

STATEMENT OF ENVIRONMENTAL EFFECTS

for a

PROPOSED GRANNY FLAT

Under ARH - 2009

**21 Kangaroo Road
COLLARROY PLATEAU**

December 2022

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1.0 INTRODUCTION

A Statement of Environmental Effects is a requirement to accompany a Development Application to Northern Beaches Council. The applicant is seeking development consent for a new granny flat.

The proposal has been designed in accordance with the provisions of Warringah local Environmental Plan 2011 and Warringah Development Control Plan 2011.

The Statement of Environmental Effects, being a requirement of the Development Application process, has been prepared to include;

- A description of the site and locality
- A description of the proposed development
- A description of the statutory framework which the application will be assessed including the provisions of the Environmental Planning and Assessment Act 1979

2.0 SITE ANALYSIS

2.1 Subject Site

The subject site is known as Lot 42, No. 21 Kangaroo Road, Collaroy Plateau and is situated on the eastern side of Kangaroo Road, amongst other residential dwellings.

The subject site is legally identified as Lot 42, in DP 11593. The site is rectangular in shape. In total the site has an area of 501.40m².

Presently the site has a two storey dwelling on it.

With regard to topography, the subject site has a fall from east to west or from rear to front.

There are no trees affected by the proposal.

2.2 Site Context

The subject site is located in a precinct, which contains mainly single detached residential dwellings.

The adjoining properties to the east and west are approximately 1000mm from the subject site.

2.3 Easements for Drainage

The site is able to drain to the street by gravity.

2.4 Soil Types

There is no unusual or untoward soil type evident.

2.5 Heritage Items

There is no heritage or archaeological items evident on site.

2.6 Location of Buildings, etc

The location and height of existing buildings/structures on the site and paths, paving, driveways, retaining walls, fences, street crossings and kerbs and gutters are evident on the accompanying Development Application and detail survey.

2.7 Visual Character

The street is a typical suburban street that is predominantly made up of single detached houses of single and double storey. There is no real evident architectural style. The setbacks are varied. There is very good spatial separation between the subject site and its surrounding neighbours.

2.8 Views

There are views to the east, and these views will not be affected by the proposal.

2.9 Open Space

The location of the open spaces can be seen on the accompanying Contour Survey and Development Application.

3.0 PROPOSED DEVELOPMENT

The applicant seeks development consent to undertake the following:

- New single storey granny flat.

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The attached granny flat will be as per State Environmental Planning Policy Affordable Rental Housing 2009.

4.0 BUILDING FORM

4.1 Visual Character

The development conserves the visual character as it is within the Warringah Council LEP 2011, as well as the Warringah Council DCP 2011 guidelines, and is in context with the streetscape.

The proposed dwelling will have no impact on the streetscape when viewed from Kangaroo Road, as it is in the rear of the property behind the existing two storey dwelling.

4.2 Building Setbacks

The proposal will be generally compliant with the setbacks, other than the rear setback. The proposed rear setback will be 3000mm. It should be noted that under the Complying Development Code, it would comply, and generally supported by Council.

4.3 Footprint

The proposed footprint will result in impervious and landscaped area as previous. Although not compliant, there will be no additional non compliance.

4.4 Roof Line

The roof line will be well below the 8500mm height restriction.

4.5 Built Upon Area

The Built Upon area will be compliant.

4.6 Solar Access

Reasonable Solar Access is maintained to all habitable rooms.

4.7 Cut and Fill

There is only a small amount of cut and fill for the proposed dwelling slab.

4.8 Privacy

The proposal will have very little impact on the privacy of the neighbours. The dwelling will be single storey..

4.9 Landscaping

The landscaped area will only be 20%, but will be as existing.

4.10 Tree Removal

There will be no trees removed as part of this proposal.

5.0 ZONING AND PLANNING INSTRUMENTS

5.1 Warringah Local Environmental Plan 2011

The subject land is Zoned R2 Low Density Residential pursuant to Warringah Council LEP 2011

The proposed Alterations and Additions complies and is permissible in the zone with development consent

6.0 DEVELOPMENT CONTROL PLAN 2011

Warringah Council DCP 2011 was adopted by Council on May 12, 2010 and came in effect on November 9, 2011

The DCP applies to all land within the Warringah Council Local Government Area.

6.1 Wall Heights

Wall Heights are not to exceed 7.2 metres, and the proposal does not change this.

6.2 Number of Storeys

The number of existing storeys is 1 and this is compliant with the DCP

6.3 Side Boundary Envelope

The proposal does not change the 4 metre and 45 degree control.

6.4 Site Coverage

The proposal complies with the site coverage.

6.5 Side Boundary Setbacks

The proposal complies with the minimum 900mm side boundary setbacks.

6.6 Front Boundary Setback

The existing front setback is in excess of the required.

7.0 CONCLUSION

The proposed design solution has been developed after undertaking a detailed site analysis with specific consideration given to providing a development that is responsive to the topography of the site, and the constraints of the existing elements and structures.

Development of the subject site as proposed ensures that an architecturally treated development will eventuate, which provides high levels of amenity to future residents and minimizes impacts on neighbouring properties.

The proposal meets the objectives of the Warringah Council LEP 2011.

Council's support of the development is sought.