

STATEMENT OF ENVIRONMENTAL EFFECTS

***PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING RESIDENCE, AND A NEW DOUBLE GARAGE***

AT

56 LITTLE WILLANDRA RD, CORMER 2099.

LOT 1 DP 246637

Prepared By *JJ Drafting Australia P/L*

December 2021

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 911/21, drawing numbers DA.01 to DA.16 dated June/21 to detail proposed alterations and additions to an existing residence, and a new double garage at 56 Little Willandra Rd, Cromer.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

- # *The Environmental Planning and Assessment Act 1979 as amended*
- # *The Environmental Planning and Assessment regulation 2000*
- # *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- # *Warringah Local Environmental Plan 2011*
- # *Warringah Development Control Plan 2011*
- # *Warringah development Control Plan Map 2011*

2) Site Characteristics and Description

The subject allotment is described as 56 Little Willandra Rd, Corner with a site area of 557.5sqm.

- The site is in R2 Low Density Residential.
- The site is not listed as heritage or in a conservation area.
- The site is located in a bushfire prone land – vegetation buffer. (Bushfire report included)
- The site is in area A of the slip zone.
- The site is located in a low to medium flood zone. No report required for the proposed additions. (Spoke to Valerie Tulk, councils floodplain consultant, regarding this matter)
- The site is partially in acid sulfate soils, class 5.
- The property addresses Little Willandra Road to the West.
- The site is currently developed with a single storey brick dwelling with a tiled roof and a single garage within. Access is via a long driveway from Little Willandra Rd.
- The site falls from the front corner boundary (West) down towards the rear corner boundary (East) at approximately 3.25 m.
- Vegetation consists of mixed endemic and introduced species that surround the property with areas of lawn to the front and rear of the property.
- Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.



Img 1. Google maps view of the subject site.



Img 2. Street view of the existing dwelling and driveway access,

3) The Proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to an existing dwelling and a new double garage. It provides compliance with the Warringah Development Control Plan 2011 and Warringah Local Environment Plan 2011.

The proposed additions and alterations are as follows:

Ground Floor

The proposal includes removing the existing internal garage wall to form part of new living and dining area of the residence. And raising the floor level to match with internal ground floor.

Existing openings and portion of brick walls on the East side to be removed and replaced with a new large sliding sackable door to the existing deck at the rear.

New staircase with storage below to proposed first floor addition.

Existing front entry to be relocated and redesigned to allow access to proposed double garage from the main residence.

Proposed new double garage attach to the existing dwelling and be built over portion of the existing driveway/paved area.

portion of the existing driveway to be widened and re-graded to comply with council's vehicle crossing specifications, particularly 1500 transitional grade to the new parking facility at a max. gradient of 1:10.

New 600 max. high retaining walls added to accommodate for any excavation of the widened driveway.

Proposed First Floor

A first floor addition is proposed to sit within the existing footprint of the dwelling, which includes a bedroom with a walk-in robe, a new master bedroom, a bathroom and a secondary lounge.

The existing tiled roof will need to be removed to allow for the addition and replaced with a new colorbond roof – (med to dark colour range) and extend over portions of the floor below that are not covered by the addition.

The new roof will connect to the proposed garage roof.

The proposed addition will be of light weight construction, timber framed walls with selected cladding – light to med colour range and a pitch hip/gable colorbond roof.

side facing windows will have a sill height greater than 1200 as to maintain visual privacy from neighbouring properties.

There will be no effect on neighbouring properties due to this proposed addition.

Considerations has been given to bulk and form.

4) Zoning & Development Controls

4.1 Warringah Local Environmental Plan 2011

The site is zoned R2 Low Density Residential under the provisions of the WLEP 2014. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

4.2 Height of Building (LEP 4.3)

The control for this parcel of land is a maximum of 8.5m.

The proposed addition is well below the building height requirement as shown on the drawings, and COMPLIES with this control.

4.3 General Principles of Warringah Development Control Plan 2011

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

BUILT FORM CONTROLS

4.4 Wall Heights (DCP B1)

The max. wall height is 7.2m

The maximum wall to the proposed first floor addition is well below requirement, and COMPLIES with this control.

4.5 Side Boundary Envelope (DCP B3)

The side building envelope control is a height plane of 4 metres along the side boundary and with a projection inward of 45 degrees.

Majority of the proposed additions COMPLY with the side building envelope control. However, only a very minor portion of the new roof eave on the South side contravenes the side building envelope. It is requested that this slight non-compliance be supported as it will not affect adjoining properties in loss of solar, privacy or view access.

4.5 Side Boundary Setbacks (DCP B5)

Warringah DCP control is a min. of 900mm.

The proposed alterations and additions COMPLY with this control, with the following setback;

Existing ground floor

South side setback_____1.04m.

North side setback_____4.01m.

Proposed double garage addition

South side setback_____9.44m_____COMPLIES.

North side setback_____1.25m_____COMPLIES.

Proposed first floor addition

South side setback_____2.00m_____COMPLIES.

North side setback_____6.98m_____COMPLIES.

4.6 Front Boundary Setbacks (DCP B7)

Warringah DCP control is a min. of 6.5m or an average of the adjoining properties.

Front setback to existing ground floor _____ 11.45m – 13.98m

Front setback to proposed double garage _____ 6.89m – 9.24m _____ COMPLIES.

Front setback to proposed first floor addition _____ 12.54m – 14.60m _____ COMPLIES

4.7 Rear Boundary Setbacks (DCP B9)

Warringah DCP control is a min. of 6m.

Rear setback to existing dwelling _____ >6m _____ NO CHANGE.

Rear setback to proposed first floor addition _____ >6m _____ COMPLIES.

DESIGN**4.8 Landscaped Open Space (DCP D1)**

The minimum landscaped open space required is 40% of the site area.

Site area of this allotment is 557.5m² _____ 40% control _____ 223m²

Existing landscaped open space area _____ 55.96% _____ 312m²
(areas more than 2.0m in any direction)

New landscaped open space area _____ 48.73% _____ 271.66m² _____ COMPLIES.

4.9 Private Open Space (DCP D2)

Requirement is a total of 60sqm with a minimum dimension of 5m.

Existing private open space is located to the rear of the dwelling with an area of approx. 136.92m², therefore COMPLIES with this control.

4.10 Access to Sunlight (DCP D6)

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a minimum of 3 hours of solar access
COMPLIES.

4.11 Views (DCP D7)

Neighbours views will not be affected by the proposed additions.

4.12 Privacy (DCP D8)

There will be no loss of privacy, due to the proposed additions.

4.13 Traffic , Access and safety - C2

There will be no change to the existing concrete crossover and layback.

4.14 Parking Facilities – C3

Control- proposed garage not to dominate façade. Parking to be in accordance with AS/NZS 2890.1

The proposed garage does not exceed 6m width as required by the DCP.
It is envisaged that the garage will sit unobtrusively within the streetscape.

Portion of the existing driveway to be widened at the front of the new garage.

4.15 Stormwater – C4

To be provided in accordance with councils stormwater drainage design guidelines.

The proposal provides for all collected stormwater to partially be drained to the existing rainwater tanks and the remainder to the existing kerb and gutter outlet.

5) Matters for Consideration Under Section 79c of The Environmental Planning and Assessment Act, 1979

5.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Development Control Plan 2011 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

5.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3 Any development control plans

The development has been designed to comply with the requirements of the locality and the general principles of the Warringah Development Control 2011.

It is considered that the proposed design respects the desired character objectives of the WDCP 2011 and WLEP 2011 in that it reinforces the existing and new residential character of the area and is compatible with the existing uses in the vicinity.

5.4 Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised regarding the proposed development.

5.5 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and additions to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is well designed having regard to the relevant provisions of the Warringah Development Control Plan 2011

5.6 The suitability of the site for the development

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 and 10 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.7 Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

5.8 The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

6) Conclusion

The proposal which provides for alterations and additions to an existing dwelling and a new double garage will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



Img 3. Front view of the main residence and driveway



Img 4.
Existing front entrance,
hidden through the side.



Img 5.
Rear view of the existing
deck and pergola to remain
unchanged.



Img 6.
North side view of the
existing dwelling.

Schedule of Exterior Finishes

56 Little Willandra Rd, Corner

- New roof _____ Colorbond, Medium to Dark colour range.
- Existing brick walls _____ Whitewash or rendered with light colour.
- New walls _____ Weatherboard cladded, light greys.
- Window framing _____ White (powdercoated).