

Statement of Environmental Effects

To accompany a Development Application

For permission to:

Construct a detached 2-bedroom secondary dwelling

Site Address:

59 McIntosh Road,
Dee Why NSW 2099

LGA:

Northern Beaches Council

Date:

January 2020

1.0 The Proposed Development

This report has been compiled to support a Development Application for permission to undertake building works at 59 McIntosh Road, Dee Why as per plan No. 193520, prepared by Granny Flat Solutions, Issue E, Dated December 2019.

The site contains a total area of 727.2m², and is known as Lot 17 in DP 9255. It is situated amongst a number of single storey Residential homes.

The proposed works are as follows:

1. Construct a detached 2 bedroom granny flat / Secondary Dwelling

The proposed secondary dwelling will be 60sqm. The granny flat is intended to be used by the owners of the property.

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

- Building in front of the building line.

In accordance with the 149(2) Planning Certificate, there are no bushfire, flooding, or other environmental implications on the site in any way. The zoning permits such use.

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 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.

All works comply with the Affordable Rental Housing SEPP 2009 (Except Lot Width), as per the table below:

CONTROL	PERMISSIBLE	PROPOSED	COMPLIES
Min. Lot Size	450m ²	727.2m ²	Yes
Lot Width	12m at building line	15.24	Yes
Site Coverage	50%	37.8%	Yes
Total Floor Area	330m ²	212.07m ²	Yes
Granny Flat Area	60m ²	60m ²	Yes
Building Height	8.5m	3.901m	Yes
Front setback	4.5m	6.5m	Yes
Rear setback	3m	34.6m	Yes
Side Setbacks	0.9m	0.95m	Yes
Landscaping	20%	27.3%	Yes

Height of Building-

The maximum height of the proposed granny flat ridge is RL 3.901m, which is below the 8.5m height permissible.

Landscaped Area-

Even with the existing house and proposed secondary dwelling, the site will still maintain at least 27.3% of soft landscaped areas.

Previous and Past Uses-

The site has always been, and will most likely remain a residential zone, and will only permit residential use.

Operation and Management-

Not applicable to this application

General Accessibility-

There is still ample access to the grannyflat from the side of the existing house and from the street.

Access and Traffic-

The site already contains ample off-street parking. There will be no impact on the existing traffic or parking patterns on the site.

Rear Setback-

The proposed rear setback of 34.6.0m exceeds the minimum requirement under the Affordable Rental Housing SEPP.

Side Setback-

The proposed side setback of 0.95m meets the minimum requirement under the Affordable Rental Housing SEPP.

Privacy, Views and Overshadowing-

The proposal is for a single storey development only, and will therefore have minimal impact on privacy, views and overshadowing to the adjoining properties.

Heritage Conservation-

The subject site is not located within a heritage conservation area, and is not a Heritage Listed Item.

Energy Efficiency-

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

Services-

The subject site is serviced by town water, electricity, sewer and phone which will cope with the demands of this proposal.

3.0 Conclusion

The development complies with all the provisions of the Affordable Rental Housing SEPP 2009 except Building in front of the building line & therefore is being lodged as a Development Application.

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

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

We ask that council give consideration to this application on its merits.
We look forward to a positive and speedy response.