



8 WAKELY PLACE, FORESTVILLE

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



Report prepared for
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1. Introduction

1.1 This is a statement of environmental effects for alterations and additions to the existing dwelling at 8 Wakely Place, Forestville.

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 2000 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Survey prepared by Degotardi Smith & Partners,
- ◆ Site visit,
- ◆ DA Plans prepared by Action Plans,
- ◆ BASIX Certificate prepared by Action Plans,
- ◆ Geotechnical Report prepared by Ascent Geotechnical,
- ◆ Cost Report prepared by Raihanul Islam,
- ◆ Stormwater Plans prepared by Williams Consulting Engineers

1.3 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and the streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1 The subject site is located at the north side of Wakely Place, approximately 70 metres north of its intersection with Salerno Street. It is legally described as Lot 8 DP 220182.
- 2.2 It is an irregular shaped lot with a curved front boundary of 10.06 metres (south - Wakely Place frontage), 8.84 metres and 23.65 metres (north – rear boundary), 46.54 metres (east side boundary) and 42.795 metres (west side boundary). The site has an area of 942.2m² and slopes gently to the north.
- 2.3 The site is currently occupied by a single storey brick dwelling, with a lower-level single garage and a tile roof, an inground swimming pool with spa and a detached clad secondary dwelling with a metal roof.
- 2.4 The subject site is surrounded by detached dwelling houses in all directions and is located in close proximity to shops and services in Forestville to the south and Frenchs Forest to the east.



Figure 1. The site and its immediate surrounds

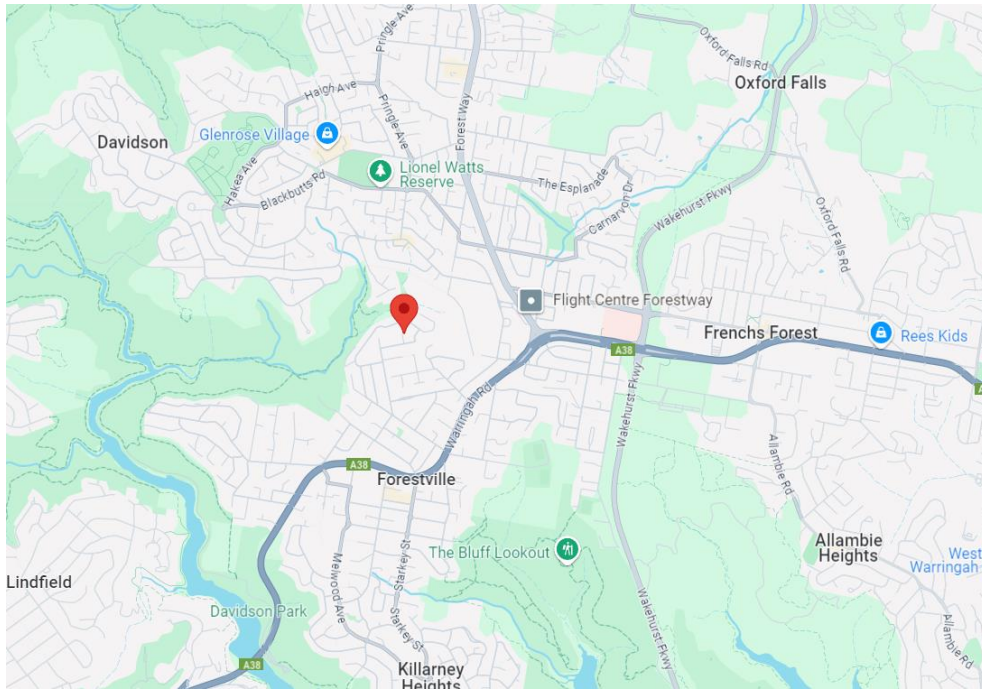


Figure 2. The site within the locality

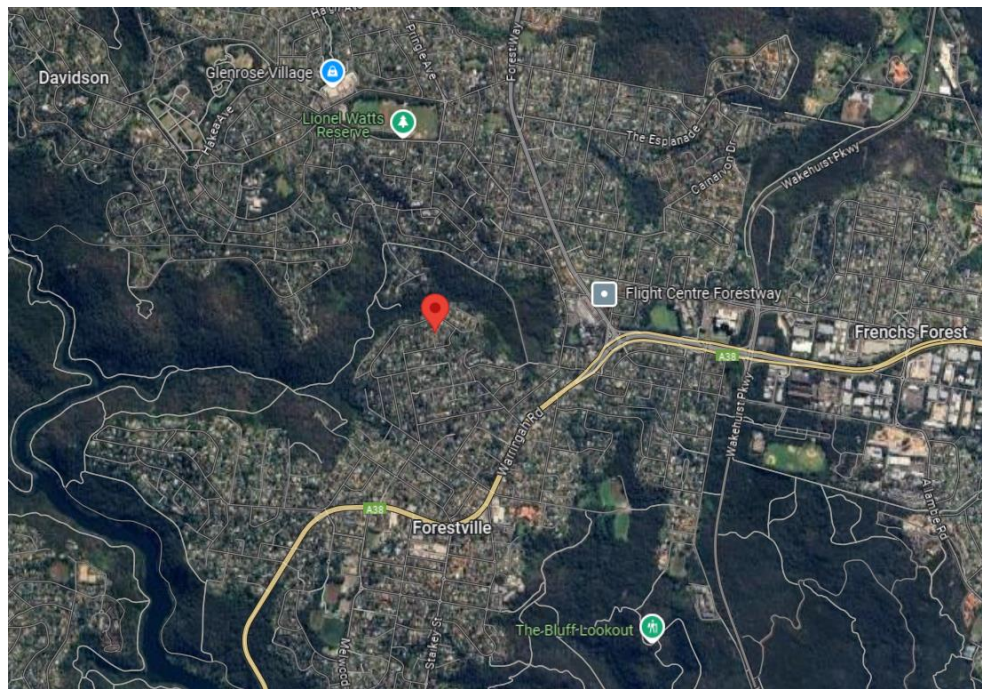


Figure 3. Aerial Image of the site within the locality

3. Site Photos



Figure 4. The subject site, looking north from Wakely Place.



Figure 5. The rear of the existing dwelling and swimming pool, looking south.



Figure 6. The rear yard, looking north-west.



Figure 7. The rear yard and secondary dwelling, looking east.



Figure 8. The west side boundary, looking south.



Figure 9. The east side boundary, looking north.



Figure 10. The existing secondary dwelling, looking north-east.



Figure 11. Views from the site looking north.

4. Proposed Development

- 4.1 The proposed development is for alterations and additions to the existing dwelling house, including ground floor alterations and additions and a new first floor, to create a 5 bedroom dwelling on the site.
- 4.2 The proposed alterations and additions remain consistent with the streetscape and the locality. The proposal is consistent with Council controls, ensures privacy, solar access and views are maintained for both neighbours and the subject site.
- 4.3 The development will be made up as follows

Garage Floor Level

- Replace the existing garage door,
- A new internal wall, storage cupboard and staircase to access the ground floor,
- Access to existing subfloor area.

Ground Floor

- New front stairs and entry porch,
- Convert bedroom 3 to an entry foyer and study,
- Modify the existing front terrace, including new privacy screening and doors to the living room,
- Modify the internal walls to the retained living room,
- A new window to retained bedroom 1,
- Refurbish the existing bathroom,
- Remove the BIR to retained bedroom 2,
- Convert the existing kitchen to a WIR, internal staircase and linen cupboard,
- Demolish the existing laundry, WC, family room, dining room and rear balcony,
- Extend the dwelling to the rear to create an open plan kitchen, dining and living room, laundry and alfresco area,

First Floor

A new first floor comprising of:

- Master bedroom with WIR and ensuite,
- Staircase to access the ground floor, void and foyer,
- Bedroom 3 with WIR,
- Bathroom and bedroom 4.

No changes are proposed to the existing secondary dwelling.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Sustainable Buildings) 2022

Schedule 1 of SEPP (Sustainable Buildings) 2022 sets out the standards for thermal performance and energy requirements for *BASIX development* in NSW. The proposal is *BASIX development* (as defined by the EPA Regulation 2021), and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas

State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose to remove any trees.

Chapter 6 – Water Catchments

The site is located within the Sydney Harbour Catchment and Council is the Consent Authority for land-based development, as is proposed by this application.

The proposed development is consistent with the aims of the SREP having nil impact on the catchment. It is not visible from critical and valuable areas and the Sydney Harbour Catchment will retain its environmental and cultural significance. No Heritage Items nominated in the SREP are in the immediate vicinity of the site.

The development proposed is appropriate for the residential lot and will have no impact on the retention of significant environmental and cultural aspects of the Sydney Harbour Catchment.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

5.2 Warringah Local Environment Plan 2011

The Warringah Local Environmental Plan 2011 is the primary planning instrument that applies to the subject site. The relevant provisions of LEP 2011 are assessed below.

Zoning

The site is zoned R2 Low Density Residential pursuant to the provisions of the Warringah Local Environment Plan 2011. The proposed alterations and additions are permitted in the zone, which permits dwelling houses with development consent.



Figure 12. Extract from Warringah LEP zoning map

Demolition

Minor demolition works are proposed, as described above, and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

Minimum Subdivision Lot Size

The subject site is mapped with a minimum subdivision lot size of 600m². The site comprises a compliant area of 942.2m² and no subdivision is proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres and the development proposes a compliant maximum height of 8.409 metres.

Floor Space Ratio

The site is not identified on the floor space ratio map.

Heritage Conservation

The site is not a heritage item, is not located within a heritage conservation area and is not located in proximity to a heritage item.

Flood Planning

The subject site is not identified on the NBC flood hazard map.

Acid Sulfate Soils

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

Earthworks

Minimal earthworks are proposed to prepare the site for construction. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed and all works will be undertaken in accordance with engineering details.

Development on Sloping Land

The site is located in the area nominated the LEP maps as Area B – 5°- 25°. As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

A Geotechnical Report is provided with this application which supports the proposal in its current form.

5.3 Warringah Development Control Plan 2011

The relevant sections of the DCP are addressed below.

Part A Introduction

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Part B General Controls

Wall Heights

The site is mapped with a maximum wall height of 7.2 metres and the development proposes compliant maximum wall heights of 3.121 metres (east) and 5.235 metres (west).

Side Building Envelope

The site requires a side boundary envelope of 4m/45⁰ and the development proposes a very minor variation on the west side of the dwelling as illustrated below.

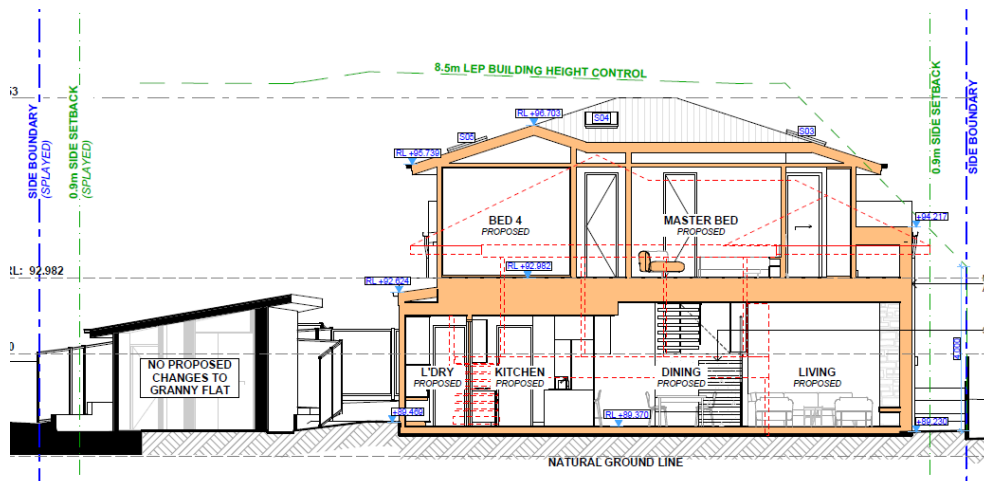


Figure 13. Plan Extract: Cross Section illustrating building envelope.

A variation to the side boundary envelope is considered appropriate, in this case, as the development remains consistent with the objectives of the control, as addressed below:

Objectives

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*

The development proposes a compliant building height of 8.409 metres and will present with an appropriate 2 storey built form (with lower level garage), consistent with other buildings in the locality.

The alterations and additions incorporate articulation and a variety of building materials which alleviates bulk when viewed from the street.

- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*

The development will result in compliant natural light to all rooms and compliant solar access is retained for adjoining dwellings as assessed below.

Privacy will be retained for neighbours, with compliant setbacks and no direct overlooking into any key living areas or private open space. The development incorporates a number of design elements to ensure privacy is retained including orienting larger glazing to the front and rear of the site, offset windows, high sill heights, privacy screening and the use of skylights.

- *To ensure that development responds to the topography of the site.*

Consistent. The proposed development will not alter the existing topography of the site.

Side Boundary Setbacks

The DCP requires minimum side setbacks of 0.9 metres and the development proposes compliant minimum side setbacks of 1.245 metres (east) and 1.32 metres (west).

Front Setback

A minimum front setback of 6.5 metres is required on the site and the development proposes a compliant minimum front setback of 7.645 metres.

Rear Setback

A rear building setback of 6 metres is required on the site and the development proposes a compliant minimum rear setback of 14.198 metres to the dwelling alfresco area.

Part C Siting Factors

Traffic Access and Safety

The subject site has existing vehicular access from Wakely Place which will be retained.

Parking Facilities

The DCP requires a minimum 2 car parking spaces and the development retains the existing single garage. Additional stacked parking is available in the driveway.

Stormwater

Stormwater from the development will be connected to the existing drainage infrastructure on the site.

Excavation and Landfill

Minimal earthworks are proposed to prepare the site for construction. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed and all works will be undertaken in accordance with engineering details.

Demolition and Construction

Minor demolition works are proposed, as described above, and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

Waste Management

Appropriate waste management will be undertaken during the demolition and construction process and all demolished materials will be recycled where possible, which is detailed in the accompanying Waste Management Plan.

The dwelling retains appropriate bin storage areas, with waste to be collected by Councils regular service.

Part D Design

Landscaping and Open space and bush land setting

The DCP requires 40% landscaped area on the site which equates to 376.88m² for the site area of 942.2m². The development proposes a compliant landscaped area of 380.8m² or 40.4%.

Private open space

The DCP requires a minimum 60m² private open space, with minimum dimensions of 5 metres. The development provides a compliant private open space area of 301.82m² in the rear yard, for the enjoyment of residents.

Noise

The development will not result in noise levels inappropriate to the residential area and the site is not located within close proximity to a noise generating activity.

Access to sunlight

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this clause DCP.

The following observations are made of the shadow diagrams provided with this application:

9am – The development will result in a minor increase in shadowing across the street frontage, the front and rear yard of the subject site and the side yard of 7 Wakely Place at 9am.

12pm – The development will result in a minor increase in shadowing across the front, side and rear yard of the subject site and a small portion of the front yard at 9 Wakely Place at 12pm.

3pm – The development will result in a minor increase in shadowing across the front, side and rear yard of the subject site and a small portion of the side yard at 9 Wakely Place at 3pm.

It is concluded that the subject site and adjoining dwellings retain compliant solar access at 9am, 12pm and 3pm on 21 June.

Views

The subject site and surrounding properties enjoy bushland views to the north. A site visit has been undertaken and it is concluded that no views are obtained across the subject site from neighbouring properties, as such there will be no view loss impacts.

Privacy

Privacy will be retained for neighbours, with compliant setbacks and no direct overlooking into any key living areas or private open space.

The development incorporates a number of design elements to ensure privacy is retained including orienting larger glazing to the front and rear of the site, offset windows, high sill heights, privacy screening and the use of skylights.

Building Bulk

The development proposes a compliant building height of 8.409 metres and will present with an appropriate 2 storey built form (with lower level garage), consistent with other buildings in the locality.

The alterations and additions incorporate articulation and a variety of building materials which alleviates bulk when viewed from the street.

Building Colours and Materials

The proposed building materials and colours include cladding, render, metal roofing, stone feature cladding and timber screening, in contemporary neutral colours which will enhance the design and be complementary with the surrounding environment. Full details are provided in the attached materials and finishes schedule.

Roofs

The development proposes a new metal roof with a compliant fall of 5° and 18°.

Glare & Reflection

All materials have been chosen to ensure no glare or reflection issues.

Fences

No changes are proposed to the existing fencing on the site.

Site Facilities

All site facilities, including bin storage, drying facilities and mailboxes are provided on the site.

Swimming Pools and Spas

No changes are proposed to the existing swimming pool.

Safety and Security

An ability to view the street frontage is retained allowing for casual surveillance which is of benefit to safety and security.

Conservation of Energy and Water

The design has achieved a compliant BASIX Certificate which accompanies the application.

Part E – The Natural Environment

Landslip Risk

As described above the site is located in the area nominated the LEP maps as Area B – 5°- 25°. A Geotechnical Report is provided with this application which supports the proposal in its current form.

6. Numerical Control Table

	Standard	Proposed	Compliance
Warringah LEP 2011			
Zoning	R2 Low Density Residential	Alterations and additions to a dwelling house	Permitted with consent
Minimum lot size	600m ²	942.2m ²	Yes
Building Height	8.5m	8.409m	Yes
Floor Space Ratio	Not identified		
Heritage Conservation	Not identified. No heritage items nearby.		Yes
Flood Planning	Not identified on the NBC flood hazard map		Yes
Landslide Risk	Mapped as: Area B – 5°- 25°		Yes
Warringah DCP 2011			
Wall Height	7.2m	3.121m (east) 5.235m (west)	Yes
Number of Stories	Not identified		
Side Boundary Envelope	4m / 45°	Minor variation proposed	Merit assessment
Site Coverage	Not identified		
Side Boundary Setbacks	0.9m	1.245m (east) 1.32m (west)	Yes
Front Boundary Setback	6.5m	7.645m	Yes
Rear Boundary Setbacks	6m 3m (outbuildings)	14.198m (dwelling)	Yes
Parking	2 spaces	1 garage 1 stacked space	Retain existing
Landscaped Open Space and Bushland Setting	40% (376.88m ² for the site area of 942.2m ²)	380.8m ² (40.4%)	Yes
Private Open Space	<u>Dwellings</u> 3 or more bedrooms: 60m ²	301.82m ²	Yes
Solar Access	3 hours sunlight to 50% of POS of site and adjoining dwellings 9am - 3pm on June 21.	Complies at 9am, 12pm and 3pm.	Yes

7. 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:

7.1 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 development is complimentary and compatible with adjoining development.

The proposal achieves the aims of the Warringah LEP and DCP and the development is permissible in the zone.

7.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic 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 development has been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on 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?*

No conflict or issues will arise as a result of the proposed development.

Public domain

There will be no impact.

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

Natural hazards can be effectively mitigated to allow the development to proceed.

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 development is highly appropriate to the site with regard to all of the above factors. The proposal fits well within the context of the surrounds and is an appropriate scale.

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 development will comply with the provisions of the Building Code of Australia and 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.

7.3 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 adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed development.

7.4 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.

7.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the 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.

8. Conclusions

- 8.1 The proposed development for alterations and additions to the existing dwelling house at 8 Wakely Place, Forestville is appropriate considering all State and Council controls.
- 8.2 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.
- 8.3 Considering all the issues, the development is considered worthy of Council's consent.

Planner Declaration

Document Purpose	Statement of Environmental Effects	
Date	Prepared by	Approved by
24 October 2024 – FINAL	Naomi Lyons Senior Planner	Susan May-Roberts Senior Planner

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