



STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS AND ADDITIONS

8 LAE PLACE, ALLAMBIE HEIGHTS 2100

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Introduction

This statement of environmental effects accompanies details prepared by Hermosa Design. This document outlines the subject site and 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 considered acceptable and is worthy of the support of local council.

Property Description

The subject property is described as 8 Lae Place, Allambie Heights 2100 as Lot 8 DP 237417. The property does not identify as Bushfire prone land, Land slip risk or flood prone land. The property does fall under a wildlife corridor with the top north-western corner of the site where an existing pool is. Although the property falls in this category, the development proposal will cause little impact to the surrounding wildlife. The occupants have contributed to the surrounding bushland habitat by planting trees along their fence lines which will allow for the native animals to forage and find shelter.

Site Description

The site is zoned R2 Low Density Residential-Warringah LEP2011. It is located at the end of a quiet cul-de-sac. The property whilst the yard slopes away from the street gently in some sections part of the site is sloping towards the street with the existing dwelling sitting above street level. The site is of an irregular shape being narrow at the front fanning out to points at the western and eastern boundary lines. The site is adjacent to Lae Reserve a small parcel of council land with large rock outcrops to the western side. The existing dwelling is a two-storey rendered brick veneer downstairs with a small weatherboard clad first floor. The dwelling has a tiled roof on both floors.

The details of the site and adjoining properties are as shown on survey plan prepared by CMS Surveyors Pt Limited Job number 17174 and accompanies this application.



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House location from Google Maps



View of house from front of Street



View of Garden bed that cannot be counted in Landscaped open Space calculation



View of Front Lawn to be landscaped.



View of front entry Garden bed not included in landscaped open space calculation.



Front entry side garden not included in Landscaped open space calculation.



View of Existing Pool.



View of Side/rear Yard to be landscaped





SURROUNDING AREA

The surrounding area is characterised by single and double storey weatherboard or brick homes. Within the vicinity is residential developments, the dwelling is within walking distance of the Allambie shopping precinct as well as a community hall and Allambie Heights Public School.

The adjoining property to the East boundary contains a two-storey brick veneer home with a single highlight window facing the subject site. To the western boundary lays a public path to Lae Reserve, whilst adjoining this is a two storey relatively tall dwelling that overlooks the streetscape. Whilst the property does not back directly onto the subject site, no. 4 Kurabi Road faces towards the subject site yet its rear setback is over 40m from the external wall of 8 Lae Place.

Lae place itself is made up of two storey and single storey residences to the western side of the street the properties are on large rocky outcrops and built into relatively sloping sites. On the eastern side of the street properties are on level blocks with plenty of trees in the street for shading.

PROPOSED WORKS

The proposal seeks approval to carry out the following alterations and additions:

First Floor Addition

- Carry out internal alterations to existing structure to provide a modest development with an addition of two new bedrooms a bathroom and converting the existing bathroom into an Ensuite by removing the door at the top of the stairs and moving it into the main bedroom. The existing and new development both fall inside of the rear set back boundary, however due to the irregular shape of the site it is difficult to comply to the 6000mm rear setback. The development will not impose on any neighbouring properties with this new addition and careful consideration of the design has insured windows will not look directly into the public open space to the rear of the property.
- Remove doorways from the stairwell landing to comply with the NCC.
- Remove existing skylights from roof repairing water leakage problems.
- Tile new roof to match existing first floor roof.



STATE ENVIRONMENTAL PLANNING POLICY

The following principles are relevant to the consideration of the application:

- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 19—Bushland in Urban Areas: Land Application (pub. 24-10-1986)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)
- State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes): Land Application (pub. 31-5-2002)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)



- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 44—Koala Habitat Protection: Land Application (pub. 6-1-1995)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Warringah Local Environmental Plan 2011

2.1 Landuse zones

The subject allotment is Zoned R2 Medium density which allows for the type of development proposed under the application.

4.3 Height of Buildings

All new structure is maintained below the 8.5 metre maximum height limit.

6.4 Development on Sloping Land

The subject allotment is located within Area A of the relevant landslip risk map. The development will be an addition to the first floor and is therefore creating minimal impact to the lower structural support of the building.

WARRINGAH DCP

Part B Building Form Controls

B1 Wall Heights

The New walling to the first-floor addition is below the 7.2 maximum wall height requirement.

B5 Side boundary Setback

Whilst the subject site is of irregular shape the main dwelling is set back from the side boundaries. The existing garage is 900mm off the side boundary running parallel to the side boundary therefore the development complies to the side boundary setbacks.



B7 Front Boundary Setback

The main dwelling is setback from the front boundary at 8.4m therefore does not encroach within the 6.5m setback, the proposed works will comply with the front boundary setback.

B9 Rear Boundary Setbacks

The subject site is of an irregular shape and therefore does not allow for development to comply with the rear boundary setback. The property sits as central on the site as possible however it does not maintain a 6m rear setback. The proposed first floor addition will encroach this boundary at 1800mm from the rear boundary and therefore seeks a variation to the planning control. While the development will be close the boundary, it will not create overshadowing to any other dwellings or open spaces with the orientation creating Minimal shadowing to the front yard of the site.

Part C Siting Factors

C3 Parking Facilities

The property currently has an existing garage which allows for one car space and another in front on the driveway allowing for two off-street car spaces.

C4 Stormwater

The Proposed works will be connected to the existing stormwater easement located at the rear of the property and connects to the council stormwater system through 9 Lae place into Kurabi Road behind.

C5 Erosion and Sedimentation

Erosion and sediment control measures will be put in place throughout the development please see erosion and sediment plan included with this application.

C8 Demolition and Construction

The site is secured on all boundaries with fencing and therefore controls the movement within the site. There is adequate space to the eastern front boundary that allows for construction materials and waste to be stored.

C9 Waste Management

The existing waste management facilities will not be changed. The property is included in councils waste and recycling services.



Part D Design

D1 Landscaped Open Space

While the proposed development does not increase the existing footprint, the site is of an irregular shape and has therefore not met the Landscaped open space control. The existing open space is 186.07m² or 32.3% of the site area inclusive of the pool water surface area. Although this is under the requirement, we note that there are several garden beds that are less than 2 metres and are therefore unable to be included in the calculation. These garden beds contribute greatly to the overall landscape of the subject site and therefore seek a variation to the control.

D5 Orientation and Energy Efficiency

The proposed development will include adequate light and ventilation. It will not require reliance on artificial lighting or air conditioning with significant glazing and openable windows allowing both light and fresh air to enter the development.

D6 Access to Sunlight (refer to Shadow Details included in this application)

The proposed development will impact only itself with shadowing created over the front yard. There will be minimal shadows cast over the property to the east and what minimal shadowing it creates are to a wall which has only one existing window. This window appears to be a bedroom.

D8 Privacy

As the proposed works are for a first-floor addition new windows will be located on the Northern, Eastern and Southern boundary. The window to the northern boundary may face towards the reserve. located behind the subject site. This window is a highlight window and used only for light and ventilation and allows for views of the surrounding bushland. The windows to the eastern boundary may be of lower height and orientated towards neighbouring properties however they pose minimal impact as the closest neighbouring property has only one window on the boundary wall which is a highlight frosted window and therefore will not allow for any cross-viewing.

D9 Building Bulk

The proposed addition is of modest scale and will not create significant additional bulk. The proposed development will not detract from the streetscape with it being setback at a fair distance. The proposed development will not create a poor visual impact to neighbouring properties as it is setback from the side boundaries.

D10 Building Colours and Materials

The development seeks to continue the use of existing colours by matching the new development with the existing. The roof tiles will be matched to the existing and are of a dark charcoal. Please see attached schedule of finishes accompanying this application.



D11 Roofs

The proposed first floor addition seeks to continue the roof pitch of the existing development; however, the roof pitch of the new development will be perpendicular to the existing roof line allowing for lower impact to the rear boundary setback.

D12 Glare and Reflection

The proposed finishes are of low glare and will match existing. They are neither highly reflective, nor does it pose significant glare.

D16 Swimming Pool and Spas

The existing pool is located in the rear yard and is currently complying to the swimming pools act 1992.

Part E The Natural Environment

E4 Wildlife Corridor

The subject site falls within the council's Wildlife Corridor Planning map, however the existing pool to the North-west rear boundary seems to be the only part within this corridor. The proposed development is for a first-floor addition and poses minimal threat to the current Flora and Fauna. A first-floor addition will have minimal impact to surrounding Flora and Fauna allowing for the continuance of all ecological functions within the subject site.

E10 Landslip Risk

Refer to Item 6.4 under LEP 2011 above for comment.

Conclusion

The proposed development seeks approval based on its modest size and minimal environmental impact. Where possible materials will be re-used or disposed of in a proper manner. Issues such as privacy, earthworks and waste management have been addressed above. The development is seeking to increase the current building streetscape and interior floor space. The principal objective of the development is to design a first-floor addition that meets the requirements of the owners while at the same time trying to work within the LEP and Planning Controls. The development seeks certain variations to these controls they are of minor impact and maintain an acceptable level of amenity to neighbouring properties.