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## STATEMENT OF ENVIRONMENTAL EFFECTS

5 Forest Glen Crescent, Belrose

Proposed Granny Flat and Alterations & Additions to Nockolds & Lee Residence

Lot 20 in DP 219001

Accompanying DA Plans 19101

Dated 29 June 2019

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## 1. Introduction

This application seeks approval for additions and alterations to an existing dwelling as well as the conversion of an existing double garage to a secondary dwelling with some modification upon land at Lot 20 on DP 219001 also referred to as 5 Forest Glen Crescent, Belrose.

The following planning items have been considered in the preparation of this development application.

Environmental Planning & Assessment Act 1979

Warringah Local Environmental Plan 2011

Warringah Development Control Plan 2011

State Environmental Planning Policy (Affordable Rental Housing) 2009 Schedule 1

The following details and documents have been relied upon in the preparation of this document.

Survey Plan	- Prepared by C.M.S. Surveyors Pty Ltd	- Job No 18405	dated 27 Feb 2019
Architectural Plans	- Prepared by Creative Homeplans	- Job No 19102	dated 15 July 2019
BASIX Certificate	- Prepared by Creative Homeplans	- 1050251S	dated 30 Oct 2019
BASIX Certificate	- Prepared by Creative Homeplans	- 1046086S	dated 30 Oct 2019
Geotechnical Report	- Prepared by Ascent Geotechnical Consulting	- AG 19200	dated 28 Oct 2019

This Statement of Environment Effects describes the subject site and the surrounding area together with the relevant planning controls and policies pertaining to the site and the type of development being proposed on the subject site. It provides an assessment of the proposed development against the considerations as set out in Section 79C(1) of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed be considered as acceptable and is worthy of the support of the Council as presented.

## 2. Site Description and Locality

The Site is identified as Lot 20 on DP 219001 more commonly know as 5 Forest Glen Crescent, Belrose.

The site is regular in shape, zoned R2 Low Density Residential with a 3 bedroom brick veneer dwelling on site with a detached double garage to the rear of the dwelling.

The property is located on the western side of Forest Glen Crescent, is regular in shape with a driveway to a double garage located to the rear of the dwelling, in the north western corner leading. The Site is 697.3 square meters in size and slopes away from Forest Glen Crescent to the rear boundary with a fall of 0.5 meters over the 35.75 meter length of the site.

All existing connection points for services located on the property will remain as they are. The increased roof water volume from the addition to the existing dwelling will be connected to the existing stormwater system. The roof of the new second floor extension will drop to the lower ground floor roof and flow through the existing system. The contracted plumber is to insure the existing system is adequate to handle the slight increase to the overall volume connected to the existing stormwater system.





Street view – 5 Forest Glen Crescent, Belrose



Street View – 3 Forest Glen Crescent, Belrose



Street View – 7 Forest Glen Crescent, Belrose



Street View – 2 Forest Glen Crescent, Belrose



Street View – 4 Forest Glen Crescent, Belrose



Street View – 6 Forest Glen Crescent, Belrose



### 3. The Development Proposal

This proposal seeks approval for the addition and alterations to the existing dwelling with the demolition of the existing deck and deck roof and the addition of a new larger deck and new deck roof. The proposal also seeks the addition of a new kitchen/ dining area and a new first floor rumpus room as well as to convert the existing double garage to a 1 bedroom granny flat and add a new double garage to the front of the dwelling behind the setback requirement. The proposal also seeks the alteration of the existing dwelling to reconfigure parts of the dwelling to contain a new 4<sup>th</sup> bedroom, a combined bathroom & laundry, a new ensuite and main entrance.

#### Finishes and Colours

All new construction to the residence is to comply with current BCA and Australian Standards. The new timber deck is to have a 1800mm privacy screen along the southern side of the deck between the dwelling and the boundary to the south. The roof areas are to be medium to dark in colouration, all new windows and doors are to be of improved aluminium with glazing to BASIX requirements.

#### Site Works

The new works will require some minor works to accommodate the new timber deck and the extension to the main dwelling for the new kitchen and dining area.

#### Landscape and Stormwater

The open space landscaping will require some paving and concrete areas to be removed to meet the minimum 40% requirement of the DCP. The areas to be removed and re grassed are clearly shown on DA 07 of the drawing set. Total landscaping will be 41.7% once this has been completed.

Most stormwater run off from the existing dwelling will remain unchanged with just a small increase from the extension to the kitchen/dinning and deck area while the conversion of the double garage to a new 1 bedroom granny flat will alter the amount of roof water only slightly.

During construction all of the required sediment protection fencing as shown on DA05 and other measures will be provided to ensure that stormwater and soil run off are minimised. Any exposed soil areas will be landscaped as soon as possible to avoid soil loss.

Site Area	<b>697.3sq mts</b>	<b>Compliance</b>
Proposed Site Cover	N/A	N/A
Existing Floor Area	125.11 sqm	Yes
Proposed Floor Area	147.44 sqm main dwelling + 41.35 sqm granny flat	Yes
Landscape Area	290.53 sqm / 41.7%	Yes
Private Open Space	60 m2 -	Yes

### 4. Zoning and Development Controls

The proposed development is identified as development requiring consent of the local Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the act and all the relevant planning instruments and policies of Northern Beaches Council. (Warringah)

All relevant Prescriptive Controls for the site have been considered in the following Compliance table.

#### 4.1 Warringah Local Environmental Plan 2011

The site is zoned R2 Low Density Residential. Development for the purposes of a dwelling house is permissible in this zone with the consent of the local Council. The following provisions of the LEP are relevant to the proposed development.

Control	Requirement	Compliance
2.2 Zoning	Zone R2 Low Density Residential	Yes
4.1 Size of Subdivision	Minimum size of 600sqm for new subdivision Existing site is 697.3 sqm	Yes
4.3 Height of Building	Max height from natural ground level to ridge is 8.5mts	Yes

#### 4.2 Warringah Development Control Plan 2011

The Warringah Development Control Plan (DCP) prepared by Council is in effect and the following table provides a summary of the relevant controls under the DCP.

Control	Requirement	Compliance
<b>Part B</b>	<b>Building Form Controls</b>	
B1 Wall Heights	Walls are not to exceed 7.2 meters from ground level (existing). This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls)	Yes
B2 Number of Storeys	2 Storeys	Yes
B3 Side Boundary Envelope	Building Envelope 45 degree from 4m.	Yes.
B4 Site Coverage	Not Applicable	Not Applicable
B5 Side Boundary Setback	Minimum 0.9m	Yes - Main dwelling No – Secondary dwelling which is to be contained within the existing double garage rear and side walls currently breaks the side boundary set back by some 29mm.
B7 Front Boundary Setback	Minimum 6.5m	Yes

<b>Control</b>	<b>Requirement</b>	<b>Compliance</b>
B9 Rear Boundary Setback Main Dwelling	6.0m setback required	Yes
Rear Boundary Setback Secondary Dwelling  State Environmental Planning Policy (Affordable Rental Housing) 2009 Schedule 1 – Part 2 10 (1) a	3.0m setback, if the lot has an area of at least 450 square meters but not more than 900 square meters.	No - The new secondary dwelling is to be contained within the existing double garage which currently breaks the rear boundary set back for a secondary dwelling by 353mm.
B11 Foreshore Building Setback	Not Applicable	Not Applicable
B12 National Parks Setback	Not Applicable	Not Applicable
B13 Coastal Cliffs Setback	Not Applicable	Not Applicable
B14 Main Roads Setback	Not Applicable	Not Applicable
B15 Minimum Floor to Ceiling Height	Not Applicable	Not Applicable
<b>Part C</b>	<b>Siting Factors</b>	
C2 Traffic Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing	Yes
C3 Parking Facilities	Garage not to visually dominate façade, parking to be in accordance with AS/NZ 2890.1	Yes
C4 Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specifications.	Yes - Existing
C5 Erosion and Sediment Control	To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment and prevent the migration of sediment off the site.	Yes Soil and sediment control fences to be implemented prior to construction commencing as per DA05 of this application.
C6 Building Over or Adjacent to Constructed Council Drainage Easements	Not Applicable	Not Applicable
C7 Excavation and Landfill	To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties and site stability is maintained.	Yes The works require minimum excavation.
C8 Demolition and Construction	Waste Management Plan required	Yes Waste management plan submitted
C9 Waste Management	Waste storage area to be provided	Yes There is sufficient area on

		the site for waste and recycling storage as proposed in DA 05
<b>Control</b>	<b>Requirement</b>	<b>Compliance</b>
<b>Part D</b>	<b>Design</b>	
D1 Landscaped Open Space and Bushland	Min 40% Landscaped area to be maintained	Yes
D2 Private Open Space	Dwelling houses with 3 or more bedrooms Min 60m <sup>2</sup> with min dimension of 5m	Yes The site will provide for ample private open space from the main living area.
D3 Noise	Mechanical noise is to be attenuated to maintain adjoining unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Not Applicable
D4 Electromagnetic Radiation	Not Applicable	Not Applicable
D5 Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun. Appropriate construction to enhance thermal properties and ventilation/natural cooling. Compliance with BASIX requirements	Yes BASIX certificate's have been issued and form part of this submission to Council. See – Report - BASIX Certificates submitted with the plans.
D6 Access to Sunlight	The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties' private open space receives not less than three hours sunlight between 9am & 3pm on June 21 <sup>st</sup> , the winter solstice.	Yes Shadow diagrams have been prepared and form part of this submission. The proposal ensures at least three hours of solar access is provided to the subject site and adjoining properties as set out in the requirement.
D7 Views	View sharing to be maintained	Yes The site is situated on the western side of Forest Glen Crescent. The subject & adjoining properties do not have any views that may be affected by this proposal.
D8 Privacy	This clause specifies that the development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	Yes The alterations have been designed to ensure privacy of the adjoining properties is maintained with possible overlooking being kept to a minimum.

<b>Control</b>	<b>Requirement</b>	<b>Compliance</b>
D9 Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties and not to visually dominate the street	Yes The existing dwelling and additions will have a bulk and architectural scale in keeping with the nearby properties with similar topography as the subject dwelling.
D10 Building Colours and Materials	External finishes and colours to be sympathetic to the natural and build environment	Yes External finishes to match existing. See also drawing titled "Colours and Finishes" of submitted plans.
D 11 Roofs	The LEP requires that roofs should not dominate local skyline	Yes
D12 Glare and Reflection	Glare impacts from artificial illumination to be minimised, reflective building materials are to be minimised.	Yes New roof to be medium to dark in colouration.
D13 Front Fences and Front Walls	Front Fences generally to be to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto the street.	Yes – No change to existing fencing.
D14 Site Facilities	Garbage storage areas and mailboxes to have minimum visual impact to the street. Landscaping to be provided to reduce the view of site facilities.	Existing - No Change Existing facilities to be maintained.
D15 Side and Rear Fences	Side and rear fences to be a maximum 1.8m and have regard for Dividing Fences Act 1991	Existing - No Change
D16 Swimming Pool and Spa Pools	Pools not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	N/A No swimming pool exist and no swimming pool forms part of this application.
D17 Tennis Courts	Not Applicable	Not Applicable
D18 Accessibility	Safe and secure access for persons with a disability to be provided where required.	Not Applicable
D19 Site Construction in the R3 and IN1 Zone	Not Applicable	Not Applicable
D20 Safety and Security	Building to enhance the security of the community and to provide casual surveillance of the street.	Yes The building will continue to provide a good outlook of the driveway, site approach and roadway.
D21 Provision and Location of Utility Services	Utility services to be provided.	Existing - No Change Existing utility services to be maintained.
D22 Conservation of Energy and Water	A BASIX Certificate is required.	Yes BASIX Certificate provided



<b>Control</b>	<b>Requirement</b>	<b>Compliance</b>
D23 Signs	Not Applicable	Not Applicable
<b>Part E</b>	<b>The Natural Environment</b>	
E1 Private Property Tree Management	Arboriculture report to be provided to support development where impacts to trees are presented.	Yes No trees to be removed for the development.
E2 Prescribed Vegetation	Not identified on map	Not Applicable
E3 Threatened species, populations, ecological communities	Not identified on map	Not Applicable
E4 Wildlife Corridors	Not identified on map	Not Applicable
E5 Native Vegetation	Not identified on map	Not Applicable
E6 Retaining unique environmental features	Unique or distinctive features within a site to be retained	Not Applicable
E7 Development on land adjoining public open space	To ensure the development responds to its adjacent surroundings to preserve and enhance the natural qualities of the environment.	Not Applicable.
E8 Waterways and Riparian Lands	Not identified on map	Not Applicable
E9 Coastline Hazard	Not identified on map	Not Applicable
E10 Landslip Risk	Identified on map as Landslip Risk B	Yes Geotechnical Report Supplied
E11 Flood Prone Land	Not identified on map	Not Applicable

There are no further provisions of the DCP that apply to the proposed development.

## 5. EP & A ACT – Section 79C

The proposal is subject to provisions of the Northern Beaches Council - Warringah Local Environmental Plan 2011 (LEP). The site is zone R2 Low Density Residential under the provision of the LEP. Construction of alterations and additions to an existing dwelling house is permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with all the relevant provisions.

### The Likely impacts of the Development

It is considered that the alterations to the dwelling will not have a detrimental impact on the environment, social and economic status of the locality.

## **The Suitability of the Site for the Proposed Development**

The subject site is zoned R2 Low Density Residential and the construction of dwelling alterations and additions in this zone is permissible with the consent of Council. The resulting finished dwelling will be of a bulk and scale that is consistent with the existing surrounding development.

It is considered that the site is suitable for the proposed development.

## **Public Interest**

It is considered that the proposal is in the public interest in that it will provide additions and alterations to an existing dwelling that is consistent with other developments in this locality without impacting on the amenity of the adjoining dwellings or public open spaces.

## **Conclusion**

This application seeks approval for the construction of additions and alterations to an existing dwelling, and conversion of an existing double garage to a secondary dwelling. As demonstrated in this report the proposal is consistent with the aims and objectives of the Northern Beaches Council (Warringah) LEP and DCP 2011. The proposed additions do not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed additions and alterations to the existing dwelling upon the site known as 5 Forest Glen Crescent is worthy of Council consent.



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Wednesday, 9 October 2019