

Statement of Environmental Effects

For a

Proposed Two Storey Dwelling House

at

83A Prince Charles Road

FRENCHES FOREST

Prepared for

ALLWORTH CONSTRUCTIONS PTY LTD

Planning Outcomes Pty Ltd

February 2022

0417 467 509

1. Description of Proposal: Two Storey dwelling house with attached garage.

Demolition and reconstruction of the main dwelling on site.

The proposed development consists of a two storey dwelling house with attached garage, as follows:

Ground Floor: Double garage, front porch, foyer, guest room with ensuite and WIR, TV room, internal staircase, family room, meals with open kitchen and walk-in-pantry, laundry, toilet, and alfresco.

First Floor: Master bedroom with walk-in-wardrobe, ensuite and balcony, three bedrooms (each with a built-in-wardrobe), bathroom, linen enclosure, and activities area.

Note: The site contains an existing secondary dwelling. No changes are proposed to the secondary dwelling.

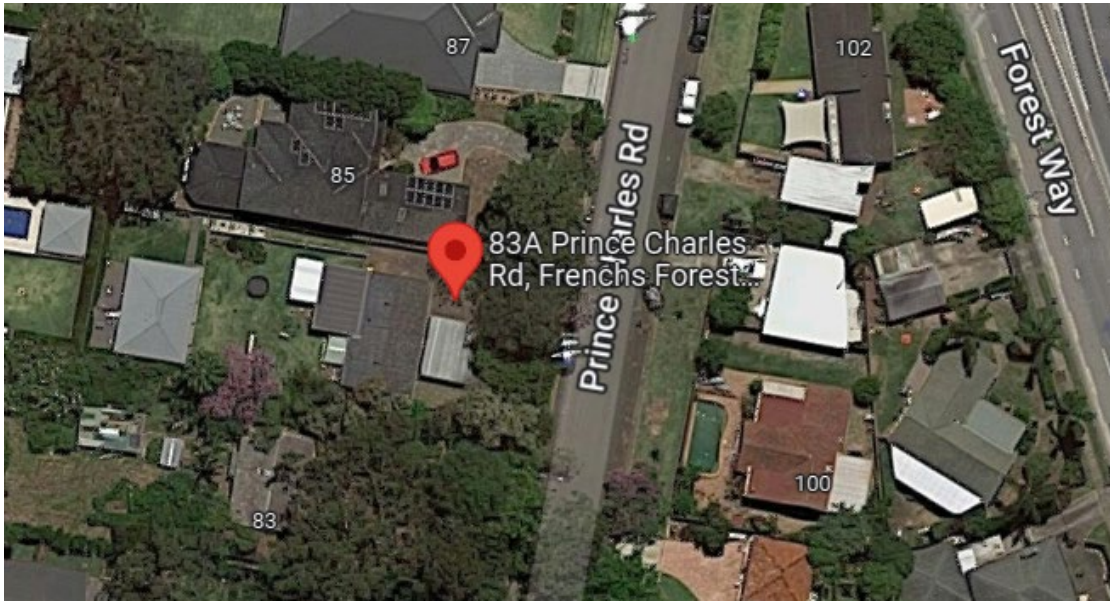
2. Site Analysis

The site is located on the western side of Prince Charles Road and has a generally east-west orientation. The site has rectangular shape with a frontage to Prince Charles Road of 16.765m and a depth of 45.72m. The site area is 767.1m².

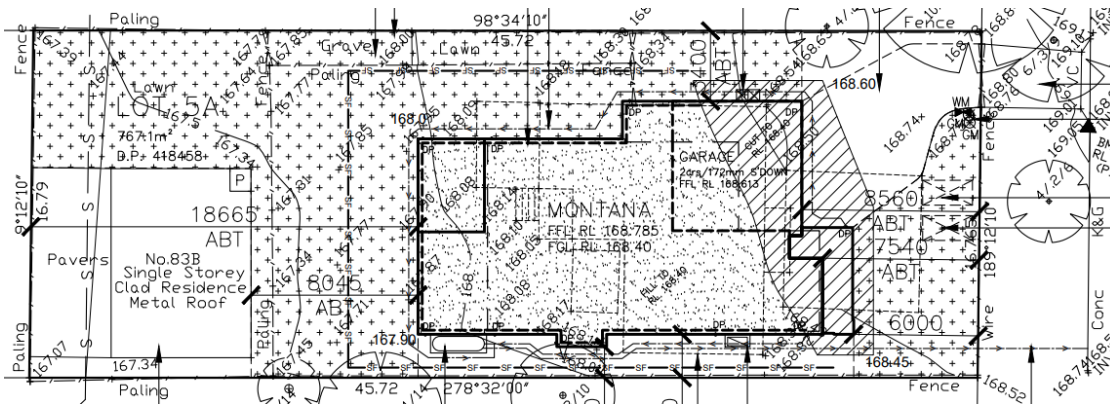
The site has a diagonal crossfall of approximately 1.8m, from front (east) towards rear (west).

Existing on site are two (2) dwelling houses (main dwelling and a secondary dwelling).

The site is not flood affected and not located in bushfire prone area. The sewer main is located adjacent to the rear boundary of the site. The site is surrounded on both sides by detached dwelling houses.



Locality - Subject Site



Survey with new main dwelling placed on site



Existing streetscape

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3. State Policies

3.1 SEPP 55 - Remediation of Land

The site is currently occupied by residential dwellings and is located within an established residential area. As the site has a history of residential use, it is unlikely to be contaminated. No further investigation is considered necessary.

3.2 BASIX

A BASIX Certificate has been submitted with the development application as required by the provisions of the SEPP.

4. Warringah Local Environmental Plan 2011

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

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

Standard	Compliance
Height of Building 8.5m	Yes - <i>approx. 8.06m</i>
Landslide Risk Land	The site is identified Area A (flanking slopes up to 5 degrees)
R2 - Low Density Residential	Dwelling houses are a permissible use.
Heritage	Not listed as a heritage site, not located in a heritage conservation area and not adjoining any heritage items.
Minimum Lot Size - 600m ²	lot size is 767.1m ²

Clause 6.4 Development on sloping land of Warringah LEP 2011 reads:

- (1) The objectives of this clause are as follows—*
- (a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,*
 - b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,*
 - c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.*

- (2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map.
- (3) 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.



Extract LSR_007

The site is in Landslip Area A - Slope <5°
 The proposed dwelling house has been designed accordingly.

The proposed development is consistent with the objectives of the standard for development on sloping land.

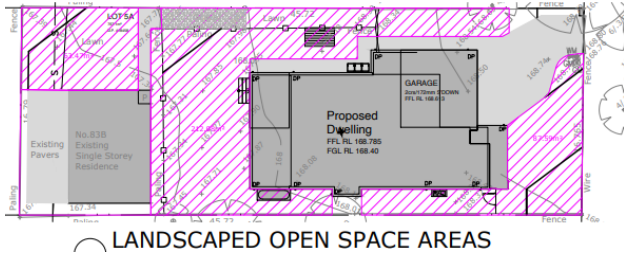
5. Table of Compliance - Warringah Development Control Plan

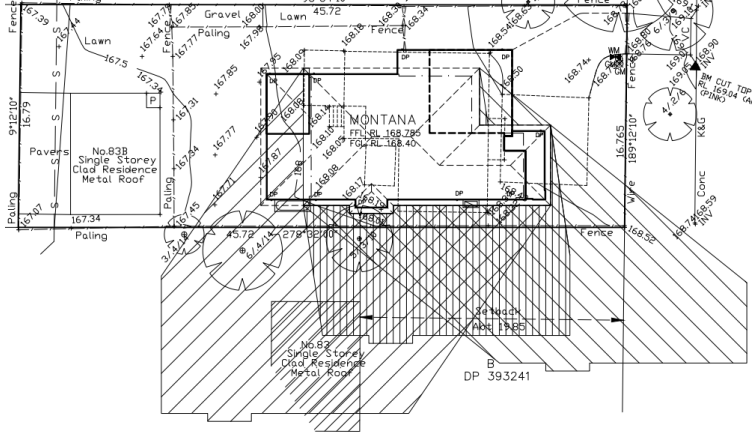
Design Element or Item	Minimum Standard or Control
Front Setback	Minimum 6.5m. <i>The proposed dwelling has a front setback of 7.54m to the wall, 8.56m to the garage and 6m to the front open porch. Building entry is addressing the primary street frontage and forms integral part of the façade.</i> <i>Landscaping plans were completed by DesignerScapes and</i>

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	<i>submitted with this application.</i> <i>There is a non-compliance with the minimum front setback of 6.5m caused by the encroachment of the front porch and first floor balcony. The front wall of the dwelling house is setback at 7.54m which complies with the control.</i> <i>The objectives of the control for front setbacks are:</i> • To create a sense of openness. • To maintain the visual continuity and pattern of buildings and landscape elements. • To protect and enhance the visual quality of streetscapes and public spaces. • To achieve reasonable view sharing. <i>The proposed siting complies with the minimum setback requirement to the front wall of the façade. The encroachment relates to the portico and front verandah/first floor balcony which are open structures that add articulation to the front façade.</i> <i>It is considered that the proposed front setback and building design will create a sense of openness and enhance the visual quality of the streetscape and public domain.</i> <i>The front setback is wide enough to allow for landscaping to maintain the landscape quality of the street and to maintain the visual continuity of landscape elements. It is considered that the proposed primary setback meets the objectives of the control for front setbacks notwithstanding the numerical non-compliance.</i>
Side Setback	Minimum 900mm. <i>The southern wall is in majority setback 2.1m from southern boundary. There is a small section setback 1.5m. Towards the north, the proposal is setback 3.4m for the length of the garage, with the remainder of the dwelling wall setback 5.22m from northern boundary.</i> <i>The proposal complies.</i>
Rear Setback	Rear Setbacks are to be a minimum of 6m. <i>Proposed rear setback is 18.665m to the ground floor and</i>

	22m to the first floor. Proposed setback to rear secondary dwelling is 8m at ground floor and 11.5m at first floor, noting that the rear secondary dwelling is single storey. The proposal complies.
Height Limit	Maximum overall height 8.5m. Maximum wall height 7.2m. Overall height Ridge Height approx. 8.06m Wall height approx. 6m The proposal complies.
Number of Storeys	Two storeys dwelling is proposed to replace the single storey dwelling. Due to adopted front setback, materials and finishes and traditional form proposed, the new dwelling house will complement and enhance the streetscape character, which currently has a mix of single and two storey dwellings. The proposal complies.
Side Boundary Envelope	4m at the side boundaries and 45 degrees.  The proposed dwelling house has been designed in response to the site constraints and it is considered that the proposed dwelling house complies with the building envelope control.
Landscape and Open Space	<u>Landscaping</u> Minimum 40% landscaped area.

Requirements	<i>Excluding narrow landscaped areas (under 2m wide), 348.9m² of site area is landscaped. 45.49% of site area is landscaped.</i> <i>Landscape Plans, prepared by DesignerScapes, a suitably qualified professional, has been submitted as part of any development application.</i> <i>Complies.</i> Private Open Space Private open space is to be a minimum of 60m² with minimum dimensions of 5m.  <i>250m² of private open space has been proposed with a minimum dimension of 5m.</i> <i>Complies.</i>
Energy Efficiency	<i>The proposal satisfies BASIX requirements for residential development and the Basix Schedule is marked on plans, as required.</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>Shadow diagrams have been provided.</i> <i>The shadow in the morning partially covers the rear of the adjoining dwelling to the south, but from midday moves to the front yard of the adjoining dwelling to the south, leaving the rear yard in 100% sunlight.</i> <i>Similar pattern is on the northern windows of the adjoining dwelling to the south.</i>

	<i>The shadow diagram shows that 50% of the glazed area of windows to the principal living area and 50% of the private open space of adjoining dwellings will receive over 3 hours on the 21st June between 9am and 3pm.</i>  <i>The amount of solar access available to the proposed dwelling and adjoining dwelling houses is considered to be reasonable and within the Warringah DCP guidelines.</i>
Stormwater	<i>A 3,000L rainwater tanks is located on the southern side of the dwelling for water retention and reuse.</i> <i>Stormwater will be disposed of using OSD to a pit at the side of the dwelling next to the garage in accordance with Council requirements. Refer to hydraulics plan for details.</i>
Parking	Minimum car parking - 2 spaces/dwelling 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. 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. <i>A double garage is provided as part of the proposed development.</i>

	<i>The garage is integrated into the design of the dwelling house and will not dominate the street frontage. The garage is recessed 2.45m behind the front porch and behind the front wall. The garage opening is 4.84m wide.</i> <i>In this regard, the proposal complies with AS2890.1 and with Council controls.</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>Development complies with maximum driveway gradient and with the relevant Australian Standards.</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 windows on the first floor have been designed to minimise overlooking to adjoining properties with translucent and high sill windows where required. The setbacks towards northern and southern side boundaries are sufficient to minimise overlooking to the adjoining properties.</i> <i>It is considered that the proposed dwelling house will not generate an unreasonable impact on the privacy of neighbouring properties.</i>
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 • Fill is not to spread beyond the footprint of the building. • Excavation of the landform is to be minimised <i>Maximum cut and fill of max. 0.5m (FGL RL 168.4, natural ground between 167.9 and RL 168.6). Fill is retained within drop edge beam as required by the DCP.</i> <i>The proposed amount of cut and fill is reasonable given the site constraints and is consistent with the objectives of the control.</i> 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. <i>The proposed dwelling house is consistent with the objectives of the controls for building bulk and has been designed to suit the site constraints and complies with DCP guidelines.</i>

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 83A Prince Charles Road Frenches Forest is a permissible use in the Residential R2 zone under the provisions of the *Warringah Local Environmental Plan 2011*, meets objectives for development in the zone, and complies with the maximum height control of 8.5m. The proposed main dwelling house also complies with the guidelines for development 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.

- the proposed development will not have an adverse impact on the environment or the locality;
- stormwater will be disposed of according to Council requirements and erosion and sedimentation will be appropriately controlled during construction;
- the potential impact of the proposed development in terms of privacy and solar access to future adjoining residences is acceptable;
- the social and economic impacts of the development are considered minor and acceptable due to the reasonable scale of the development proposal that complies with the relevant controls, and due to the quality of the traditional architectural design and the attention given to details.

(c) the suitability of the site for the development

- the site, is considered suitable for the re-construction of the main dwelling house and has no major environmental constraints to re-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 proposal demonstrates architectural merit and incorporates high quality materials and finishes that will make a positive contribution to the established character of the streetscape.

7. Conclusions

The subject site is suitable for the proposed re-development. The traditional design of the proposed two storey dwelling at 83A Prince Charles Road is responsive to the site opportunities and constraints and has architectural merit. The proposal complies with the key numerical controls in the *Warringah Local Environmental Plan 2011* and with the relevant controls and underlying objectives in the *Warringah DCP*.

For these reasons, the proposal is in the interest of the public and worthy of full support from Council.