



NEW SOUTH  
HOMES

**GrannyFlat**  
solutions

# Statement of Environmental Effects

To accompany a Development Application

## For permission to:

Construct a detached 2-bedroom secondary dwelling + a Garage

## Site Address:

43 Kentwell Rd, Allambie Heights  
NSW 2100

## LGA:

Northern Beaches Council

## Date:

October 2021

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**A:** Unit 20, 7 Sefton Rd THORNLEIGH NSW 2120

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## 1.0 The Proposed Development

This report has been compiled to support a Development Application for permission to undertake building works at 43 Kentwell Rd, Allambie Heights NSW as per plan No. 21-5580, prepared by Granny Flat Solutions, Issue H, dated October 2021.

The site contains a total area of 765.1m<sup>2</sup> and is known as Lot X in DP 408476. It is situated amongst a number of single to two storey Residential homes.

Current improvements comprise a free standing single storey clad residence.

The proposed works are as follows:

1. Construct a detached 2 bedroom secondary dwelling + a Double Garage
2. Remove tree (Southern Mahogany), Existing carport

The proposed secondary dwelling will be 60sqm internally & proposed garage area is 68.5sqm plus 12

The proposed development 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:

- Minimum lot width is less than 12m required under the ARH SEPP.

In accordance with the 10.7(2) Planning Certificate, there are no bushfire, flooding nor 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 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.

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 <sup>2</sup>	765.1m <sup>2</sup>	Yes
Lot Width	12m at building line	23.13	Yes
Site Coverage	60%	38%	Yes
Total Floor Area	380m <sup>2</sup>	169.9m <sup>2</sup>	Yes
Granny Flat Area	60m <sup>2</sup>	60m <sup>2</sup> Internally	Yes
Building Height	8.5m	4.14m	Yes
Front setback	6.5m	6.5m	Yes
Rear setback	6m	6.0m	Yes
Side Setbacks	0.9m	1.1m	Yes
Landscaping	40%	48%	Yes

### Height of Building-

The maximum height of the proposed secondary dwelling ridge is 4.14m, which is below the 8.5m height permissible.

### Landscaped Area-

Even with the existing house and proposed secondary dwelling & Garage, the site will still maintain at least 48% 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 side setback of 6.0m meets the minimum requirement under the Affordable Rental Housing SEPP.

**Side Setback-**

The proposed side setback of 1.1m exceeds 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 & therefore is being lodged as a Development Application.

The proposed development is quite simple, containing a secondary dwelling located beside the existing house and will have no impact to the adjoining properties & also the proposed double garage is located in front of the existing house.

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.