



2 Creer Place Narraweena

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING



Report prepared for
Alice and James Hatt
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1.0 Introduction

- 1.1 This is a statement of environmental effects for minor alterations and additions to an existing single storey dwelling including the installation of new double parking space, and the addition of a front deck at 2 Creer Place, Narraweena.
- 1.2 The report describes how the application addresses and satisfies the objectives and standards of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3 This statement of environmental effects has been prepared with reference to the following:
- ◆ Site visit
 - ◆ Architectural drawings prepared by Sally Gardiner Design and Draft
 - ◆ Survey Plan prepared by CMS Surveyors
- 1.4 The proposed development is compliant with the objectives of council controls, considerate of neighbouring residents and streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2.0 The site and its locality

- 2.1 The site is located on the western side of Creer Place approximately 50 metres north of its intersection with McIntosh Road in Narraweena. It is rectangular in shape with an area of 583.7m². The site slopes from the south to north.
- 2.2 The site is currently occupied by a single storey weatherboard/brick and tile dwelling with an attached carport sited on an angle. The rear yard is garden area with a recently completed secondary dwelling.
- 2.3 The street is a cul-de-sac with minimal traffic. The site is surrounded by detached residential dwellings in all directions and is in close proximity to Warringah Road.

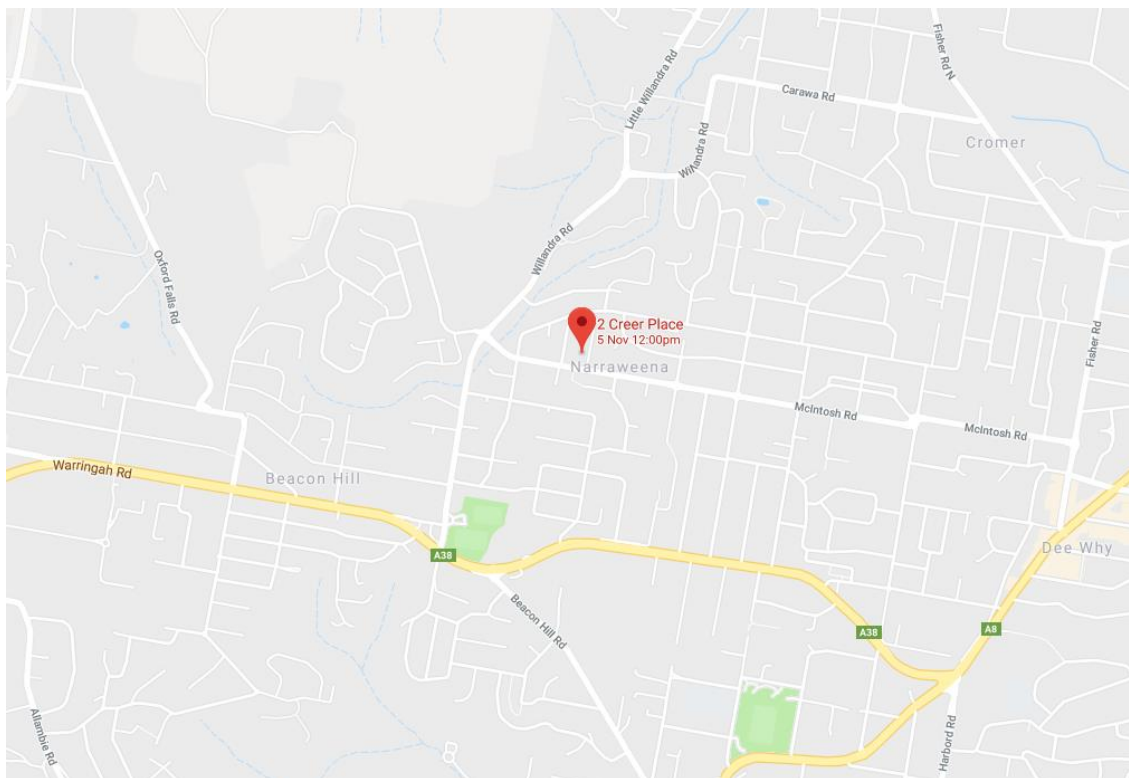


Figure 1. The site and it's immediate surrounds

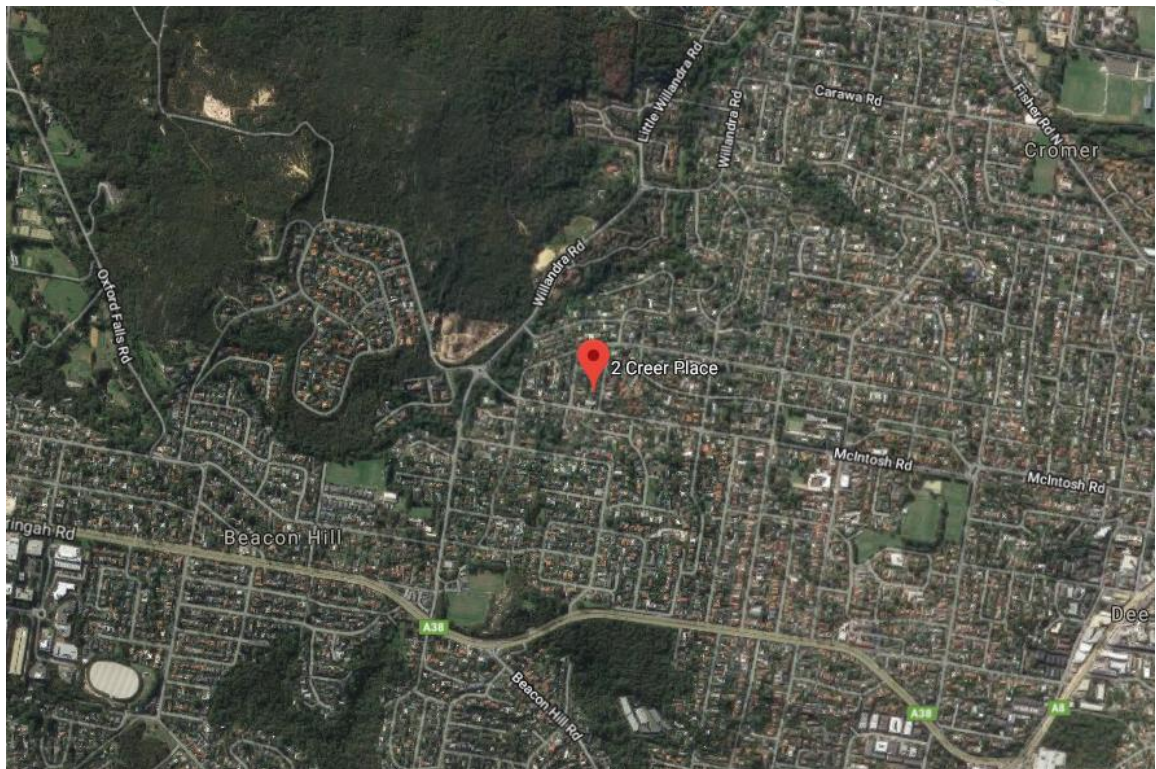


Figure 2. Aerial view of site and it's immediate surrounds



Figure 3. Aerial view of site

3. Proposed Development

3.1 It is proposed to install a tiles within the existing carport area, add a small entrance deck to the front of the dwelling with relocation of the front door to the front of the dwelling, install a new double car hardstand and driveway located at the front of the property and minor internal reorganisation.

3.2 The additions will provide for improved security, better vehicle access, greater residential amenity and an improved outdoor space with no significant impacts on the streetscape or adjoining properties.

3.3 The proposed additions to the site include:

Parking

- The existing carport is to be come an outdoor tiled living area, with new posts provided
- A new double car hardstand is to be constructed at the front of the dwelling
- The existing driveway is to be replaced
- A new front path is to be installed

Dwelling

- A new small deck is to be constructed at the front of the site
- A new front door located at the front of the dwelling off the new deck
- Minor internal reorganisation to the kitchen area and removal of internal walls to create a more open span space

3.4 The existing dwelling will remain of essentially the same scale and there will be no detrimental impacts to neighbours through the small alterations proposed. Privacy will be retained, and the streetscape view of the dwelling will be improved though the addition of interest to the currently bland front façade.

3.5 The existing carport is limited in scale and results in the front door of the dwelling being covered by a vehicle. The space is used as a recreational area currently as it does not function well as a parking area.

3.6 The paved outdoor space, deck and turfed areas will allow for an improved recreational space for the dwelling residents with the secondary dwelling in the rear yard resulting in a limited area.



Figure 4. Existing carport and front of the dwelling



Figure 5. Existing rear of dwelling and secondary dwelling

4. Zoning

4.1 The zoning under the provisions of the Warringah LEP 2011 is R2 Low Density Residential.

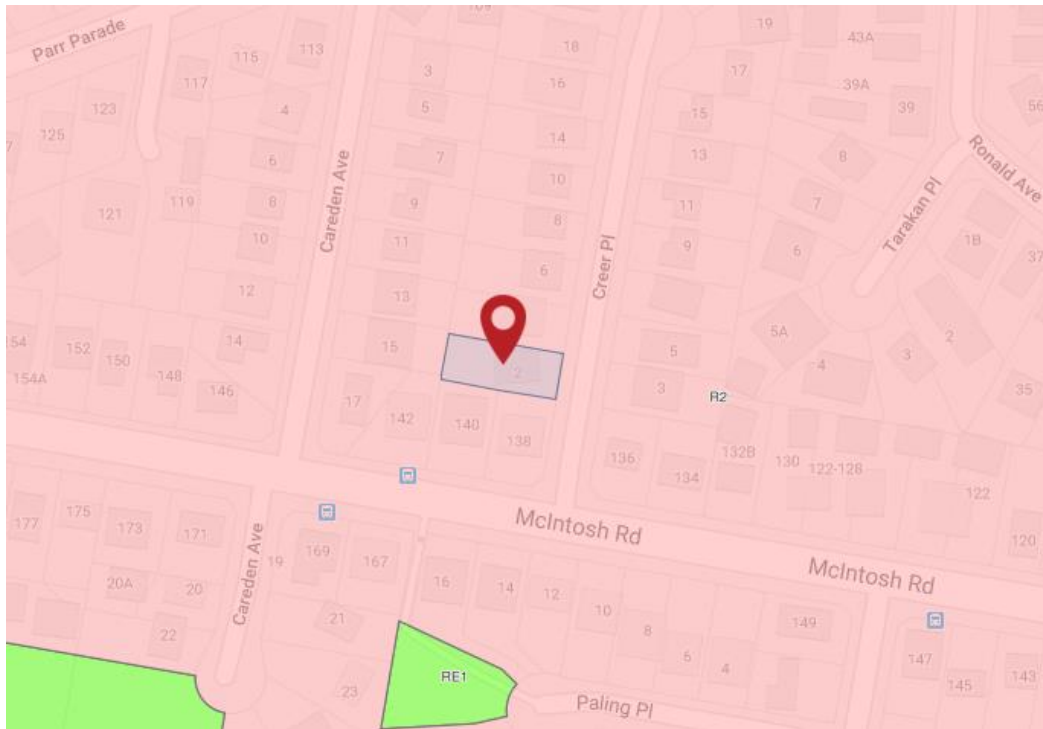


Figure 6. Extract from Warringah LEP 2011 zoning map

A Residential dwelling and associated works are permissible uses with Development Consent.

5. Statutory Framework

5.1 Warringah Local Environmental Plan 2011

The relevant clauses of the Warringah Local Environmental Plan 2011 are addressed below.

Zoning

The site is zoned R2 pursuant to the provisions of the Warringah Local Environmental Plan 2011.

The proposed development is a permissible use in the R2 zone which permits a residential dwelling with development consent.

Height

Clause 4.3 of the LEP restricts the height of any development on the subject site to 8.5 metres. The proposed development complies with this with no change to the height of the existing dwelling.

Heritage

The site is not a heritage item, located within a heritage conservation area or located near any heritage items.

Acid Sulfate Soils

The site is not located in an area nominated as Acid Sulfate soils.

Landslip

The site is located in Area A of the landslip risk map. The proposal will have minimal and appropriate impact in regard to landslide risk with the area being level and the construction works limited primarily to the existing building footprint. No risk is foreseen for the proposal.

5.2 Warringah Development Control Plan

The relevant sections of the DCP are addressed below.

5.2.1 Part B Built Form Controls

Wall Heights

A maximum wall height of 7.2 metres is permitted. The existing dwelling fulfils these requirements and the new works will not result in the construction of any new walls.

Side Building Envelope

The proposed additions will be sited within the side boundary 4m building envelope to all boundaries of the site.

Site Coverage

There is no site coverage control for this site.

B5 Side Boundary Setbacks

A 900mm setback is required by the DCP for the subject site. The proposed works remain within these setbacks with the deck having greater than 1m setback to the southern side boundary and the car spaces having a 900mm setback to the northern side boundary.

Front Setback

A front setback of 6.5 metres is required for the subject site.

The new front deck will have a setback of 6.5 metres which is compliant.

The car spaces are proposed to sit within the front setback area, although it is noted that these are not built structures and are open parking spaces. This is considered appropriate in this instance for a number of reasons:

- Ample green area is retained in the street frontage
- The view of the site from the streetscape will remain attractive and improved through the works proposed
- The existing parking is unfeasible due to its proximity to the front door and size.

The lot is very limited in the potential to provide parking due to the existing dwelling location. The proposal is a reasonable and considered design which allows for 2 vehicles off the street with minimal impact and an attractive and usable front space on an otherwise constrained lot.

Rear setback

A rear setback of 6 metres applies to the site. The proposed development is all forward of the dwelling and will have no impact on the existing rear setback which will remain unchanged.

5.2.2**Part C Siting Factors****Traffic, Access and Safety**

The existing driveway is proposed to be removed and an upgraded driveway installed which will be better integrated into the landscape of the site. The new driveway will be fully compliant with council controls.

Parking Facilities

The existing single carport will be removed and a double car hardstand installed in a new location at the front of the dwelling. Parking on site will be improved as a result of the proposed development. The hardstand will be compliant with Council and Australian Standard requirements.

Storm water

The proposed development will comply with all Council storm water requirements, with no significant increase in built area and all works appropriately connected to.

Erosion and sedimentation

All Council controls and conditions of consent will be complied with in the construction works. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

Excavation and Landfill

Minor excavation is required for the hardstand slab as a part of the proposed development.

Demolition and Construction

The proposed development will comply with all Council requirements with regards to demolition and construction.

Waste Management

Appropriate waste management will be undertaken during the demolition and construction process. The existing dwelling has appropriate waste storage areas which will be retained with the small addition proposed.

5.2.3 **Part D Design**

Landscaping and Open space and bush land setting

The DCP requires 40% landscaping on the site. The proposal will retain a landscaped area of 46.64% which is still easily compliant.

Private open space

The DCP requires a total of 60m² of private open space with a minimum dimension of 5metres. Existing private open space will be improved through the provision of the paved area, in addition to the existing rear & front yard. Minimum requirements are met by the proposed development.

Access to sunlight

The minimal additions will not be to the detriment of solar access for neighbours or the site and are fully compliant.

Views

No views will be impacted by the proposed development.

Privacy

Privacy will be retained for neighbours with the proposed deck appropriately setback and well sited in relation to neighbours.

Building Bulk

The building bulk remains minimal and appropriate. The scale of development on the site is consistent with its surrounds and will not be to the detriment of the site or the neighbouring properties.

Building Colours and Materials

Details of colours chosen to complement existing dwelling and the bush land setting are provided on the plans. Glare and reflection will be kept to a minimum with dark and low reflective colours and materials chosen.

Roofs

No new roofing is proposed.

Glare and Reflection

The development is appropriate in this regard with the minor works proposed having no detrimental impact.

Front Fences and Front Walls

No fencing is proposed as a part for the proposed development application.

Site Facilities

The existing site facilities will remain sufficient for the dwelling.

Side and Rear Fences

Not applicable.

Swimming Pools and Spa Pools

Not applicable.

Tennis Courts

Not applicable.

Accessibility

Not applicable.

Site Consolidation in the R3 and IN1 Zone

Not applicable.

Safety and Security

Safety and security are unaffected for this site which is currently compliant and appropriate with regard to these measures

Provision and Location of Utility Services

The current dwelling has sufficient services and utilities for the proposed development.

Conservation and Energy and Water

The design of the additions to the dwelling uses the existing orientation, layout and the landscaping to maintain and improve energy and water conservation.

Signs

Not applicable.

5.2.4**Part E The Natural Environment****Preservation of Trees or Bushland vegetation**

No significant vegetation will be removed as part of this proposal.

Landslip Risk

The site is located in Area A and no slip report is required. The minor alterations and additions will be of minimal impact being primarily within the existing building envelope and no risk is foreseen.

Retaining Unique natural features

The proposed development allows for no impact to the existing natural features.

6. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

6.1 **The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations**

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the zone.

6.2 **The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality**

Context and Setting

What is the relationship to the region and local context in terms of:

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed additions to the existing dwelling have been designed to complement the site and its surrounds. The alterations are appropriate and will have negligible impacts for adjacent properties.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

Parking will be improved by the proposed development. With no increase in density, traffic will be unaffected.

Public domain

The proposed development will have a positive impact on the public domain enhancing the view of the site from the streetscape.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

The site is not affected by any natural hazards other than slip. The proposal has been assessed as appropriate for the Area A location.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed additions are highly appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and the buildings on the site will remain of minimal scale and well suited to its residential surrounds.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

6.3 The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*

- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the minimal additions proposed.

6.4 Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

6.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate and positive additions to an existing residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

7. Conclusions

- 7.1 The proposed additions to an existing single storey dwelling including the installation of a double car hardstand, front deck, new paved outdoor space and front path and minor internal reorganisation are appropriate considering all of the State and Council controls.
- 7.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 7.3 Considering all the issues, the fully compliant development is considered worthy of Council's consent.

Sarah McNeilly
Town planner
BTP MEL