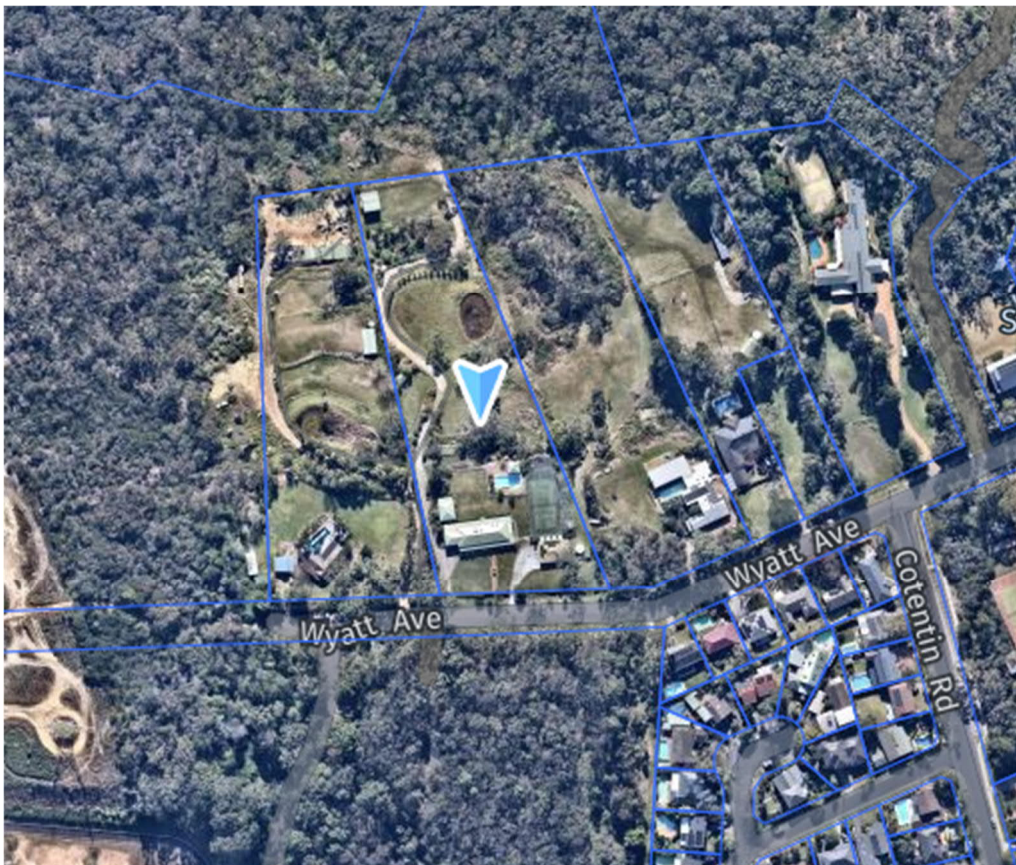


STATEMENT OF ENVIRONMENTAL EFFECTS



Applicant:
McDonald Jones Homes
PO Box 7994
BAULKHAM HILLS NSW 2153

Site Address:
Lot 2568 DP 752038
24 Wyatt Avenue
BELROSE NSW 2085

Construction of a Single Storey Dwelling and cabana.

INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of a new single storey dwelling and detached cabana.

The site is rectangular in shape, with a frontage of 84.29m to Wyatt Avenue, and a total land area of 1.38ha. The lot currently contains an existing dwelling to be demolished under a separate application. Some minor trees are required to be removed in order to site the proposed dwelling.

The site has a gentle fall over the building footprint, with drainage to be directed to an approved system as per the drainage details.

The neighbourhood generally consists of a mix of residential dwellings of one and two storey construction as anticipated within an existing residential area.

The proposed dwelling will contribute positively to the surrounding area and the streetscape of Wyatt Avenue.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Warringah Local Environmental Plan 2000

4.15 EVALUATION

(1) Matters for Consideration – general:

(a)(i) Relevant environmental planning instruments

Warringah Local Environmental Plan 2000

The subject site is identified as being within Locality Plan C8 Belrose North Suburbs, under the provisions of Warringah Shire Local Environmental Plan 2000.

The proposed development is defined in the Plan as a “dwelling”, being “*a room or a suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile*”. The detached cabana is ancillary to the residential use of the site.

The site is not identified as having heritage significance.

The LEP is divided into several Parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

PART 2 Control of Development

Clause 12 Matters for consideration

The Council will consider the relevant principles of Part 4 of the LEP and the desired future character of the Locality Statement C8.

Clause 20 Can development be approved if it does not comply with a development standard?

(1) Notwithstanding clause 12 (2) (b), consent may be granted to proposed development even if the development does not comply with one or more development standards, provided the resulting development is consistent with the general principles of development control, the desired future character of the locality and any relevant State environmental planning policy.

(2) In localities A2, A4, A5, A7, B2, B9, C8 and C10, the minimum area per dwelling required by the housing density standard is deemed to be the minimum allotment size for allotments created by subdivision.

(3) Where consent is granted for development that does not comply with one or more development standards, the Council is to ensure that the circumstances of the case and reasons for granting consent (in such a way that does not comply with the development standards) are included in a public register of such consents.

Clause 20 provides for consideration of proposals that contravene a development standard subject to the resulting development being consistent with the general principles of development control, the desired future character of the locality and any relevant State environmental planning policy.

Following a thorough review of the Council's provisions, site analysis and context of the proposal, it is considered that the subject residence is consistent with the general principles of the development controls and the desired future character of the locality.

Further discussion in relation to the above is provided within the following clauses and the Locality Statement assessment within this document.

PART 4 General principles of development control

Clause 38 Glare and reflection

The building will be constructed of non-reflective materials as much as possible.

Clause 42 Construction sites

Ground disturbance will be limited to minor excavation and filling for construction of a level building platform. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales as specified on the site plan. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent. A stabilised access pad will be provided at the point of entry to the site to eliminate soil leaving the construction zone.

All waste will be deposited within the waste receptacle in accordance with the attached Waste Management Plan.

Clause 43 Noise

All work will be undertaken during hours specified within the development consent and/or normal construction hours.

No adverse impact in terms of vibration is envisaged as conventional slab construction techniques will be employed and no rock hammering or associated work is planned.

Clause 50 Safety and security

The proposed dwelling promotes casual surveillance of the street by providing active living areas to the street frontage. The site will be clearly delineated as a private space to separate it from the public realm. Appropriate external and internal lighting will be provided to assist in this regard.

Clause 54 Utility services

All utility services to the property exist.

Clause 61 Views

The proposed dwelling will not adversely interfere with any significant views currently available to the occupants of adjoining or neighbouring properties.

Clause 62 Access to sunlight

The north-south orientation of the site determines that midwinter shadows will fall across the front yard, with the rear yard receiving uninterrupted sunlight.

The principal private open space of the site can be maintained to greater than 50%. Solar access to adjacent properties of the POS areas for more than 2 hours during the winter months due to appropriate boundary setbacks and dwelling design. The requirements of this clause are satisfied. Please refer to attached shadow diagrams.

Clause 63 Landscape open space

Sufficient landscaped open space is provided for the proposed dwelling. This will afford a landscaped setting for the dwelling and contribute to a high quality streetscape and the achievement of the desired future character of the locality. The landscaping will involve a mix of plantings and provide appropriate and serviceable outdoor area.

Clause 63A Rear building setback

The siting of the dwelling is considered to be appropriate for the allotment, providing for ideal outdoor recreation area while remaining in character with the surrounding developments.

Clause 64 Private open space

The private open space area is provided directly accessible from the alfresco, with adequate solar access.

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
60m ² ,	>60m ²	Yes
Minimum dimension 5m	>5m dimension	Yes

Clause 65 Privacy

The dwelling has been designed to maximise privacy between properties, the large side setbacks and rural nature of the site will ensure minimal privacy impacts. All ground floor living areas are appropriately setback from adjoining properties to prevent overlooking.

Clause 66 Building bulk

The proposed dwelling is consistent with other rural-residential dwellings in the locality.

Clause 67 Roofs

The proposed roof is consistent with other contemporary dwellings in the locality, having a pitch of 26-29°, together with gables on the street elevation.

Clause 68 Conservation of energy and water

The site has a reasonable orientation to allow midwinter solar access and the dwelling is provided with appropriate cross ventilation. A Basix certificate accompanies this application.

Clause 70 Site facilities

Facilities such as areas for storage of domestic garbage and recycling, mailboxes and clothes drying facilities can be easily catered for on the property.

Clauses 71 and 74 Parking

The dwelling is provided with a triple and double garage, which is attached and integrated into the dwelling and cabana design.

Clause 76 Stormwater

Stormwater will be directed to an approved system as per the drainage details and in accordance with the Basix commitments.

Clause 78 Erosion and sedimentation

The nature of the site is such that the land may be developed with minimal site disturbance. An erosion and sediment control plan is lodged for Council's consideration as part of this development application.

APPENDIX C Middle Harbour Suburbs Locality Statements

Locality C8 Belrose North

Locality C8 – Belrose North / Desired Future Character

The present character of the Belrose North locality will remain unchanged except in circumstances specifically addressed as follows.

The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be grouped in areas that will result in the minimum amount of disturbance of vegetation and landforms and buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.

Development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses.

A dense bushland buffer will be retained or established along Forest Way. Fencing is not to detract from the landscaped vista of the streetscape.

Development in the locality will not create siltation or pollution of Middle Harbour.

The proposal will preserve the rural and landscaped character of the area, providing a landscaped setting to the new dwelling.

The proposed dwelling will maintain the low-density, detached, rural-residential character of the area. The proposal incorporates similar styling and design elements to other contemporary dwellings recently constructed or currently underway with the locality. The dwelling is articulated and provided with a break in solid form through openings, features and boundary setbacks. The use of face brickwork and uniform window proportions assist in providing a high quality presentation to the street.

Minimal earthworks are required and some mature vegetation is to remain on site. The residence addresses the street frontage with a clearly defined entrance and articulated facade. The design of the building allows habitat values and scenic character to be maintained.

The proposed detached dwelling in a landscaped setting is appropriate for the desired future character of this locality. The setbacks are consistent with the established adjoining dwellings.

Built Form

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Density 1 / 20ha* *except where this would prevent one dwelling on an existing parcel of land.	Single dwelling on an existing allotment to replace an existing dwelling is considered reasonable.	Yes
Height 8.5m to highest point 7.2m to uppermost ceiling	6.401m to ridge <7.2m to upper ceiling	Yes Yes
Front setback 20m Front setback to be densely landscaped.	21.5m to dwelling. 13.45m to cabana. Capable of Complying – suitable bushland/rural landscaped front setback provided.	Yes See Notes below. Yes
Side/Rear setback 10m	Min. 10m	Yes
Bushland/Landscaped open space 50%	>50%	Yes

The proposal includes a detached cabana, which is setback 13.45m from the front boundary which does not comply with the minimum 20m setback. The existing building in this location is similarly setback and the proposal will replace this. Merit consideration towards this setback is considered reasonable as the front setback between the cabana and the boundary is as per the existing building and landscaping features and trees will provide a buffer to the dwelling and screen the development from the streetscape.

Other development in the streetscape have similar setback variations and as the dwelling house remains compliant, it is requested the detached cabana be permitted to be provided at this setback.

* * *

Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy all the relevant development standards relating to dwelling houses as contained within WLEP 2000.

(a)(ii) Relevant draft environmental planning instruments

There are no draft environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

There are no relevant DCPs applying to the subject site.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts.

Siting and Design

The proposed single storey development will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the dwelling provides generous boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of

the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within an existing residential area, within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The two storey dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding residential setting.

The dwelling is permissible with development consent under the provisions of Warringah LEP 2000, and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As this proposal can reasonably satisfy the objectives of all relevant planning instruments, approval of the subject development is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Warringah LEP 2000.

It is considered that the construction of a new single storey dwelling will complement and blend with the existing, and likely future character of Belrose. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

Local Consultancy Services Pty Ltd
August 2023