

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

## **PROPOSED NEW SECONDARY DWELLING** **TO AN EXISTING RESIDENCE** **AT**

**30 Booralie Road, Terrey Hills**

**LOT 76 DP 240989**

*Prepared By JJDrafting*

**May 2019**

**1) Introduction**

This Statement of Environmental Effects accompanies documents prepared by JJDrafting, Job Number 695.19, Drawing numbers DA.01 – DA.11 dated 07/05/19 to detail proposed new secondary dwelling above an existing detached garage at 30 Booralie, Terry Hills.

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 considered to be 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 30 Booralie Road, Terrey Hills with a site area of 801.5sqm.

It is located in R2 Low Density Residential.

The site is not listed as heritage or in a conservation area.

It is not located in a bushfire area.

It is located in area A of the slip zone.

The property addresses Booralie Road to the South West and Browns Way to the north west.

Adjoining property to the north west side consists of 2 storey block of units. Adjoining property to the south east side consists of a single storey dwelling.

The site is currently developed with a single storey rendered dwelling with a tiled hip roof and also a detached single storey double garage in the same style.

Driveway access is provided via 2 existing driveways off Booralie Road.

The site falls from the side boundary (South) down towards the opposite side boundary (North) of approximately 0.7m.

Vegetation consists of mixed endemic and introduced species that surround the property with areas of lawn to the front and rear of the property.

Side and rear setbacks vary throughout the streetscape and that of adjoining dwellings. Front setback reflect that of adjoining properties.

### **3) The proposal**

#### **Description**

As detailed within the accompanying plans, the proposal seeks consent for a secondary dwelling above an existing detached garage.

It provides compliance with the Warringah Development Control Plan 2011 and Warringah LEP 2011.

The proposed secondary dwelling consists the following:

#### **Ground Floor Level – Existing garage**

# Staircase connecting the ground floor to the proposed secondary dwelling.

# New door to the western side of the existing garage.

# New rainwater tank to BASIX requirements.

#### **Proposed New First Floor Addition – Secondary Dwelling**

# It is proposed that a new first floor be added to the existing detached garage consisting of 1 bedroom, bathroom, kitchen, dining, laundry in cupboard and a balcony. Connecting the 2 floors will be an external stair with an entry landing and a privacy screen.

# New walls to be light weight construction finished off with selected wall cladding and a colorbond pitch roof.

There will be no affect on neighbouring properties due to the proposed additions.

Considerations has been given to bulk and form.

### **4) General Principles of the Development Control**

#### **4.1) Built Form Controls**

##### **WALL HEIGHT- B1**

The max. wall is 7.2m

The proposed first floor addition COMPLIES with this control.

Wall to the west side elevation varies between - 5.2m - 5.9m - COMPLIES

Wall to the east side elevation varies between - 5.0m – 5.7m - COMPLIES

Wall to the north rear elevation – 5.0m – 5.2m - COMPLIES

Wall to the south front elevation – 5.2m – 5.7m - COMPLIES

##### **BUILDING HEIGHT**

The maximum building height is not to exceed 8.5m.

The proposed Secondary dwelling addition complies with the max. building height of 8.5m. Proposed ridge height to the new first floor addition will vary between 6.1m – 6.3m - COMPLIES

### **SIDE BUILDING ENVELOPE -B3**

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

The proposed addition predominately complies with the side building envelope control.

To the west side boundary it complies with the side building envelope control.

However only a small portion of the building on the north side contravenes the side building envelope. It is requested that this slight non compliance be supported as it will not affect adjoining properties in solar loss or any privacy loss or view loss.

### **SIDE SETBACKS – B5**

Warringah DCP control is a min.900mm.

#### GROUND FLOOR

North side setback to existing garage	2.7m	EXISTING
South side setback to existing garage	15.6m	EXISTING

#### FIRST FLOOR ADDITION – Secondary dwelling

North side setback to proposed addition	900m	COMPLIES
East side setback to proposed addition	14.15m	COMPLIES

### **FRONT SETBACK – B7**

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

Existing front setback	6.5m	EXISTING
No change to the front setback		
Proposed first floor addition	6.5m	COMPLIES

### **REAR BOUNDARY – B9**

Warringah DCP control is a min. of 6.0m

The proposed secondary dwelling addition will have a rear setback of 19.8m COMPLIES

## **4.2) Design**

### **LANDSCAPED OPEN SPACE – D1**

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

Site area of this allotment is 801.5m<sup>2</sup>

Council control requirement is 40% - 320.60m<sup>2</sup>

Existing landscaped open space area 262.46m<sup>2</sup> 32.75%

There will be no change to the existing landscaped open space area.

There will be no decrease in landscaping due to the proposed first floor addition.

#### **PRIVATE OPEN SPACE – 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. 205m<sup>2</sup> which COMPLIES.

#### **SOLAR CONTROL – 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 maximum of 3hours of solar access.

#### **VIEWS – D7**

Neighbours views will not be affected by the proposed secondary dwelling addition.

#### **PRIVACY – D8**

There will be no loss of privacy, due to the proposed secondary dwelling addition. Privacy screens to entry landing and balcony are included in the proposed design.

### **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 Local Environmental Plan 2011 and the Warringah Development Control Plan 2011. 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 plan**

The development has been designed to comply with the requirements of the Warringah Development Control plan 2011 and the general principles of WLEP 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 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 in regard to 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 a secondary dwelling addition above an existing garage 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 considered to be well designed having regard to the relevant provisions of the WLEP 2011 and WDCP 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 development. The site is considered suitable for the proposed development. The proposal will provide for a secondary dwelling addition above an existing garage 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.

**Conclusion**

The proposal is consistent with and compliment the existing detached style housing in the area

The proposed development respects the scale and form of other new and existing developments in the vicinity. The proposal does not have any significant impact on long distant views.

The proposal does not present any significant impacts on the privacy and solar access for the subject and neighbouring properties

The proposed secondary dwelling addition above an existing garage will not have a detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with Warringah Development Control Plan 2011 and WLEP 2011.

There will be no effect on local fauna and flora.

As the proposed secondary dwelling addition 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.



Photo 1

View looking east towards  
side of detached garage.  
DA.05 West Elevation



Photo 2

View looking north towards  
front of detached garage  
DA.05 South Elevation



Photo 3

View looking west towards  
side of detached garage  
across existing pool.  
DA.05 East Elevation



Photo 4

View looking south east  
towards rear of yard  
showing private open space



Photo 5

View looking north showing  
extent of vegetation around  
pool area



Photo 6

View looking north showing  
relationship between  
dwelling and detached  
garage





Browns way pathway to the left of the subject site



View looking south east



View looking north east – front of the subject site.

# SCHEDULE OF EXTERIOR FINISHES

30 Booralie Road Terrey Hills

## **WALLS**

First Floor                      Lightweight framing with selected cladding. Colour to match existing dwelling

## **ROOF**

Colorbond roof in Basalt

## **WINDOW & DOOR FRAMES**

Powder-coated aluminium in white

## **TRIMS**

White