this. The development will thus also upgrade the presentation of the site to the street and improve aesthetic quality of the streetscape. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R2 Low Density Residential zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The on-site parking provided complies with the parking requirements as prescribed by Warringah Development Control Plan 2011. It provides a logical and considered approach to the provision of off-street car parking. The design and layout of on-site parking and vehicle access/egress is compliant with AS2890.1.

4.3.3 Hazards

The site is in an area recognised by Council as being subject to landslip and bushfire. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance. Both a geotechnical report and a bushfire assessment report have confirmed the proposal's suitability. The proposal is considered satisfactory in this regard.

4.4 The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social and economic impacts. Furthermore, it will provide for a functional family home in an area where there is a high demand for spacious and high quality housing.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a new residential dwelling development that makes efficient use of space on the site in a prime location that is in high demand for residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the development at 5 Cullen Street, Forestville. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 5 Cullen Street, Forestville as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.