

STATEMENT OF ENVIRONMENTAL EFFECTS

**FOR THE CONSTRUCTION OF ADDITIONS AND ALTERATIONS
TO AN EXISTING DWELLING**

LOCATED AT

3 SUMMIT AVE DEE WHY

FOR

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**Prepared
March 2018**

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1.0 Introduction

This Statement of Environmental Effects accompanies architectural plans prepared by Grant Seghers Architect, Project No 1619, Drawings No's DA-01 – DA 11 dated March 2018, detailing proposed additions and alterations to an existing dwelling at **3 Summit Avenue, Dee Why**.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

In preparation of this document, consideration has been given to the following:

- *The Environmental Planning and Assessment Act, 1979 as amended.*
- *The Environmental Planning and Assessment Regulation 2000.*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy No 55 – Remediation of Land*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan*

2.0 Property Description

The subject allotment is described as 3 Summit Avenue, Dee Why, being Lot 19 within Deposited Plan 12667 and is zoned R2 Low Density Residential within the provisions of the Warringah Local Environmental Plan 2011.

The site is not listed as a heritage item, nor is not located within a conservation area and is not identified as being bushfire prone land.

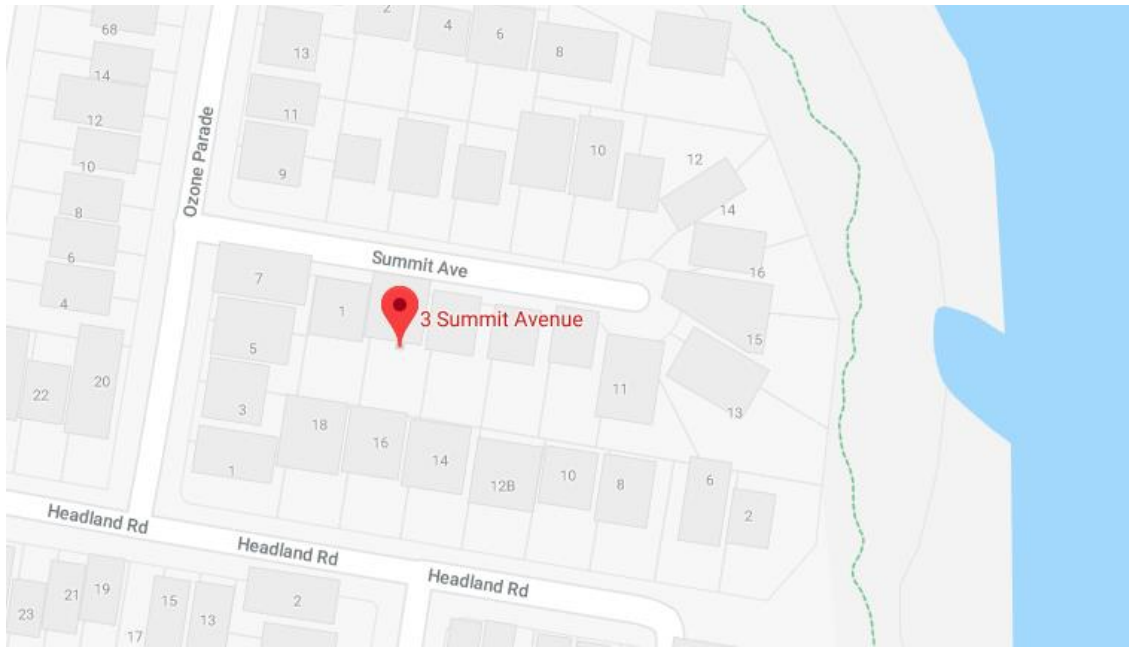
The site has been identified on Council's Land Slip Risk Map as Area A and therefore no further assessment is required.

3.0 Site Description

The property is located on the southern side of Summit Avenue and falls gradually to the northern, street boundary facing Summit Avenue. The site is regular in shape, with a street frontage of 17.375m and a depth of 34.14m and a total site area of 593.183m².

The property has a slight fall to the north, with stormwater directed to the street gutter.

The details of the existing dwelling and site features are as indicated on the survey plan prepared by Survey 3D, Job No 16048 dated 17 June 2017.



**Fig 1: Location of Subject Site
(Source: Google Maps)**



Fig 2: View of subject dwelling, looking south from Summit Avenue



Fig 3: View of subject dwelling and its associated entry driveway and common western boundary with adjoining site at No 1 Summit Avenue, looking south from Summit Avenue



Fig 4: View of subject dwelling and the adjoining site at No 1 Summit Avenue, looking south-east from Summit Avenue



Fig 5: View of streetscape to the east of the site, looking south-east towards No's 5 & 7 Summit Avenue

4.0 The Surrounding Environment

The general vicinity of the site is characterised by a mix of single and two storey residential dwellings, of a variety of architectural styles. The varying age of development in the area has resulted in a mix of materials and finishes, with the development in the area generally presenting a consistent setback to the public domain.

Given the age of the development in the area, variations of the front setback are not uncommon for parking structures in the form of either garages or carports.

The surrounding properties comprise a range of original style dwellings with an emergence of modern dwellings and additions. The existing adjoining dwellings comprise a mix of single and two storey dwellings.

Properties in this location enjoy views to the east and where available, to the north and south along the coastline. The available views are filtered by the existing surrounding development.

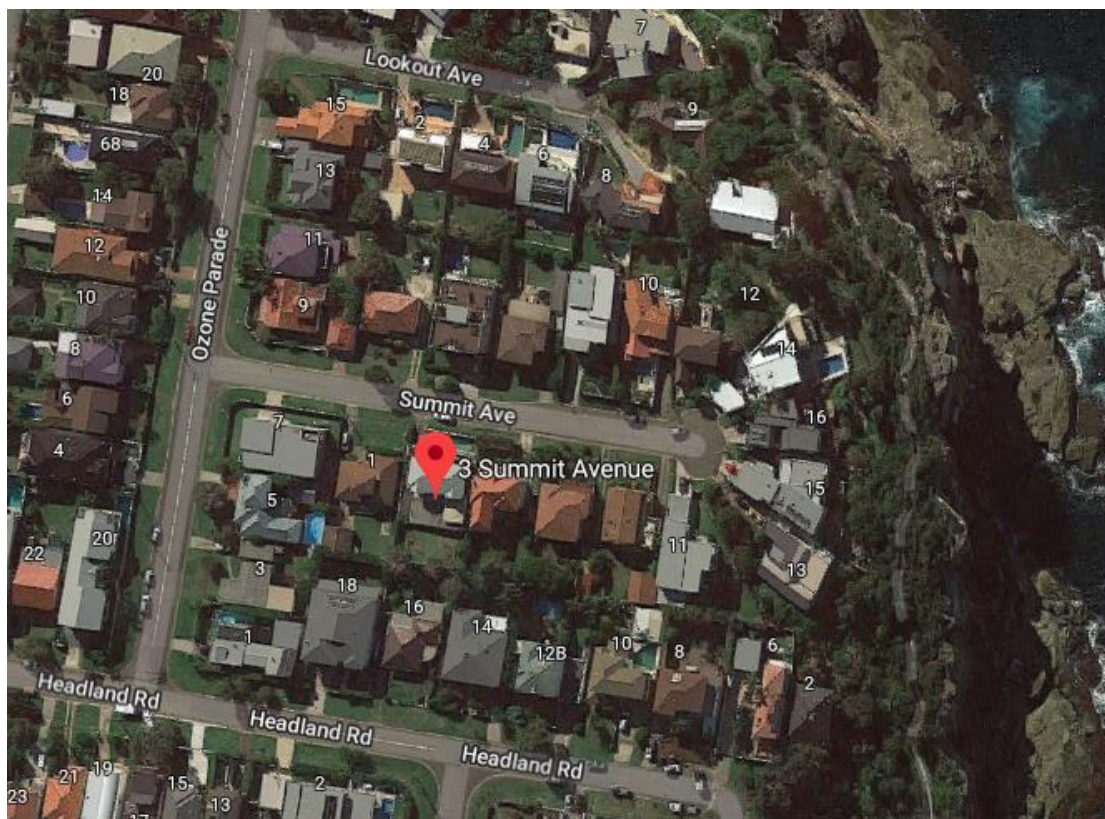


Fig 6: Aerial view of locality
(Source: Google Maps)

5.0 Proposed Development

As detailed within the accompanying plans the proposal seeks consent for the construction of alterations and additions to an existing dwelling, comprising:

Garage

- New tandem garage adjacent to the western boundary with access to rear covered terrace and storage area.
- Existing driveway and street crossing to replace existing driveway

Ground floor

- Alterations and additions to existing ground floor level to provide new open plan living, dining, kitchen with stacking door rear opening to covered rear terrace with louvred pergola roof.
- New internal bathroom, WC and laundry.
- New internal stair location to existing first floor level
- New front entry stairs, new pool fence and relocated pool filter equipment under front terrace.
- New trimdeck metal roofed awning over existing front terrace to replace existing bull-nose roof verandah
- New 1.8m-2.04m timber and masonry front fence with open infill panels to replace existing front fence.

First floor

- New operable vertical louvre privacy screens to existing north-facing balconies, with trellis style roof over the balconies.

The proposed external finishes and colours will complement the existing dwelling. The new works are largely over the existing building footprint, with the existing landscaped area of 36.5% to be maintained within the site.

The proposal results in the following development indices:

Site Area:	593.183m ²
Required Landscaped Area:	36.5% or 216.3m ²
Proposed Landscaped Area:	36.5% or 216.3m ² (see WDCP Part D1 discussion)

6.0 Zoning and Development Controls

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

A BASIX Certificate (A307857) has been prepared to support the works.

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

SEPP 55 – Remediation of Land and in particular Clause 7(1)(a) suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

The proposal does not see any substantial excavation of the site or soil disturbance. All works are above the existing surface levels, with the proposal comprising the replacement of the existing garage and modest changes to the ground and first floor level.

As the site conditions are otherwise largely unchanged, further investigation of the site is not considered to be warranted.

6.3 Warringah Local Environmental Plan 2011

The land is zoned R2 Low Density Residential under the provisions of the WLEP 2011.

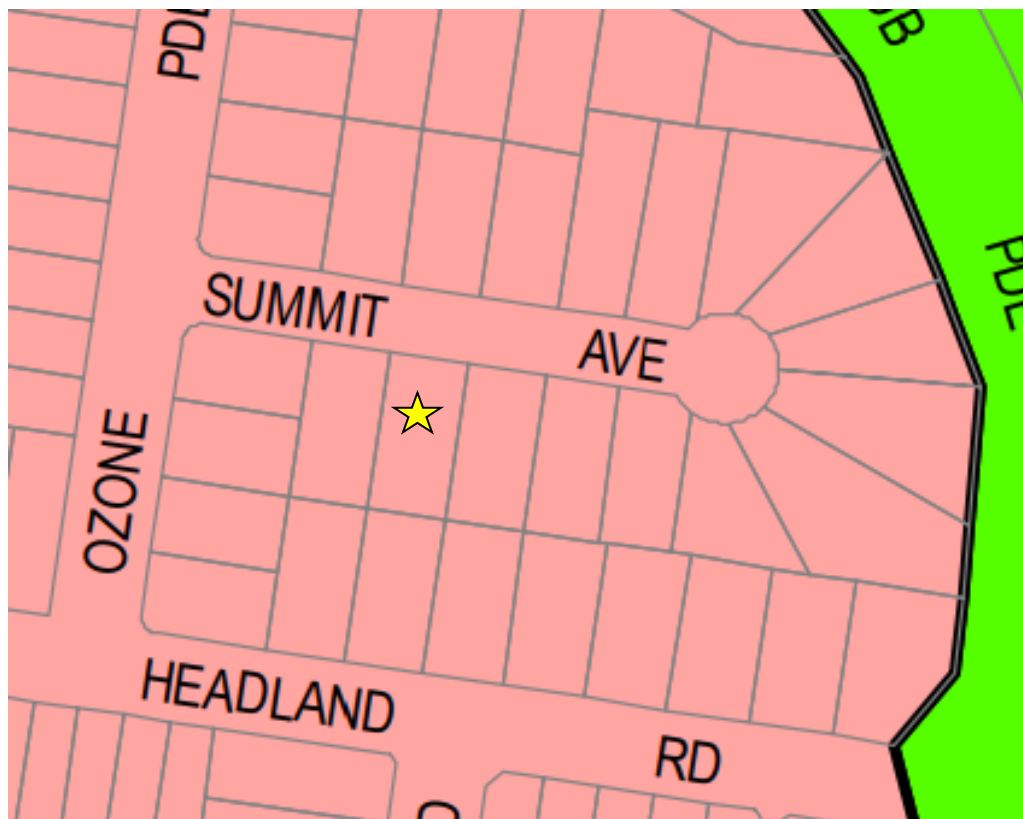


Fig 7: Extract of Warringah Local Environmental Plan 2011

The development of and use of the land for residential purposes is consistent with the zone objectives, which are noted as:

- *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.*

It is considered that the proposed additions and alterations to the existing dwelling, will be consistent with the desired future character of the surrounding locality for the following reasons:

- The proposal will be consistent with and complement the existing detached style housing within the locality.
- The proposed development respects the scale and form of other new development in the vicinity and therefore complements the locality.
- The proposal provides for modest additions to the existing dwelling which maintain the existing overall height and a complementary visual bulk of the structure when viewed from the neighbouring properties and the nearby public domain and which does not result in any significant impacts to the adjoining premises.
- The works will not require the removal of any significant trees to facilitate the new works.
- The setbacks are compatible with the existing surrounding development.
- The proposal does not have any impact on long distance views.

Clause 4.3 provides controls relating to the height of buildings.

The dictionary supplement to the LEP notes building height to be (over):

building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The building height limit for development in this portion of Dee Why is 8.5m. The proposed maintains the existing overall building height and the alterations to the first floor level to provide for trellis structures over the existing first floor balconies will see a height of up to 5.9m which comfortably complies with this maximum height control.

Clause 5.9 relates to the Preservation of trees or vegetation. The proposal will not require the removal of any significant trees to allow for the alterations to the garage, with no changes to the existing building footprint.

Clause 6.2 relates to earthworks. The proposal will not see any further disturbance to the site, with all changes above the existing surface level.

Clause 6.4 relates to development on sloping land. The land has been identified on Councils Landslip Risk map as being within an Area A. As such, no further geotechnical investigation is required.

There are no other clauses of the WLEP 2011 that are considered to be relevant to the proposed development. It is considered that the proposal achieves the requirements of the WLEP.

6.4 Warringah Development Control Plan

The relevant numerical and performance based controls under WDCP are discussed below:

Part B - Built Form Controls			
Standard	Required	Proposed	Compliance
B1 – Wall heights	Max 7.2m	<p>Max wall height 3m, which occurs as a result of the new living room addition.</p> <p>The re-constructed garage will present a wall height to the western boundary of 2.7m.</p> <p>It is considered that the proposed compliant wall height is consistent with the Objectives of the control in that there are no significant impacts caused to adjoining properties; and privacy, shadow impacts and the appearance of bulk is minimised.</p>	Yes
B2 – Number of storeys	No requirement identified on map		N/A
B3 - Side Boundary Envelope	Building envelope 45 degrees from 5m.	<p>The proposal will comply with Council’s Side Boundary Envelope control.</p> <p>Given the northern aspect, the proposed and neighbouring properties will continue to enjoy excellent northern solar access.</p>	Yes

B4 – Site Coverage	No requirement identified on map		N/A
B5 - Side Boundary setbacks	R2 zoned land 0.9m	<p>Minimum nil setback to western boundary to reflect existing garage location.</p> <p>Given the location and the configuration of the existing development, the continued location of the garage for car parking on a minimal setback to the western boundary is considered to be reasonable.</p> <p>As the works will not see any significant change to the existing bulk and scale of the garage, the continued reliance on the existing reduced setbacks is considered to be reasonable in this instance.</p>	Yes – on merit
B6 – Merit assessment of Side Boundary Setbacks	No requirement identified on map		N/A
B7 – Front Boundary Setbacks	Minimum 6.5m to Summit Avenue.	<p>The general location of the dwelling and the current structures within the front setback is unchanged.</p> <p>As the new front awning and the façade changes to the dwelling will add architectural interest and modulation to the street elevation, the proposed setback are considered to be reasonable.</p>	Yes – on merit

B8 – Merit assessment of front boundary setbacks	No requirement identified on map		N/A
B9- Rear Boundary Setbacks	Min 6m rear setback	All new works will exceed the 6m rear setback.	N/A
B10 – Merit Assessment of rear boundary setbacks	No requirement identified on map		N/A
B11 – Foreshore Building Setback	No requirement identified on map		N/A
B12 – National Parks Setback	No requirement identified on map		N/A
B13 – Coastal Cliffs Setback	No requirement identified on map		N/A
B14 – Main Roads Setback	No requirement identified on map		N/A
B15 – Minimum Floor to Ceiling Height	No requirement identified on map		N/A
<u>Part C – Siting Factors</u>			
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council’s Vehicle Crossing Policy	Existing crossing and layback to be renewed in accordance with Council’s standards.	Yes
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	The existing garage will be reconstructed and provided with a new low level skillion roof form.	Yes
C4 - Stormwater	Hydraulic Design to be provided in accordance with Council’s Stormwater Drainage Design Guidelines for Minor Developments and Minor Works Specification	On site detention not required as the works seek to provide for minor alterations to the dwelling & garage, with no increase in the overall building footprint. The run off from the new roof area will be directed to the existing	Yes

		system which directs stormwater to the street gutter in accordance with Council's controls.	
C5 – Erosion and Sedimentation	Soil and Water Management required	Erosion and sediment control measures will be provided during construction.	Yes
C6 - Building over or adjacent to Constructed Council Drainage Easements	N/A		N/A
C7 - Excavation and Landfill	Site stability to be maintained		
C8 – Demolition and Construction	Waste management plan required	Waste management measures to be employed	Yes
C9 – Waste Management	Waste storage area to be provided	Bins storage available within the vicinity of the existing garage.	Yes
<u>Part D – Design</u>			
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	<p>The proposal will not see any change in the existing landscaped area of 36.5%.</p> <p>The new works have been designed to achieve the Objectives of the controls, which are noted as:</p> <p>Objectives</p> <ul style="list-style-type: none"> • To enable planting to maintain and enhance the streetscape. • To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife. • To provide for landscaped open space with dimensions that 	Yes

		<p><i>are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.</i></p> <ul style="list-style-type: none"> • <i>To enhance privacy between buildings.</i> • <i>To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.</i> • <i>To provide space for service functions, including clothes drying.</i> • <i>To facilitate water management, including on-site detention and infiltration of stormwater.</i> <p>The proposal will retain sufficient area for the private open space and recreational requirements of the owners, whilst maintaining good areas of deep soil planting within the front and rear setback area.</p>	
D2 - Private Open Space	<p>Dwelling houses with three or more bedrooms Min 60m² with min dimension 5m</p>	<p>The existing approved private open space areas are directly accessible from the dwelling and will not be altered.</p>	Yes
D3 - Noise	<p>Mechanical noise is to be attenuated to maintain adjoining unit</p>	<p>The existing swimming pool filter equipment will be repositioned</p>	Yes

	amenity. Compliance with NSW Industrial Noise Policy Requirements	under the front terrace.	
D4 – Electromagnetic Radiation	N/A to proposed development		N/A
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements	The site enjoys a good northerly aspect and access to northern sun to the rear yard. The moderate scale and the new works and the low level roof to the garage will ensure that the amenity enjoyed by the adjoining properties will be suitably maintained.	Yes
D6 – Access to sunlight	This control requires that sunlight to at least 50% of private open space to adjoining properties is not to be reduced to less than 2 hours between 9am and 3pm on the winter solstice.	Given the modest form of the proposed roof changes and the reduced overall height, there will not be any significant change to the existing shadow impacts to the neighbours. A shadow analysis has been provided at Sheet DA-11.	Yes
D7 - Views	View sharing to be maintained	The controls require that development should enable the reasonable sharing of views. The overall bulk and form of the dwelling will be retained, with no significant change to the views and outlook for the neighbouring properties.	Yes – on merit

D8 - Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties	<p>Yes</p> <p>The proposed roof changes to the garage roof will not present any substantial change to the privacy enjoyed by the neighbouring properties.</p> <p>Privacy screens are provided to the existing first floor balconies.</p>	Yes
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby and adjoining properties and not to visually dominate the street or surrounding spaces	The existing surrounding development comprises a mix of one and two storey dwellings. The design of the proposed new garage will present a similar height and scale to that of the existing structures.	Yes
D10 – Building Colours and materials		The new roof over the garage and rear addition will utilise colours and finishes to complement the existing dwelling.	Yes
D11 - Roofs	The LEP requires that roofs should not dominate the local skyline.	<p>The proposal maintains the existing primary roof over the dwelling, with new level skillion roof forms to the ground floor works.</p> <p>The roof minimises bulk and scale and maximises view retention to adjoining properties.</p>	Yes
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised.	The proposed external finishes and colours will be selected to	Yes

	Reflective building materials to be minimised	reflect the recently constructed dwelling. No significant glare impacts will result from proposed new works.	
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street	The existing front fence will be re-built to a similar height and rendered and painted to match the dwelling.	Yes
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities	Existing letterbox to be retained.	Yes
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991	Side and rear fences unchanged	Yes
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	Pool within front yard unchanged.	N/A
D17 – Tennis Courts	N/A		N/A
D18 - Accessibility	Safe and secure access for persons with a disability to be provided where required	Not applicable to residential development	N/A
D19 – Site Consolidation in the R3 and IN1 Zone	N/A		N/A
D20 – Safety and Security	Buildings to enhance the security of the	The proposed works will not reduce the	Yes

	community. Buildings are to provide for casual surveillance of the street.	security of the street area or the subject property. Casual surveillance of the street is available from the dwelling to the street over and through the front landscaped area.	
D21 – Provision and Location of Utility Services	Utility services to be provided	Normal utility services are available to the site	Yes
D22 – Conservation of Energy and Water	Compliance with SEPP BASIX	A BASIX Certificate has been provided.	Yes
D23 - Signs	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views vehicles, pedestrians or potentially hazardous road features or traffic control devices.	No signage proposed	Yes
<u>Part E – The Natural Environment</u>			
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented	No significant trees are affected by the works.	Yes
E2 – Prescribed Vegetation	Not identified on map		N/A
E3 – Threatened species, populations, ecological communities	Not identified on map		N/A
E4 – Wildlife Corridors	Identified on map		
E5 – Native Vegetation	Not identified on map		N/A
E6 - Retaining unique environmental features	Not identified on map	No significant features within site	Yes
E7 – Development on land adjoining public	Not identified on map		N/A

open space			
E8 – Waterways and Riparian Lands	Not identified on map		N/A
E9 – Coastline Hazard		<p>The site is not affected by Coastline hazard.</p> <p>As the works are wholly within then private property and will not have any direct impact on the public land adjoining the site, no further investigation is considered to be necessary.</p>	N/A
E10 – Landslip Risk	<p>Identified on map as Area A.</p> <p>Nature of works to excavate >2m requires the submission of a Geotechnical Hazard Assessment.</p>	No further Geotechnical investigation required.	Yes
E11 – Flood Prone Land	Not identified on map		

7.0 Matters for Consideration under Section 79c of The Environmental Planning and Assessment Act, 1979

7.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011 and the relevant SEPP controls.

It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

7.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

7.3 Any development control plan

The development has been designed to comply with the requirements of the WLEP 2011 & the controls of the Warringah Development Control Plan.

It is considered that the proposed design respects the DCP in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

7.4 Any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

No matters of relevance are raised in regard to the proposed development.

7.5 Any matter prescribed by the regulations that apply to the land to which the development relates.

No matters of relevance are raised in regard to the proposed development.

7.6 Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979)

No matters of relevance are raised in regard to the proposed development.

7.7 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for additions and alterations to the existing dwelling, which will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Council's LEP and DCP.

7.8 The suitability of the site for the development

The site is considered suitable for the proposed development.

The proposal will provide for additions and alterations to the existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

7.7 Submissions made in accordance with this Act or the regulations

This is matter for Council in the consideration of this proposal.

7.8 The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

8.0 Conclusion

The proposal provides for additions and alterations to the existing dwelling, which will not have any detrimental impact on the adjoining properties or the locality.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

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