



26 COTENTIN ROAD BELROSE

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A FIRST FLOOR ADDITION



Report prepared for
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Contents

1. INTRODUCTION
2. THE SITE AND ITS LOCALITY
3. PROPOSED DEVELOPMENT
4. SITE PHOTOGRAPHS
5. STATUTORY FRAMEWORK
6. SECTION 4.15
7. CONCLUSIONS

1.0 Introduction

1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling at 26 Cotentin Road, Belrose.

The report describes how the application addresses and satisfies the objectives and standards of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2000 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Survey prepared by Bee and Lethbridge Pty Ltd
- ◆ Site visit
- ◆ DA Plans prepared by Sally Gardner Design and Draft

1.3 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2.0 The site and its locality

- 2.1 The site is located at on the eastern side of Cotentin Road, Belrose, approximately 190 metres south of its intersection with Wyatt Avenue. The site is legally described as Lot 5 DP 263761.
- 2.2 It is, roughly, a rectangular shaped lot with a frontage of 38.83 metres, rear boundary of 35.095 metres, side boundaries of 27.635 metres(north) and 29.06 metres (south). The lot has an area of 1,045m².
- 2.3 The site is currently occupied by a single storey clad dwelling with a tile roof, and above ground swimming pool and a weatherboard & clad garage /cottage with a metal roof. The dwelling and associated structures were part of the original development of Belrose and are seen on aerial photographs dating back to 1943.
- 2.4 The site is surrounded by detached residential dwellings in all directions with Wyatt Reserve sports amenities located approximately 50 metres to the north. The site is also close to the retail and public transport services on Ralston Avenue and is located within walking distance of Belrose Public School.



Figure 1. The site and its immediate surrounds



Figure 2. The site within the locality



Figure 3. Aerial photograph of the site and its immediate surrounds

3. Proposed Development

- 3.1 The proposed development is for alterations and additions, including the addition of a new first floor to the existing dwelling. The alterations and additions will result in a 5-bedroom dwelling on the subject site.
- 3.2 The proposed alterations and additions remain consistent with the streetscape and the locality. The proposal is compliant with Council controls, ensures privacy and solar access are maintained for both neighbours and the subject site.
- 3.3 The additional level has been designed with a complementary form, allowing for the new bedrooms to be built using similar materials to the existing dwelling. The result is an attractive addition, retaining the original dwelling's character.
- 3.4 The alterations and additions to the dwelling will be made up as follows:

Ground Floor

- Demolish existing bedrooms 1 & 2 and part of bedroom 3 to create an open plan dining/ kitchen/family area with a walk- in pantry and laundry.
- The existing kitchen will become the master bedroom with a walk-in robe and ensuite.
- The study will be partially demolished and, together with the existing family area will be converted to a stairway to the new first floor, a new bathroom and bedroom 5
- The rear deck will be extended to approximately 64m² and include new timber stairs and sliding doors to the new open plan area. Two new skylights will be included in the roof over the deck.

New First Floor

- New bedrooms, 2, 3 and 4 each with a built- in robe.
- An open plan retreat area
- New bathroom with skylight.
- New linen cupboard adjacent to the bathroom

4. Site Photographs



Figure 4. The existing clad and tile dwelling, view from Cotentin Road.



Figure 5. Adjoining driveway to the north



Figure 6. Dwelling and sandstone boundary fencing viewed from street frontage



Figure 7. Rear yard viewed looking south from the existing deck



Figure 8. Frontage of the site including garage/ studio and existing dwelling

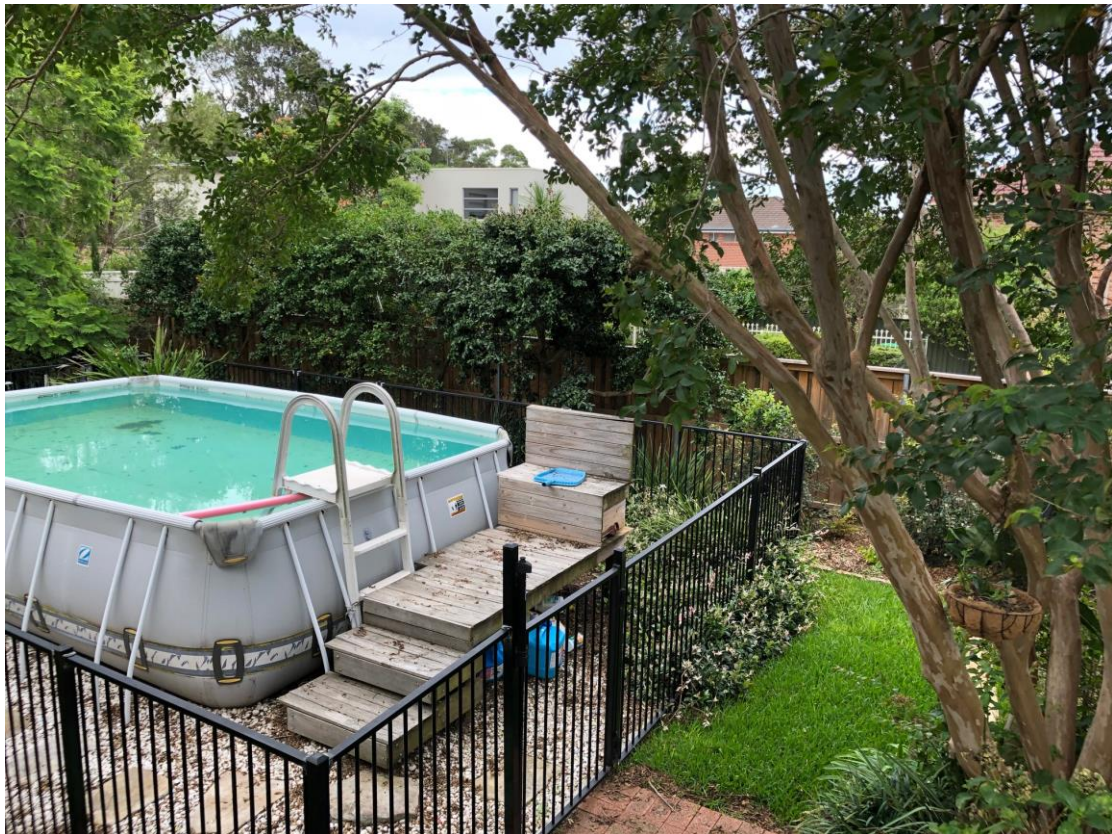


Figure 9. Pool in rear northern corner of the yard

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

5.2 Warringah Local Environment Plan 2011

Zoning

The site is zoned R2 pursuant to the provisions of the Warringah Local Environment Plan 2011. The proposed development is a permissible use in the R2 zone which permits dwelling houses with development consent.



Figure 8. Extract from Warringah LEP zoning map

Height

The LEP restricts the height of any development on the subject site to 8.5 metres. The maximum proposed height is 8.4 metres. The proposal is compliant with the control.

Heritage

The site is not a heritage item or located within a heritage conservation area.

Acid Sulfate Soils

The site is not located in an area nominated as Acid Sulfate soils.

Development on Sloping Land

The site is located in the area nominated on the LEP maps as Area A – less than 5 degrees. A geotechnical report is not required for the proposed works in this location.

5.2 Warringah Development Control Plan 2011

The relevant sections of the Warringah DCP 2011 are addressed below.

5.2.1 Part B General Controls**Wall Heights**

A maximum wall height of 7.2 metres is permitted. The proposed development will result in compliant maximum wall heights of 6.878 on the northern elevation and 6.082 metres on the south elevation.

Side Building Envelope

The site requires a side boundary envelope of 4m/45°.

The proposed first floor complies with the building envelope control. A small portion of the eave is outside the envelope as is evidenced on Section A-A. However, this is permissible within the control exceptions. Additionally, we note that the immediately neighbouring site to the north is a battle axe handle driveway and accordingly, the impact of the dwelling addition, while appropriate, is minimised with no immediate neighbour.

The specific objectives of the control are met with the appropriate nature of the design.

Side Boundary Setbacks

Side setbacks of 900mm are permitted on the subject site. Both proposed side boundaries are easily compliant with required setbacks as illustrated on the DA plan set. The northern boundary setback is 2.294 metres for the proposed first floor addition to

match the ground floor. The first-floor addition on the southern side is setback 1.5m from the ground floor, which has a varying side setback of on average 20 metres.

Front Setback

A front setback of 6.5 metres is required on the site. No change is proposed to the existing front setback which sits at 3.2 – 6.7 metres for the ground floor. The new first floor will have an increased and compliant front setback of 7.673 metres at its closest point.

Rear Setback

A rear building setback of 6 metres is required on the site.

The proposed rear setback of the dwelling far exceeds the minimum 6 metres required by the DCP, as illustrated on the attached site plan with 11.876 metres to the first floor and 8 metres to the deck.

5.2.2 Part C Siting Factors

Traffic Access and safety

No changes are proposed to the existing driveway crossover.

Parking

No changes are proposed to the existing double lockup garage.

Storm water

The proposed alterations and additions will be connected to Council's existing stormwater system.

Excavation and Landfill

No excavation is proposed.

Demolition and Construction

The proposed alterations and additions will involve minimal demolition works. All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

Waste Management

Appropriate waste management will be undertaken during the demolition and construction process.

All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

The existing dwelling has appropriate waste storage areas, with waste to be collected by Councils regular service.

5.2.3 Part D Design

Landscaping and Open space and bush land setting

The DCP requires 40% landscaping on the site which is equivalent to 418m² for the site area of 1,045m². The existing site achieves a landscaped area of 368.4m² or 35.25%. The proposed development changes landscaped area to 406.077m² or 38.86% which is an improvement on the existing and brings the site to a point extremely close to compliance.

The landscape setting of the site is maintained, and the overall appearance will be green, and in character with the location.

Private open space

Private open space area in excess of 60m² is provided in the rear yard as required by the DCP.

Noise

The development is appropriate and will not result in noise levels inappropriate to a residential area. The site is not located in close proximity to a noise generating activity.

Access to sunlight

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this clause DCP.

Views

A site inspection of the subject site has been undertaken it is considered there are no significant views or water views impacted by the development or apparent in the location.

Privacy

Privacy will be retained for neighbours with ample setbacks and no direct overlooking into any key living areas. The surrounding dwellings are well setback and there is existing landscaping which aids in ensuring that privacy is maximised.

Building Bulk

The proposed alterations and additions incorporate articulation to alleviate bulk. The alterations and additions will be consistent with the streetscape and surrounding dwellings, with the overall impact being a modern, aesthetically pleasing and complimentary addition to Cotentin Road.

Building Colours and Materials

The proposed alterations and additions will complement the original built form with a weatherboard addition. Colours to complement the existing dwelling and character of the streetscape. See the accompanying schedule.

Roofs

The new dwelling roof design is consistent with the roof line of the existing dwelling. The new roof will be metal & the existing will be changed to match the new roof.

Glare & Reflection

Materials have been chosen to ensure no glare or reflection issues.

Site Facilities

The existing dwelling has appropriate waste, recycling areas and drying facilities.

Safety and Security

An ability to view the street frontage is retained and enhanced from the upper level allowing for casual surveillance which is to the benefit of the safety and security.

Conservation of Energy and Water

The design has achieved a BASIX Certificate which accompanies the application.

5.2.4**Part E The Natural Environment****Preservation of Trees or Bushland Vegetation**

No trees are to be removed or be detrimentally impacted as a result of the proposed development, which primarily sits within the envelope of the existing dwelling.

Retaining unique Environmental Factors

The development will have no impact on any unique environmental factors in the area.

Wildlife Corridors

There will be no impact on any valued wildlife as a result of the proposed dwelling.

Landslip Risk

The site is located in the area nominated in the LEP maps as Area A – less than 5 degrees. The proposal does not include any significant excavation and will have a minimal impact in regard to landslip risk.

6. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the zone.

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

6.1. Context and Setting

What is the relationship to the region and local context in terms of:

- the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The alterations and additions are appropriate and will have negligible impact on adjacent properties.

6.2. Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

The proposed alterations and additions will not alter the current compliant onsite parking. No conflict or issues will arise as a result of the proposed development.

6.3. Public domain

The proposed development will have a positive impact on the public domain as the proposal is consistent with the character and streetscape of the residential area.

6.4. Utilities

There will be no impact on the site, which is already serviced.

6.5. Flora and fauna

There will be no impact.

6.6. Waste

There will be no impact.

6.7. Natural hazards

The site is affected by Category A land slip with the proposed works not requiring additional information and being a reasonable development for the site.

6.8. Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

6.9. **Site design and internal design**

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed alterations and additions are highly appropriate to the site regarding all of the above factors. The development fits well within the context of the surrounds and is an appropriate scale, well-suited to its residential surrounds.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

6.10. **Construction**

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*

- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the alterations and additions proposed.

Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of an existing residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

7. Conclusions

- 7.1 The proposed development for alterations and additions to the existing dwelling including a first-floor addition at 26 Cotentin Road, Belrose is appropriate considering all State and Council controls.
- 7.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 7.3 Considering all the issues, the fully compliant development is considered worthy of Council's consent.