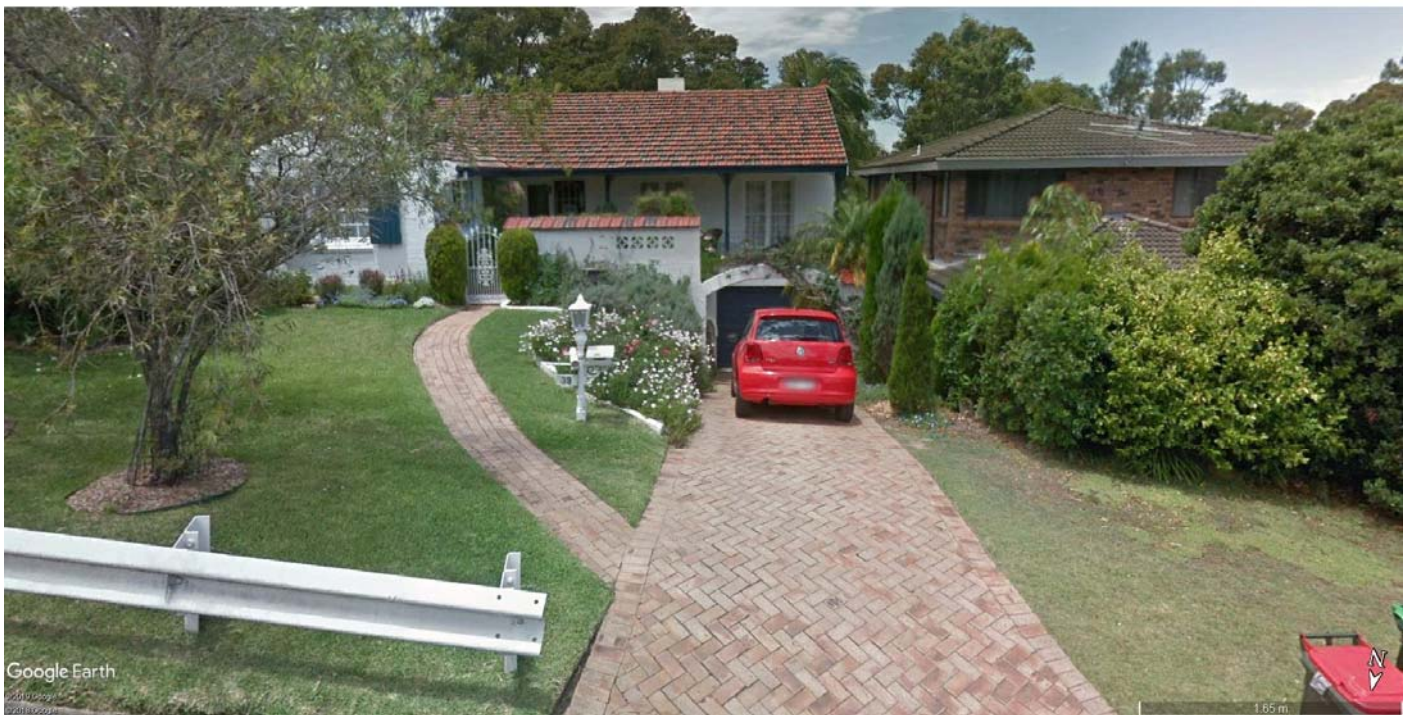


September 2019

**Fiona Dingwall**

39 Kirkstone Road  
Wheeler Heights NSW 2097

LOT 10, DP 223849  
LGA Northern Beaches Council



## **STATEMENT OF ENVIRONMENTAL EFFECTS**

## 1. Introduction

This document has been prepared to provide supporting information for the Development Application for proposed alterations and additions to the existing dwelling at No. 39 Kirkstone Road, Wheeler Heights NSW 2097.

This statement along with the plans submitted has taken into consideration the following:

- *The Environmental Planning and Assessment Act, 1979 as amended.*
- *The Environmental Planning and Assessment Regulation 2011.*
- *Warringah Local Environmental Plan 2011.*
- *Warringah Development Control Plan 2011*

## 2. Site Location and Description

The site is known as LOT 10, DP 223849, **No. 39 Kirkstone Road, Wheeler Heights NSW 2097.**

The property is having an area of 557.4m<sup>2</sup>.

The property is approximately 15.24m wide x 36.575m long.

The property is zoned R2 Low Density Residential.

The property has a primary frontage with **Kirkstone Road.**

**Public reserve** is located beyond rear boundary.

The site falls from north-east towards south-west.

The subject property contains an existing two storey residential dwelling with a single lock up garage. The dwelling is of brick veneer construction with a tiled roof. The garage is located on the western side and is accessed by a concrete crossing and driveway from **Kirkstone Road.**

The dwelling has front patio.



Aerial view of the site. (Source: Google earth)

### **3. The Surrounding Environment**

The general vicinity of the site is characterised by single and two storey dwellings on similar sized allotments. Associated with the dwellings are a range of outbuildings and swimming pools.

### **4. The Proposal**

#### ***A) Description***

The proposed development contains two (3) element:

##### A. Proposed gagebo

As detailed within the accompanying plans, it is proposed to construct new 4m x 3m gazebo at the back yard of the lot. The structure will be of tiled concrete slab, timber posts and beams and have a colorbond roof.

##### B. Proposed retaining wall

As detailed within the accompanying plans, it is proposed to construct new retaining wall along the eastern side boundary. The wall is to replace existing collapsing brick wall in the same location and of the same height.

##### C. Proposed rear timber fence

### **5. Zoning and Development Controls**

#### ***A) Warringah Local Environmental Plan 2011***

The site is zoned R2 Low Density Residential under the provisions of the WLEP 2011.

The proposed alterations and additions are considered to be permissible with the consent of Council.

## B) Warringah Development Control Plan

### Summary of Built Form Controls & Development Standards

Objective	The overriding objective of this DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability.	The objective of the proposal is to upgrade the existing residence without compromising the amenity currently enjoyed by adjacent properties. The proposed gazebo has been carefully designed and located to maximise benefit for the occupants whilst minimizing impact in terms of bulk and scale. This will avoid issues in relation to overshadowing, overlooking and privacy.
Land Zone	R2 Low Density Residential	
Building Height	8.5 metres	3.4m - <b>Complying.</b>
Landslip Risk	Area D	Preliminary Geotechnical report provided.
Landscape open space	Open space 40% of site area	Proposed landscape open space 272.5m <sup>2</sup> , 48.9% of site area. <b>Complying</b>
Wall Height	7.2 metres	N/A
Side boundary envelope and side setback	45 degrees from 4 metres, minimum side setback 0.9 metres	Refer plans Side boundary envelope is <b>Complying.</b>
Front building setback	6.5 metres	N/A
Rear building setback	6.0 metres Allowable encroachments must not exceed 50% of the rear setback area.	Existing dwelling unchanged. Complying. Proposed gazebo area 1.4m. Complying. Outbuilding 0.9m. complying. Allowable encroachments 12m <sup>2</sup> - Complying.
Building Bulk	To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.	The project is consistent with structures on adjoining land and within the vicinity and does not visually alter the streetscape. <b>Complying</b>
Views	The development is to allow for reasonable sharing of views,	No views are affected by this development
Access to sun light	Development is not to unreasonably reduce sunlight to surrounding properties.	Access to sunlight for surrounding properties is not compromised by this development.
Streetscape		N/A
Heritage items		N/A
Conservation areas		There are no conservation areas in the vicinity of this proposal.
Management of stormwater	Alterations and additions	Minor increase in impervious area. Stormwater into existing watercourse. - > <b>Complying</b>
Access and parking	2 car spaces	Existing and unchanged -> <b>Complying</b>
Construction site		The proposed development site has sufficient area for delivery and storing of building materials and construction tools and equipment with minimal adverse impact for road and pedestrian use.
Conservation of energy and water	Development is to make the most efficient use of energy and water.	N/A
Flood Prone Land	The property is not located within a Flood Risk	N/A

	Planning Precinct.	
Acid Sulphate Soils	The property does not contain Acid Sulphate Soils	N/A
Privacy and solar control		<p>The proposed gazebo will not afford opportunities to overlook the rear yards of the neighbouring properties to the south or to the west. The proposal follows the natural contours of the land and maintains a low profile.</p> <p>This proposal maintains access to sunlight to the living spaces within and spaces around the adjoining neighbour's properties.</p>
Air and Noise		<p><b>Air:</b></p> <p>The proposed work does not alter the existing air quality from that normally generated by domestic activities.</p> <p><b>Noise:</b></p> <p>The proposed work will not cause undue noise generation during the period of construction or normal domestic activities following completion of the works.</p>

## **Conclusion:**

The proposed additions have been designed to meet the objectives and requirements of the planning instruments, codes and guidelines.

This has been achieved in spirit and intent.

The owners seek appraisal on the intent of the DCP and re-confirm the following points of merit:

- The proposed addition presents an aesthetic yet functional addition with minimal impact to neighbours.
- Maintains generous outdoors areas.
- Increased amenity for the occupants.
- A largely compliant design providing increased amenity for the owners.

In submitting this design the owners reiterate, that the aesthetic improvement of their land is fundamental to their aims.

The proposal will have no adverse effect on neighbouring properties and the applicant respectfully requests that council consider this application favourably.

Yours faithfully

Michal Korecky