

Statement of Environmental Effects

To accompany a Development Application

For permission to:

Construct a detached 2-bedroom secondary dwelling

Site Address:

19 Wellman Road,
Forestville NSW 2087

LGA:

Northern Beaches Council (Warringah)

Date:

September 2020

1.0 The Proposed Development

This report has been compiled to support a Development Application for permission to undertake building works at 19 Wellman Road, Forestville as per plan No. 201805, prepared by Granny Flat Solutions, Issue E, Dated September 2020.

The site contains a total area of 923.2m², and is known as Lot 16 in DP 29792. It is situated amongst a number of single to two storey Residential homes.

Current site comprises of a free-standing single storey clad and brick residence.

The proposed works are as follows:

1. Construct a detached 2-bedroom Secondary Dwelling

The proposed secondary dwelling will be 60sqm with a 3.16sqm porch. The granny flat is intended to be used by the owner of the property to accommodate their granddaughter and her child.

The reason a Development Application is being lodged, as opposed to a Complying Development Certificate, is due to the following non-compliance:

- Non-compliant rear setback of 1.5m according to the SEPP 2009.
- Non-compliant building height of 3.998m according to the SEPP 2009.

In accordance with the 10.7(2) Planning Certificate, the property is within bushfire prone area where bushfire report has been prepared and accompanying this application. Apart from that there is no flooding, or other environmental implications on the site. The zoning permits secondary dwelling.

2.0 Statutory Objectives

Site Suitability

The site has a R2 Low Density Residential Zoning under the Warringah Local Environmental Plan 2011. It is amongst a variety of single to two storey residential homes. This zoning permits secondary dwellings.

It is proposed to build this development under the Provisions of the Affordable Rental Housing SEPP 2009 and also the relevant clauses of Warringah Council DCP.

All works comply with the Affordable Rental Housing SEPP 2009 (except for building height and rear setback), as per the table below:

CONTROL	PERMISSIBLE	PROPOSED	COMPLIES
Min. Lot Size	450m ²	923.2m ²	Yes
Lot Width	12m at building line	18.29m	Yes
Maximum Site Coverage	40%	31%	Yes
Total Floor Area	430m ²	203.31m ²	Yes
Granny Flat Area	60m ²	60m ²	Yes
Building Height	8.5m	3.998m	Yes
Front setback	6.5m	37.586m	Yes
Rear setback	5m	1.5m	No*
Side Setbacks	1.5m	1.5m	Yes
Minimum Landscaping	35%	39%	Yes

*Any non-compliance will be justified in their relevant sections.

Warringah DCP 2011

Part B - Built Form Controls

B1 Wall Heights-

The proposal is for a single storey development only, and will not exceed 7.2m from ground level.

B3 Side Boundary Envelope -

The proposed secondary dwelling complies with the side boundary envelope as outlined on the Warringah DCP mapping system and is shown on plans.

B5 Side Boundary Setbacks -

The proposed side setback of 1.5m exceeds the minimum requirement of 0.9m under Warringah Councils DCP mapping system.

B7 Front Boundary Setbacks -

The proposed front setback of 37.586m exceeds the minimum requirement of 6.5m under Warringah Councils DCP mapping system.

B9 Rear Boundary Setbacks -

The proposed development will be 1.5m rear setback, which also does not meet the minimum requirement of 6m under Warringah Councils DCP mapping system. In saying this, as the rear boundary of the property is not parallel to the proposed building, the windows will be angled away from the rear boundary. This is to maintain privacy of the neighbouring properties. In addition to this, even though the proposed dwelling is intended for family members, the reduced setback would allow for a better separation between the two dwellings and allow for the open space to be contiguous and shared. This would also minimise over shadowing onto the secondary dwelling.

Part C – Siting Factors**C2 Traffic, Access and Safety -**

There will be no impact on the existing traffic or parking patterns on site.

C3 Parking Facilities -

The site already contains ample off-street parking. There is no requirement for additional parking for a secondary dwelling.

C4 Stormwater -

An engineered stormwater plan has been included as part of this application.

C5 Erosion and Sedimentation -

Erosion and sedimentation controls have been provided on Architectural plans.

C7 Excavation and Landfill -

Excavation for the proposed development has been kept to a minimum. The step between the granny flat and natural ground has been designed to reduce the disturbance.

C8 Demolition and Construction -

Please refer to waste management report and architectural plans for Demolition, Construction and waste management.

C9 Waste Management -

A Waste Management report has been included as part of this application.

Part D – Design**D1 Landscaped Open Space and Bushland Setting -**

Even with the existing house and proposed secondary dwelling, the site will still maintain at least 48.6% of soft landscaped areas. The proposed granny flat will still have 39% of landscaping which meets the minimum landscaping requirement under SEPP 2009 of 35% with a dimension of minimum 2.5m. In addition, with a minimum dimension of 2m, this proposal will also maintain 40.1% of landscaping which exceeds the minimum requirement of 40% under Warringah Council DCP.

D2 Private Open Space -

60sqm (3 or more bedrooms) of private open space has been provided for primary dwelling and located at the rear of site.

35sqm (1-2 bedroom) of private open space has been provided for secondary dwelling at the north-west side and directly accessed off living areas. Although the private open space is at the front of the granny flat it has been designed to maximise solar access. As this granny flat is being built to accommodate the owner's grand daughter and her child, there is no reason for privacy as they will be sharing the space provides.

D6 Access to Sunlight -

Although the proposed secondary dwelling may produce overshadowing to the primary dwelling, there is still plenty of space for sunlight in the backyard and front of the house. The reduced rear setback will optimise the amount of solar access for both dwellings. In addition, the existing and proposed dwelling are both single storey which will have minimum impact on each other.

D7 Views -

The proposed development will allow for reasonable sharing of views and will not impact the neighbouring dwellings in anyway.

D8 Privacy -

The proposed dwelling has been designed in a way to limit privacy concerns between the surrounding neighbouring buildings and the existing residence. The height of the granny flat will help provide privacy with the addition of higher windows facing the main dwelling. There are also higher windows facing the neighbouring properties to maintain privacy. This is to ensure the privacy and security for occupants and visitors.

D9 Building Bulk -

The proposed development will be single storey and the proposed design is sympathetic and relates to the topography of site. Large continuous wall planes have been avoided and the use of cut and fill minimised.

D10 Building Colours and Materials -

A colour schedule has been provided as part of this application.

D11 Roofs -

The roof line has been designed to flow with the natural topography of site and also be consistent with the surrounding buildings of that area.

D18 Accessibility -

There is still sufficient access to existing residence via the existing driveway. In addition, there is still ample access to the granny flat from the side of the existing house and from the street.

D22 Conservation of Energy and Water -

A Basix report has been prepared and lodged with the application.

3.0 Conclusion

The proposed development is quite simple, containing a secondary dwelling located at the rear of the site, and will have minimal to no impact to the adjoining properties.

Although the proposed development is non-compliant due to the rear setback of 1.5m, it allows for ample space of the shared backyard for both the existing dwelling and proposed granny flat. Also, the rear setback is only 1.5m on one corner of the dwelling which will minimise privacy issues along with the highlight windows. Due to the slope of the site, the design and form will be sympathetic with the existing rear yard.

The overall proposal will not have an impact on the interest of the neighbourhood.

The development does not comply with the provisions of the Affordable Rental Housing SEPP 2009 & is therefore is being lodged as a Development Application.

We ask that council give consideration to this application on its merits.

We look forward to a positive and speedy response.