

Statement of Environmental Effects

Proposed Secondary Dwelling At

160 Allambie Road Allambie Heights

for

Ashley and Victoria Munro

**Statement prepared by
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1. Introduction.

This Statement of Environmental Effects is submitted in support of a development application on behalf of the owners Ashely and Victoria Munro.

The application is for a secondary dwelling that is separate from the main dwelling located at the rear of the property.

The property is known as Lot 2355 DP 752038 Number 160 Allambie Road Allambie Heights in the Warringah Local Government Area.

The site is irregular shape with a frontage of 27.14 m, rear boundary 6.09 m, north side boundary 53.6 m and south side boundary of 65.76 m.

The site has an area of 865.8 square metres and has a fall from the street frontage to the rear boundary.

The site is occupied by a split level style dwelling with a driveway and car parking area at the south eastern portion front section of the site.

There is also an old driveway that runs along the northern side of the dwelling that apparently was originally constructed to provide access to the lower rear section of the property.

In addition to this Statement of Environmental Effects, the proposal is described in the following supporting plans documentation submitted with the Development Application.

- Plans indicating the proposed secondary dwelling prepared by Bill Firth Architect drawing numbers DA01-DA03 Rev B dated 11th May 2016
- Survey report prepared Geomat Engineering Ref 177 C/10 dated 12th Jan 2016
- BASIX Certificate prepared by Zoran Cvetkovski dated 12th May 2016
- Geo Technical report prepared by White Geo Technical Group
- Bushfire report prepared by Building Code & Bushfire Hazard Solutions P/L Ref 160223 dated 11th May 2016
- Civil Works Design that includes the Storm Water and Driveway profiles prepared by Geoff Hopkins & Associates Consulting and Civil Engineers dated 12/4/2016

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the current type of development in the locality.

It provides an assessment of the proposed development against the heads of consideration as set out in Section 79C (1) of the Environmental Planning and Assessment Act 1979.

As a result of that assessment it is concluded that the development on the site as submitted is worthy of the support of the Council.

2. Proposal.

The proposal is for, and seeks approval for the construction of a secondary dwelling with an attached garage in the rear yard of the property.

The secondary dwelling will be single storey construction with a skillion roof in two profiles that cover both the new dwelling and attached garage.

The external wall materials are to be panel type construction and the sub floor construction is to be supported on steel posts with concrete pad footings.

The works also include the following floor plan layout for the secondary dwelling:

Bedroom with access to the bath room
Kitchen area that adjoins the dinning/living area
External terrace
Internal access to the garage on the southern side

The roof design includes a highlight window section above the living dining room area.

The garage will be provided with a roller door and the floor will be concrete slab construction.

The new driveway along the western side has been designed that vehicles can enter and leave the property in a forward direction.

The floor area of the secondary dwelling is 50.5 square metres and is below the maximum 60 square metres that is permissible under the State Environmental Planning Policy (Affordable Rental Housing) 2009.

The existing dwelling is to remain and the new secondary dwelling will not alter the main dwelling in any form.

The purpose of the secondary dwelling on the site is to provide additional separate additional residential accommodation on the property.

The secondary dwelling does not require any changes to the existing building setbacks or the external envelope of the main principal dwelling building.

The existing access and car parking will be retained for the main dwelling that is separated from the new upgraded driveway that will service the garage attached to the new secondary dwelling.

View of the rear yard where the proposed secondary dwelling will be located



View to the rear of existing dwelling from the site where the secondary dwelling and driveway is to be located



3. Locality and adjoining area.

The immediate locality is a residential area with individual dwellings that range from single storey to two and three storey structures.

The site is located on the eastern side of Allambie Road (Cul de Sac section) and a short distance from Darmour Avenue to the east.

The immediate area has been developed for residential purposes for more than 60 years and there have been redevelopment of existing sites with completely new dwellings constructed or major alterations and additions to existing dwellings being completed in more recent times.

The site is also located a short distance from the Allambie Heights shopping centre and sports ground facilities that adjoining the Allambie Public School.

The Frenchs Forest Business Centre Dee Why Commercial Shopping Centre area is approximately 2.5 kilometres north of the site via Allambie Road.

The site would be considered to be located in the northern section of the Allambie area and is readily accessible to public transport that runs between Condamine Street and Warringah Road.

4. Site Analysis.

The site where is proposed is located in the rear yard and the secondary dwelling will require minimal excavations for the footings and garage slab.

The driveway will generally follow the existing ground level profile from the front boundary to the garage entrance.

The existing principal dwelling and landscaping around the site except for the new secondary dwelling/garage foot print is not altered with the proposal.

The property has an East West orientation with the prevailing wind direction during spring and summer from the North East and South West in autumn and winter.

There are no easements or other structures that restrict the proposed development.

The site is identified on Councils mapping system as being located within a Bushfire Buffer Zone and a report accompanies the application.

The site is within area A and B as identified on Councils landslip maps and a Geotechnical report accompanies the application.

The site does not have any significant vegetation that would be affected by the proposed new works.

The site has a slight cross fall from the west to the east and the existing stormwater system is currently piped to the rear and will be modified as indicated on the engineering design submitted with the application.

The site is already provided with all the necessary services for a dwelling and the proposal should not require any major upgrade of the existing services.

5. Planning Controls that apply to the Locality and the Site.

❖ 5.1 Warringah Local Environmental Plan 2011

The relevant parts of the WLEP 2011 that apply to the proposal are as follows:

Zoning

The site is within a R2 Residential Zone as identified in the Warringah Local Environmental Plan 2011.

Objectives of the zone are as follows:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provides facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterized by landscaped settings that are in harmony with the natural environment of Warringah.

Permitted development 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

Comment

The secondary dwelling is not indicated as being a permissible use in the Warringah LEP 2011 in the R2 Zone however State Environmental Planning Policy (Affordable Rental Housing) 2009 does override the provisions of the Warringah LEP 2011 and thus secondary dwellings are permissible.

Height Clause 4.3 WLEP 2011

The WLEP 2011 height map indicates that for the site the maximum permissible height is 8.5 m. The secondary dwelling proposal is located above the existing garage and the maximum height is 4.1 m at the highest point and thus meets with the control requirements (refer architectural plans)

❖ 5.2 State Environmental Planning Policy (Affordable Rental Housing) 2009

Clause 8 Relationship with other environmental planning instruments

This clause indicates that *if there is an inconsistency between this Policy and any other environmental planning instrument, whether made before or after the commencement of this Policy, this Policy prevails to the extent of the inconsistency.*

Clause 20 of the Policy states that Secondary Dwellings are permissible in the R2 Low Density Residential Zones

Therefore Clause 8 indicates the policy prevails over the Warringah LEP 2011 and Clause 20 indicates secondary dwellings are permissible in a R2 Low Density Residential Zone the proposal being a secondary dwelling is a permissible use.

Clause 22 of the Policy particularly subclause (3) (b)

Clause 22 states that the total floor area of the secondary dwelling is to be no more than 60 square metres.

The proposal complies with the Clause requirements in regard to total floor area.

Schedule 1 of the Policy indicates the standards that are required to be applied for a secondary dwelling the following table indicates how the proposal meets with those requirements:

Lot requirements

The proposal when completed will only include a principal dwelling and a secondary dwelling with an attached garage.

The site area and allotment dimensions satisfy the requirements.

Maximum site coverage of all development

The proposal including the existing principal dwelling with the secondary dwelling does meet with the maximum site coverage requirements. (See site plan details)

Maximum floor area for the secondary dwelling

The floor area of a secondary dwelling must not be more than 60 square metres. The proposal complies with that control.

Setbacks and maximum floor area for balconies, decks, patios, terraces and verandas

The terrace area at the northern side of the secondary dwelling complies with the control.

Building height

Development for the purposes of a secondary dwelling must not result in a new building or a new part of an existing building having a building height above ground level of more than 8.5 metres.

The proposal is well below the height of the existing dwelling and also being a separate structure complies with the control.

Setbacks from roads, other than classified roads (Allambie Road is not a classified Road)

Development for the purpose of a secondary dwelling on a lot must result in a new building or a new part of an existing building having a setback from a primary road that is not a classified road of at least:

In the case of a lot that has an area of at least 450 square metres but not more than 900 square metres—4.5 metres

The site has an area between 450 and 900 square metres and the secondary dwelling is located in the rear yard behind the principal dwelling and complies with the control.

Setbacks from side boundaries

Development for the purposes of a secondary dwelling must not result in a new building or a new part of an existing building or any new carport, garage, balcony, deck, patio, pergola, terrace or veranda that is attached to such a building having a setback from a side boundary of less than the following:

0.9 metres, if the lot has an area of at least 450 square metres but not more than 900 square metres.

The proposal complies with the control.

Setbacks from rear boundaries

The proposal complies with the control.

Building articulation

The proposal complies with the control.

Building elements within the articulation zone to a primary road

Not applicable behind the principal dwelling.

Privacy

The design of the proposal being a single storey structure is considered to be well separated from adjoining dwellings and would comply with the control.

Landscaped area

The proposal includes a new replacement driveway to the garage at the rear of the site adjoining the secondary dwelling.

The modified landscaping area will be 54.7% of the site and more than 50% is behind the building alignment and thus complies with the control.

Principal Private open space

The design of the proposal maintains a landscape area that would meet the control regarding private open space provision.

Drainage

The stormwater from the new roof area is to be disposed on site as per Councils Code requirements. (See design details submitted with the Development Application)

❖ 5.3 Warringah Development Control Plan 2011

Built Form Controls Part B

The proposal does not alter the existing principal dwelling but as the secondary dwelling is proposed to be located in the rear yard and will not alter the existing dwelling built form.

The following table indicates the built form measurements and any departures to the relevant controls.

Built Form Table Secondary dwelling

<i>Item</i>	<i>Control</i>	<i>Proposed</i>	<i>Compliance</i>
<i>Side boundary setbacks</i>	<i>900mm</i>	<i>1.1 m & 2.3 m</i>	<i>Yes</i>
<i>Front boundary set back</i>	<i>6.5 m</i>	<i>In the rear yard</i>	<i>Yes</i>
<i>Rear boundary set back</i>	<i>6.0 m</i>	<i>10.0 m</i>	<i>Yes</i>

<i>Building envelope</i>	<i>45 degrees/4 m</i>	<i>Complies (see plans)</i>	<i>Yes</i>
<i>Landscape open space</i>	<i>40%</i>	<i>54.7%</i>	<i>Yes</i>
<i>Private open space</i>	<i>35 sq m min</i>	<i>Complies (see plans)</i>	<i>Yes</i>

Comment

The proposal complies with the built form controls of the WDCP 2011

- **Siting Factors Part C**

The section of the DCP refers to matters that have to be considered for developments and the relevant sections that would relate to the proposal are as follows:

Parking Facilities

The site has existing car parking area for two car spaces adjoining the main dwelling

There is no requirement to provide car parking to a secondary dwelling in Council's Development Control Plan or the WLEP 2011 however the proposal does provide an additional garage adjoining the new secondary dwelling.

Stormwater

The stormwater from the proposed secondary dwelling is to be directed to the rear as per the engineering design submitted with the application.

Erosion and Sedimentation

The proposal will not require any major site excavation however silt and sedimentation control barriers on the down slope of the proposal will be installed prior to construction commencing.

Excavation

The proposal will require minor site excavation for the secondary dwelling and garage for the footings and garage floor slab.

Design Part D

The relevant sections of Part D that would relate to the proposal are as follows:

Landscaped Open space

The proposal does meet with the relevant built form control for landscaped provision on the site as indicated in the WDCP 2011 and complies with the State Environmental Planning Policy.

Building Bulk

The existing building bulk on the site will change as the secondary dwelling will be visible from the residential properties that adjoin the rear section of the site.

The secondary dwelling impact will not be excessive in regard to the visual amenity and privacy of the adjoining properties and in fact will present as a small residential building in the rear yard of the site.

Noise

The proposal is for a secondary residential dwelling and its use in regard to possible noise concerns would be similar to other residential properties in the locality.

Access to sunlight

The proposal will not alter the existing sun light provision to the adjoining and adjacent residential dwellings.

Views

The proposal will not alter any existing views afforded to adjoining properties.

Privacy

The proposal should not give rise to any privacy concerns to the adjoining properties.

Building Colours and Materials

The secondary dwelling proposal will match the existing external colour scheme of the current building on the site.

Glare and reflection

The proposal will not create any increased glare or reflection that would impact on adjoining properties.

6. Building Code of Australia (BCA 2011) Volume One

The secondary dwelling with the attached garage is a Class 1 structure and it is considered that the building works to complete the proposal can be designed to meet with the deemed to satisfy provisions of the BCA 2015 Volume Two Housing Provisions.

7. Planning Matters for Consideration.

Council must have regard to Section 79C (1) of the Environmental Planning and Assessment Act, 1979 before consent is granted.

The matters to be considered are addressed as follows.

The extent which the proposed development complies with the R2 Low Density Residential Zone requirements of the Warringah Local Environmental Plan 2011, State Environmental Planning Policy (Affordable Rental Housing) 2009 and the relevant parts of the Warringah Development Control Plan 2011.

The likely Impacts of the Development

The new secondary dwelling is considered not to be of such significance to have any detrimental impact on the locality or amenity of adjoining properties.

Suitability of the site

The site is presently used for residential purposes with a main dwelling and the small secondary dwelling with garage located in the rear yard as identified on the submitted architectural plans is suitable for the site.

Impact on the Built Environment

The secondary dwelling being a small a single storey building in the rear yard will have minimal impact on the built environment.

Social Impact

The proposed secondary dwelling will provide for an increase in residential accommodation both on the site and in the Warringah Local Government Area.

Suitable residential accommodation is in short supply in Warringah (as advised by Local Real Estate and Letting Agencies) and as the proposal retains the residential character of the locality it should not alter the amenity of the adjoining properties.

Public Interest

The proposal is not considered to be in conflict with the Warringah Local Environmental Plan 2011, Warringah Development Control Plan 2011, the State Environmental Planning Policy (Affordable Rental Housing) 2009 and generally meets with the principles and aims of the Development Control Plan 2011.

8. Conclusion.

The secondary dwelling as proposed is considered to be consistent with other residential developments in regard to bulk and scale in the Allambie Heights and Frenchs Forest localities.

It is recommended to Council that consent be granted to the approval subject to appropriate conditions relevant to the proposal being applied to the consent.

A handwritten signature in black ink, appearing to read 'Norm Fletcher', written in a cursive style.

Norm Fletcher.
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