

4 Stinson Place, Forestville

Lot 8 in DP 202494

STATEMENT OF ENVIRONMENTAL EFFECTS Proposed Alterations and Additions to an existing dwelling

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Appendix A Basix Certificate

Drawings

DA00	Cover Sheet	N/A
DA02	Calculation Sheet	N/A
DA01	Site Analysis/ Context Plan	1:150@A3
DA10	Proposed Ground Floor	1:100@A3
DA11	Proposed Site and Roof Plan	1:100@A3
DA20	Proposed Sections and Elevations	1:100@A3
DA30	Proposed Elevations	1:100@A3
DA40	Materials, Colours and Finishes	1:100@A3
DA50	Shadow Diagrams – Winter	N/A
DA51	Shadow Diagrams – Equinox	N/A

220360-1 Survey Plan

1 INTRODUCTION

1.1 Background

This Statement of Environmental Effects (SEE) is submitted to the Northern Beaches Council in support of a development application (DA) for alterations and additions to an existing dwelling at 4 Stinson Place Forestville.

This report includes a description of the proposal and its environs, and an assessment of the proposal in terms of the matters for consideration pursuant to Section 4.15 (1) of the Environmental Planning and Assessment Act 1979.

The application has been prepared on behalf of the owners of the property and is based on architectural plans prepared by U+I Building Studio, and a BASIX Certificate.

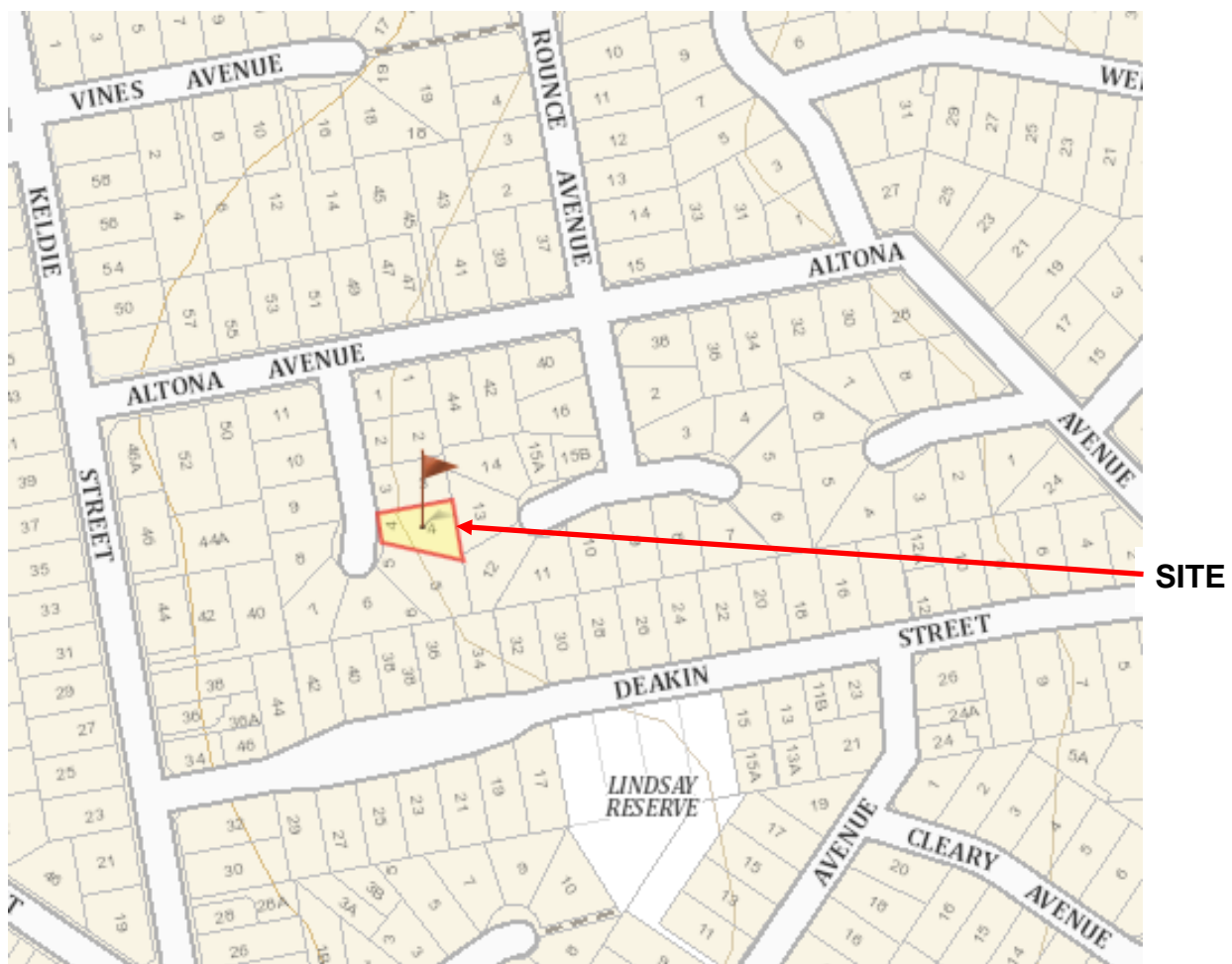


Figure 1 Site Location

1.2 The Site

The subject site is located at 4 Stinson Place Forestville as shown in Figure 1. The land is

irregular in shape and is described as Lot 8 in DP 202494 with an area of 694m². Vehicular access to the property is from Stinson Place, which is a cul-de-sac off Altona Avenue.

The character of the dwelling, with a generous front yard, is illustrated in Figure 2.



Figure 2 Frontage to the site

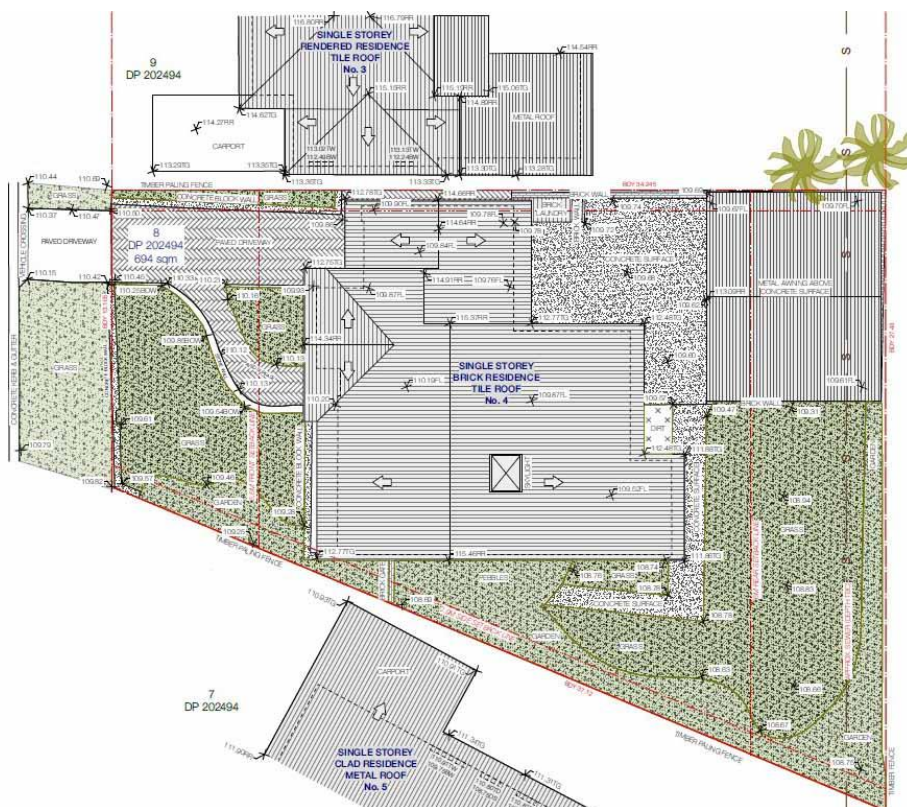


Figure 3 Site Plan –

The dwelling single storey brick building with tile roof is landscaped on three sides. All services are available to the site. A sewer line is located parallel to the eastern boundary as shown on the survey plan.

1.3 Proposed Development

The proposed alterations and additions are shown in the attached architectural drawings and Figure 4.



Figure 4 Proposed Alterations and Additions (Drawing DA 10)

In summary the proposed improvements to the dwelling are:

- Carport in front of the existing garage on the northern side of the property.
- Part of the front façade of the dwelling is to be extended to enlarge a bedroom and TV Lounge area.

- The rear of wall of the dwelling is to be demolished. The rear wall will be rebuilt further out to provide an enlarged living and dining room and two kids rooms, and new kitchen and pantry, study, living and dining area.
- The roof at the rear section of the property is extended over the new addition to match the form and materials of the existing roof.
- Installation of sun tunnels and solar panels over new metal roof as shown on Drawing DA11).

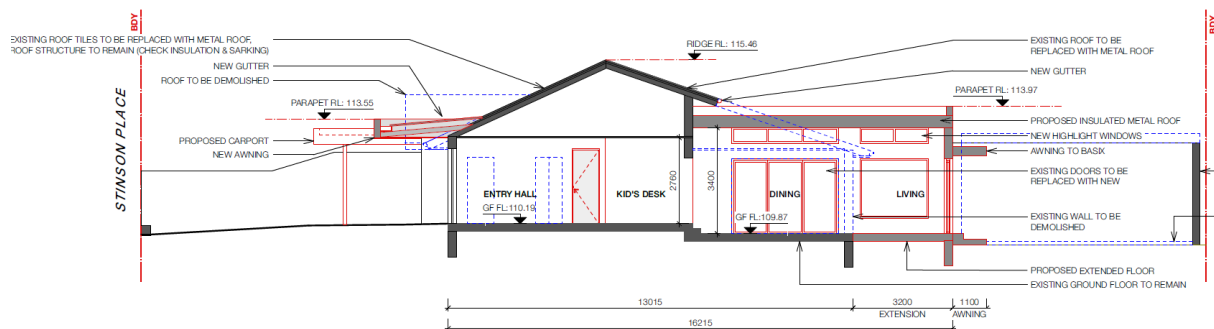


Figure 5 Section – East Elevation (Drawing DA 20)

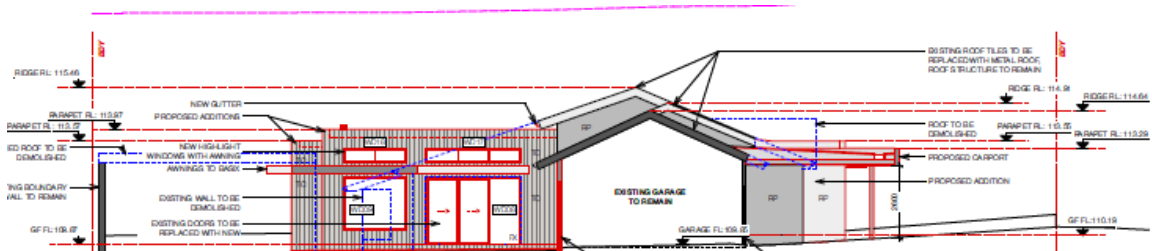


Figure 6 Section West Elevation (Drawing DA20)

The proposed materials and finishes are shown on Drawing DA60.

In summary the proposed development will achieve the following:

Details	Existing	Proposed
Site Area	694.0 m ²	
GFA	164.6 m ²	236.6 m ²
FSR	0.22:1	0.31:1
Landscaped Open Space Area	266.8 m ² (38.4%)	290.5 m ² (41.9%)
Private Open Space	214 m ² (42.5%)	220 m ²

2 RELEVANT STATUTORY APPROVALS AND THE PLANNING PROCESS

2.1 Introduction

This section examines the local environmental plan and other relevant environmental planning instruments

2.2 Warringah Local Environmental Plan 2011

2.2.1 Permissible Uses

The *Warringah Local Environmental Plan 2011* (WLEP) sets the basic planning controls for the site. The property is zoned R2 – Low Density Residential, and the objectives for this zone, and the uses (permissible or prohibited) are indicated in the following table.

Table Objectives and Permissible Uses

The objectives and permissible uses for the R2 low density Residential Zone are given in the following table.

Land Use Zone	R2 Low Density Residential Zone
1. Objectives	<ul style="list-style-type: none"> <i>To provide for the housing needs of the community within a low density residential environment.</i> <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> <i>To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.</i>
2. Permitted without Consent	<i>Home-based child care; Home occupations</i>
3. Permitted with Consent	<i>Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals.</i>
4. Prohibited	<i>Any development not specified in item 2 or 3</i>

In the R2 zone dwelling houses are permissible with consent, accordingly, the proposed works involving alterations and additions to an existing dwelling is permissible with consent.

2.2.2 Development Standards

Part 4 of IWLEP provides development standards, and the following are prescribed as maximum development standards relevant to the land:

Clause 4.3 Height of Buildings – 6.7m unchanged, compliant

2.2.3 Other controls

The site is not within a general conservation area. The site is not mapped as affected by coastline hazards, landslip (<5° slope), nor impacted by Acid Sulphate Soils (ASS).

2.3 Warringah Development Control Plan 2011

The Warringah Development Control Plan 2000 (WDCP) provides the policies and planning controls used by Council to assess development applications. This DCP applies to the former Warringah Council Area. The way the proposed development responds to the CDCP requirements for this locality and the proposed development is considered in the following section of this report.

2.4 Conclusion

The proposed development is permissible with consent under the WLEP and is compliant with the development standard for height.

3 ASSESSMENT

The proposed development has been assessed in accordance with matters for consideration listed in Section 4.15 of the EP & A Act 1979 as outlined below.

3.1 Environmental Planning Instruments

3.1.1 State and Regional Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index) 2004 requires that residential be sustainable. The BASIX Certificate contained in Appendix A confirms that the proposed development meets the NSW Government's requirements for sustainability.

3.1.2 Local Environmental Plan

As discussed in Section 2 of this report the proposed development is permissible with consent under the provisions of the WLEP. Consistency with the zone objectives of the R2 Low Density Residential Zone is demonstrated in the following Table:

Table 1 Consistency with the Objectives of the R2 Zone in WLEP

Objective	Consistency
<ul style="list-style-type: none"> <i>To provide for the housing needs of the community within a low density residential environment.</i> 	<p>Complies</p> <p>The proposed development involves alterations and additions to an existing dwelling. The changes proposed have been carefully designed to meet the needs and improve the amenity of the residents of the dwelling.</p>
<ul style="list-style-type: none"> <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> 	<p>Not Applicable</p>
<ul style="list-style-type: none"> <i>To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.</i> 	<p>Complies</p> <p>The proposed development will result in a dwelling that maintains the low density character of the built and natural features of the surrounding area.</p>

3.2 Warringah Development Control Plan 2011

The development is subject to the provisions of the Warringah DCP 2011. The following tables summarises the proposed development against the relevant provisions of this DCP for alterations and additions to a detached dwelling.

3.2.1 DCP Objectives

DCP Objectives	Response
• <i>To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood</i>	Complies. The proposed development responds positively to the site and the surrounding neighbourhood (see Drawing DA01).
• <i>To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome</i>	Complies. The proposed development is respectful of its setting and contributes positively to the street scape.
• <i>To inspire design innovation for residential, commercial and industrial development</i>	Complies. This residential development incorporates a range of design features suitable for a detached dwelling – eg for energy and solar access.
• <i>To provide a high level of access to and within development.</i>	Complies. The proposed development allows access around the site (see Drawing DA 11).
• <i>To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained</i>	Not applicable.
• <i>To achieve environmentally, economically and socially sustainable development for the community of Warringah</i>	Complies. The proposed development will contribute to sustainable development through the architectural design proposed.

3.2.2 Built Form Controls

Applicable controls in Part B of the WDCP are discussed in the following table.

Principle/Control	Response
B1 Wall Heights <i>Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).</i>	Complies Maximum building height is 6.7m

<p>B2 Number of Storeys</p> <p><i>Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.</i></p>	<p>Complies</p> <p>The building retains the form of a single storey dwelling.</p>
<p>B3 Side Boundary Envelope</p> <p><i>Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:</i></p> <ul style="list-style-type: none"> • 4 metres, or • 5 metres <p><i>as identified on the map.</i></p>	<p>Complies</p> <p>See Drawings DA20 for details of side boundary envelope.</p>
<p>B5 Side Boundary Setbacks</p> <ol style="list-style-type: none"> 1. <i>Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.</i> 2. <i>Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.</i> 	<p>Complies See Drawing DA20.</p> <p>Side 0.9m Complies North existing; South 0.9m</p>
<p>B7 Front Boundary Setback</p> <ol style="list-style-type: none"> 1. <i>Development is to maintain a minimum setback to road frontages.</i> 2. <i>The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.</i> 3. <i>Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.</i> 4. 	<p>Complies See Drawing DA 10</p> <p>Front 6.5m required and 6.5 minimum provided.</p>

<p>B9 Rear Setbacks</p> <p>Setback of 6.0m required,</p>	<p>Complies. See Drawing DA10</p> <p>6.9m provided. Area is landscaped and provides a sense of openness.</p>
<p>C2 Traffic, Access and Safety.</p> <p>The objectives are to minimise:</p> <ul style="list-style-type: none"> a) traffic hazards; b) vehicles queuing on public roads c) the number of vehicle crossings in a street; d) traffic, pedestrian and cyclist conflict; e) interference with public transport facilities; and f) the loss of "on street" kerbside parking. 	<p>Complies See Drawing DA 7.</p> <p>The proposed development achieves the objectives for traffic, access and safety through the design of the development which provides a single driveway, which is highly visible, to on-site parking. No traffic hazards will occur and there is no loss of on street parking. Vehicle movements on Stinson Place are minimal given that it is a cul-de-sac.</p>
<p>C3 Parking Facilities</p> <ul style="list-style-type: none"> • To provide adequate off street carparking. • To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place. • To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces. 	<p>Complies</p> <p>In terms of parking facilities, a single carport is provided on the northern boundary behind the building line. Will have minimal visual impact as is minimised. See Drawing DA 7.</p>
<p>D1 Landscape Area:</p> <p><i>The minimum landscape area on the DCP Map is 40%.</i></p>	<p>Compliant.</p> <p>The existing landscape open space of 266.8m² is non-compliant at 38.4%. The proposed 290.5m² is now compliant at 41.9%.</p>
<p>D2 Private Open Space</p> <p><i>A total of 35m² with minimum dimensions of 3 metres is required for a single dwelling house.</i></p>	<p>Compliant</p> <p>An area of private space of 220m² is provided as shown on Drawing DA02</p>
<p>D6 Access to Sunlight</p> <ol style="list-style-type: none"> 1. Development should avoid unreasonable overshadowing any public open space. 2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 	<p>Compliant</p> <p>See Drawings DA50 & 51 for Solar Access. There is no overshadowing of any public space, and at least 50 % of the required area of private open space of the subject site and in the adjoining property receives the required amount of sunlight between 9am and 3pm on the 21st of June.</p>

<i>hours of sunlight between 9am and 3pm on June 21.</i>	The major impact on solar access on the adjoining property is the result of the existing fence between the two properties – unchanged in height.
D10 Choice of Materials <ul style="list-style-type: none"> <i>The choice of materials should complement the building as a whole.</i> 	Complies <p>See Drawing DA40 for the proposed materials and finishes. It is clear that proposed materials and colour have been carefully selected and with the articulation of the building in sympathy with the surrounding natural and built environment.</p>
D15 Side and Rear Fences <ol style="list-style-type: none"> <i>Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites, or 1.8 metres measured from the low side where there is a difference in either side of the boundary.</i> <i>For sloping sites, the height of fences may be averaged and fences and walls may be regularly stepped.</i> <i>All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or broken glass is not permitted.</i> 	Complies <p>The existing side and rear timber fences will be retained. The height of the existing fences is noted on the Survey Plan.</p>

3.3 Planning Agreements

There are no planning agreements relating to the site.

3.4 Any Matters Prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment Regulations 2000* does not prescribe any additional matters that require consideration.

3.5 The likely Impacts of the development

It is not anticipated that the proposed development will create any impacts on the environment.

3.6 Suitability of the Site for the Proposed Development

The longstanding residential character of the locality and the use of the site as a detached dwelling have established that the site is suitable for residential development.

3.7 Public Interest

The proposed development is in the public interest for the following reasons:

- The proposed development responds positively with the relevant planning controls and objectives for the site,
- The development maintains and contributes positively to the dominant use of the locality for residential development, and
- The proposed alterations and additions will significantly improve the amenity of the dwelling for the current and any future residents.

4 CONCLUSION

The applicant is seeking development consent, as illustrated in the accompanying drawing, for alterations and additions to an existing dwelling.

The site is located at 4 Stinson Place, Forestville. The parcel comprising the site is described as Lot 8 in DP 202494.

The land is zoned R2 Low Density Residential under the *Warringah Local Environmental Plan 2011*. Under WLEP alterations and additions requires development consent and in the R2 zone dwellings are permissible with consent. The Northern Beaches Council is the consent authority for local development. The design of the proposed development, involving alterations and additions to an existing dwelling, meets the requirements of the local planning instrument. The development is compliant with provisions of the Council's Development Control Plan 2011 except for a very minor shortfall in the landscape open space provided. In the circumstances of the site Council is justified in accepting a marginally smaller area.

The development site is not impacted by contamination, is not flood liable or bush fire prone, and is not affected by biodiversity issues.

The proposed development is clearly in the public interest. Accordingly, it is requested that Council give approval to this application by way of development consent subject to appropriate conditions.