



Statement of Environmental Effects for a Development Application for an alteration to the existing dwelling at 128 Queenscliff Road Queenscliff NSW

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1 Introduction

This Statement of Environmental Effects relates to a development application seeking Council's consent for the alterations and addition to existing dwelling at 128 Queenscliff Road Queenscliff.

This Statement:

- describes the site and its surrounding area,
- details the nature of the proposed subdivision,
- undertakes an assessment of the proposal regarding compliance with relevant Northern Beaches Council planning instruments.

We have used the Warringah Local Environment Plan 2011 (WLEP 2011) as the basis of our application.

The conclusion reached is that the proposal is acceptable with regard to all relevant planning issues.

2 Site and Surroundings

The site is the land described as Lot 3 in deposited plan DP 16941, located in the suburb of Queenscliff. The current use is as a house. The zoning is R2 Low Density Residential in the Warringah Local Environmental Plan 2011 (WLEP2011).

The site is a regular block accessed via a driveway off Queenscliff Road. The land is level, with a 13.75 meters frontage to Queenscliff Road. The length is 36.575 meters for a total area of 503 square meters.

3 Proposal

This application proposes alterations to existing dwelling, which includes a proposed extra bedroom, walk in robe and balcony at the rear of the upper floor.



4 Environmental planning instruments

WLEP 2011, Zone R2 Low Density Residential

The WLEP 2011 states that objectives of Zone R2 as.....

1 Objectives of zone

- *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.*

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Places of public worship; Recreation areas; Respite day care centres; Roads; Veterinary hospitals

The proposed development complies with the objectives. The dwelling house addition can be approved under this zoning.

WLEP 2011 Height of Buildings

(1) The objectives of this clause are as follows:

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*
- (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
- (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

(2A) If the Map specifies, in relation to any land shown on that map, a Reduced Level for any building on that land, any such building is not to exceed the specified Reduced Level

The land at 128 Queenscliff Road shows on the WLEP 2011 Height of Building map as a standard of 8.5 meters. The project has an existing maximum roof height which is not changed. The addition has a height of 7.70 meters above adjacent ground level so complies with the height control.



To summarise the WLEP 2011 controls, we submit the following table showing compliance.

WLEP 2011 Control	Clause Reference	Zone R2 Control	Proposed	Complies
Maximum height from ground to highest point on roof.	Cl.4.3	8.5 meters	Existing	Yes

Development Control Plans

Chapter 1 of the Warringah DCP Part B1 lists a series of design principles for residential development. This proposal conforms to these principles as follows....

Controls		Compliance.
Front setbacks	6.5meters	Existing
Rear Setbacks	6 meters	Existing
Side Setbacks Any wall over 7meters in height, must have a setback of 3 meters	900 mm	Existing
Landscaped area (min)	40%	Existing No change
Landscaped area behind building line.		Existing No change
Private open space (min) Gradient less than 1:50	24 m ² and has a minimum width of 4 meters	6 meters x 4 meters provided Gradient less than 1:50 Solar access
Solar access to PPOS (min)	3 hours between 9.00 am and 3.00 pm on 21 June.	All dwellings have solar access for a maximum of 3 hours

Waste management requirements.

Waste management is described in the Waste Management Plan submitted with this application.

Services

Searches have been made of all services. The services are existing.



Landscape

The landscaping is existing and unchanged.

Storm and Detention

Stormwater is existing and unchanged.

5. Environmental Planning & Assessment Act, 1979 Section 4.15 considerations

The proposed development complies with the R2 zone requirements of the Warringah Council LEP2011 and generally the guidelines of the Warringah Council DCP 2011.

Suitability of the site

The site is presently used for residential purposes. The proposed works do not change the existing land use being residential and will fit generally with the established development on the site. Access is unchanged.

Impact on the Built Environment

The alterations and additions will have minimal impact on the built environment. The new works are consistent with normal developments found in residential localities in the Northern Beaches Council area and other Local Government areas adjacent to the Northern Beaches Council area.

Public Interest

The proposal is not considered to be in conflict with the WLEP2011 and generally meets with the objectives of WDCP 2011 for residential properties and approval of the proposal would be in the public interest.



Summary

The proposal seeks Council's consent to a development application seeking approval for the development as shown

The proposal complies with all WLEP 2011 controls, and WDCP 2011 guidelines..

For the reasons set out in this statement, it is considered that the public interest would be best served by approval of the Development Application under consideration, particularly, given the absence of any demonstrable adverse impacts resulting from the proposal.

It is considered that the proposal provides an appropriate response to the planned development of the site and will assist in the orderly and economic development of the land. Accordingly, the application should be recommended for approval.

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