

Statement of Environmental Effects

To accompany a Development Application

For permission to:

Construct a detached 2-bedroom secondary dwelling

Site Address:

837 Pittwater Road,
Collaroy NSW 2097

LGA:

Northern Beaches Council

Date:

February 2020

1.0 The Proposed Development

This report has been compiled to support a Development Application for permission to undertake building works at 837 Pittwater Road, Collaroy as per plan No. 193684, prepared by Granny Flat Solutions, Issue D, Dated February 2020.

The site contains a total area of 695.6m², and is known as Lot 6, DP10649. It is situated amongst a number of single to two storey Residential homes.

Current improvements comprise a free standing single storey rendered residence.

The proposed works are as follows:

1. Construct a detached 60sqm granny flat / Secondary Dwelling.

The proposed secondary dwelling will be 60sqm with a 4.15sqm porch. The granny flat is intended to be used by the owners of the property.

The reason a Development Application is being lodged, as opposed to a Complying Development Certificate, is due to the property being within an environmentally sensitive area and within proximity to coastal wetlands. All other ARH SEPP requirements have been met, as outlined in the below table.

In accordance with the 10.7 Planning Certificate, the land is bushfire prone and situated in Class 5 Acid Sulphate Soils. There are no flooding, landslip or other environmental implications on the site in any way. The zoning permits such use.

A BAL report has been included as part of this application.

2.0 Statutory Objectives

Site Suitability

The site has a R2 Low Density Residential Zoning under the Warringah Local Environmental Plan 2011. It is amongst a variety of single to two storey residential homes. This zoning permits secondary dwellings.

It is proposed to build this development under the Provisions of the Affordable Rental Housing SEPP 2009 and also the relevant clauses of Warringah Council DCP.

All works comply with the Affordable Rental Housing SEPP 2009, as per the table below:

CONTROL	PERMISSIBLE	PROPOSED	COMPLIES
Min. Lot Size	450m ²	695.6m ²	Yes
Lot Width	12m at building line	15.24m	Yes
Site Coverage (excluding footpaths & driveways)	50%	29.5%	Yes
Total Floor Area	380m ²	194.6m ²	Yes
Granny Flat Area	60m ²	60m ²	Yes
Building Height	8.5m	3.8m	Yes
Front setback	6.5m	35.1m	Yes
Rear setback	3m	3m	Yes
Side Setbacks	0.9m	2.35m	Yes
Landscaping	25%	41%	Yes

Warringah DCP 2011

Part B - Built Form Controls

B1 Wall Heights-

The proposal is for a single storey development only, and will not exceed 7.2m from ground level.

B3 Side Boundary Envelope -

The proposed secondary dwelling complies with the side boundary envelope as outlined on the Warringah DCP mapping system, and is shown on plans.

B5 Side Boundary Setbacks -

The proposed side setback of 2.4m exceeds the minimum requirement of 0.9m under Warringah Councils DCP mapping system.

B7 Front Boundary Setbacks -

The proposed front setback of 35.1m exceeds the minimum requirement of 6.5m under Warringah Councils DCP mapping system. The proposed dwelling is located behind the existing house and not visible from the street. It will have no impact to the streetscape.

B9 Rear Boundary Setbacks -

A 3m rear setback has been proposed for the new secondary dwelling on site. It is understood that Warringah Council DCP requires a 6m rear setback for this lot. We ask council to consider a variation to this clause given that the proposed development will be of small scale and single storey only. The 3m setback proposed still maintains a good amount of landscaped area with the minimum Private Open Space area dimension achieved. No amenity issues will be created as a result of the reduced setback.

There is currently a small retaining grassed area to rear where the secondary dwelling will be positioned. In order to avoid building above this the granny flat has been moved back also creating clear access and good separation between both dwellings on site.

Part C – Siting Factors**C2 Traffic, Access and Safety -**

There will be no impact on the existing traffic or parking patterns on site. The existing single garage at front will be retained.

Good access will be provided to the granny flat from the side of the existing house and from the street.

C3 Parking Facilities -

The site already contains ample off-street parking. As there is no requirement for additional parking for a secondary dwelling, no garages or carports have been proposed. There will be no visual impact to the street frontage.

C4 Stormwater -

An engineered stormwater plan has been included as part of this application.

C5 Erosion and Sedimentation -

Erosion and sedimentation controls have been provided on Architectural plans.

C7 Excavation and Landfill -

Excavation for the proposed development has been kept to a minimum and will not adversely affect the natural topography of site.

C8 Demolition and Construction -

Please refer to waste management report and architectural plans for Demolition, Construction and waste management.

C9 Waste Management -

A Waste Management report has been included as part of this application.

Part D – Design

D1 Landscaped Open Space and Bushland Setting -

Even with the existing house and proposed secondary dwelling, the site will still maintain at least 41% of soft landscaped areas, which exceeds the minimum requirement of 40% under Warringah Council DCP.

D2 Private Open Space -

60sqm (3 or more bedrooms) of private open space has been provided for primary dwelling and located at the north western corner of site.

35sqm (1-2 bedroom) of private open space has been provided for secondary dwelling at the south east side and directly accessed off living areas. Both open space areas have been situated to maximise solar gain.

D6 Access to Sunlight -

The proposed secondary dwelling will not produce any unreasonable overshadowing to neighbouring dwellings or a public open space. At least 50% of both primary and secondary private open spaces will receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.

D7 Views -

The proposed development will allow for reasonable sharing of views and will not impact the neighbouring dwellings in anyway.

D8 Privacy -

The proposed dwelling has been designed in a way to limit privacy concerns between the existing residence on site and also the surrounding neighbouring buildings.

D9 Building Bulk -

The proposed development will be single storey located at the rear of site and will have no visual impact to the street or neighbouring dwellings. Large continuous wall planes have been avoided with porch added to front façade to create building articulation and a formalised entrance into the dwelling. Colours and materials have been chosen to match the existing dwelling on site.

D10 Building Colours and Materials -

A colour schedule has been provided as part of this application.

D11 Roofs -

The roof style and colour has been designed to match that of the existing dwelling and neighbouring buildings surrounding the property. 300mm eaves have been incorporated into the design to provide shading.

D18 Accessibility -

The existing driveway and access paths will remain untouched to site. Access will be provided to granny flat along the eastern side of existing dwelling.

D22 Conservation of Energy and Water -

A Basix report has been prepared and lodged with the application.

3.0 Conclusion

The proposed development is quite simple, containing a secondary dwelling located towards the rear of the site, and will have minimal to no impact to the adjoining properties or streetscape.

The overall proposal will not have an impact on the interest of the neighbourhood.

The development complies with all the provisions of the Affordable Rental Housing SEPP 2009 however is located in an environmentally sensitive area, therefore is being lodged as a Development Application.

We ask that council give consideration to this application on its merits.
We look forward to a positive and speedy response.