



**95B VICTOR ROAD
DEE WHY**

**STATEMENT OF ENVIRONMENTAL EFFECTS FOR
ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE**



Report prepared for
Sally Gardner Design and Draft
September 2019

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1.0 Introduction

1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling at 95B Victor Road, Dee Why.

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 2011 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 CMS Surveyors Pty Ltd
- ◆ Site visit
- ◆ DA Plans prepared by Sally Gardner Design and Draft
- ◆ BASIX Certificate
- ◆ Geotech Report prepared by White Geotechnical Group
- ◆ Waste Management Plan

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 subject site is a battle-axe lot, with the access handle located on the eastern side of Victor Road, approximately 85 metres south of its intersection with Prescott Avenue. The site is legally described as Lot 3 DP 775849.
- 2.2 The lot is generally square in shape with dimensions of 37m (north), 31.5m (south), 31.45m (east) and 31.635m (west). The access handle services 7 properties over its length of 117.95 metres. The site is located at the end of the access handle and comprises an area of 1281m².
- 2.3 The site is currently occupied by a two-storey brick dwelling with a tile roof. The site is generally level with a slight fall to the north eastern corner.
- 2.4 The subject site is surrounded by detached residential dwellings in all directions and is in close proximity to the retail and public transport services on Pittwater Road. Dee Why Beach is located approximately 1.5 kilometres to the east.

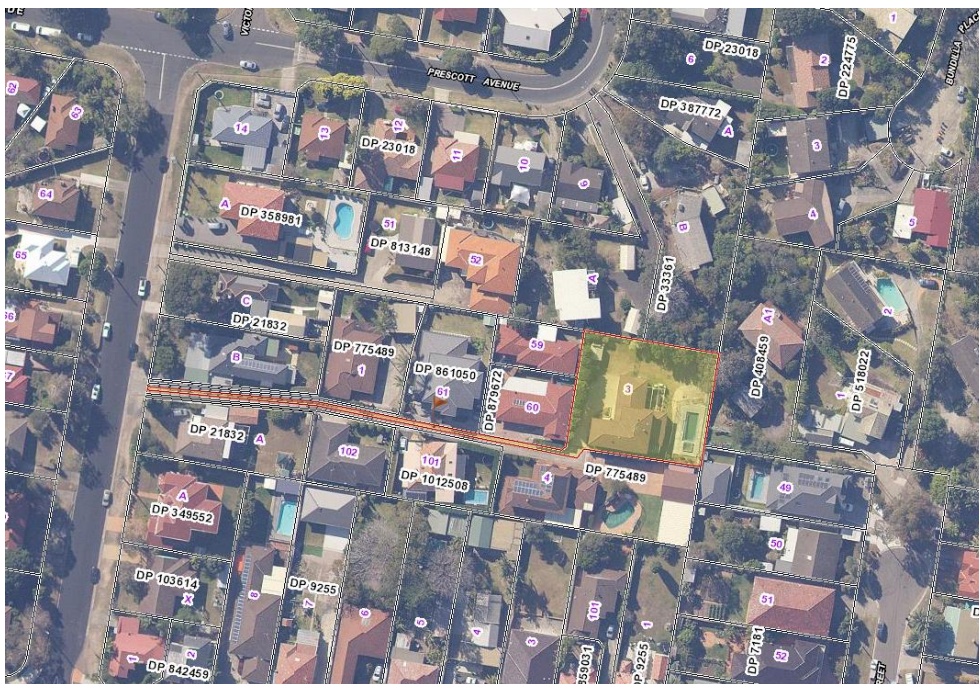


Figure 1. The site and it's immediate surrounds

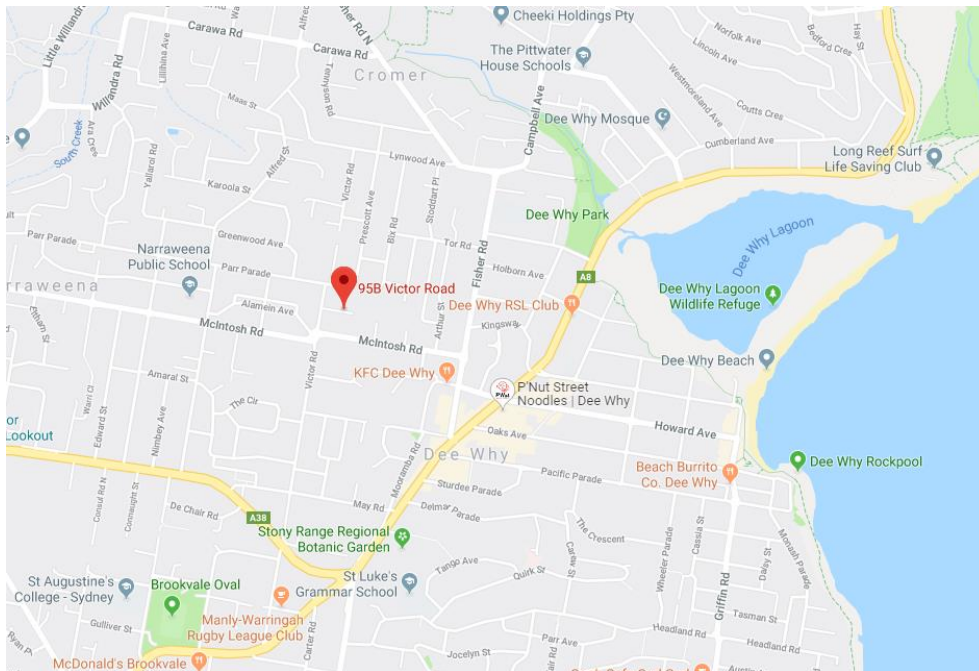


Figure 2. The site within the locality

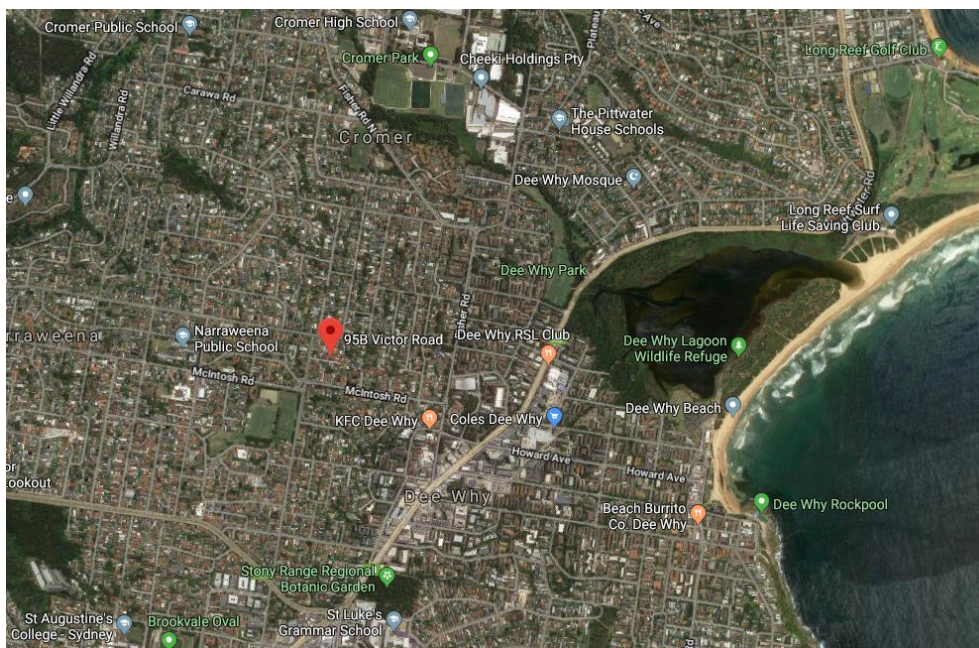


Figure 3. Aerial photograph of the site within the locality

3. Proposed Development

- 3.1 The proposed development is for alterations and additions to the existing dwelling, which will create an additional wing, for multi-generational family living on the site. The proposed development will result in a 6 bedroom dwelling on the 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, solar access and views are maintained for both neighbours and the subject site.
- 3.3 The development will be made up as follows:

Ground Floor

New ground floor addition to the north of the existing garage comprising of:

- A 6.2m by 8.3m carport
- Entry and staircase to access the first floor
- Powder room
- Wet store
- Open plan rumpus room with joinery storage
- A concrete paved area

First Floor

A new first floor addition sitting over the existing triple garage and new ground floor extension comprising of:

- A second master bedroom with WIR and ensuite bathroom,
- New Bed 5 and 6
- New stairwell, linen cupboard and hallway
- New bathroom

Alterations to the existing first floor comprising of:

- Convert Bed 1 into a study nook and hallway to access the new extension
- Reconfigure Bed 4 to create a new master bedroom with new robes. The existing ensuite will be utilised by the new master.
- A new pergola

4. Site Photos



Figure 4. The existing access handle, view from Victor Road looking east



Figure 5. Entry to the subject site, looking north



Figure 6. The rear yard and swimming pool, looking south



Figure 7. The existing dwelling from the rear yard, looking west



Figure 8. Location of the proposed extension, view from the rear yard looking north west

5. Statutory Framework

5.1 State Environmental Planning Policies

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

SEPP BASIX applies to the proposal and a compliant BASIX certificate is attached.

5.2 Warringah Local Environment Plan 2011

Zoning

The site is zoned R2 Low Density Residential 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.

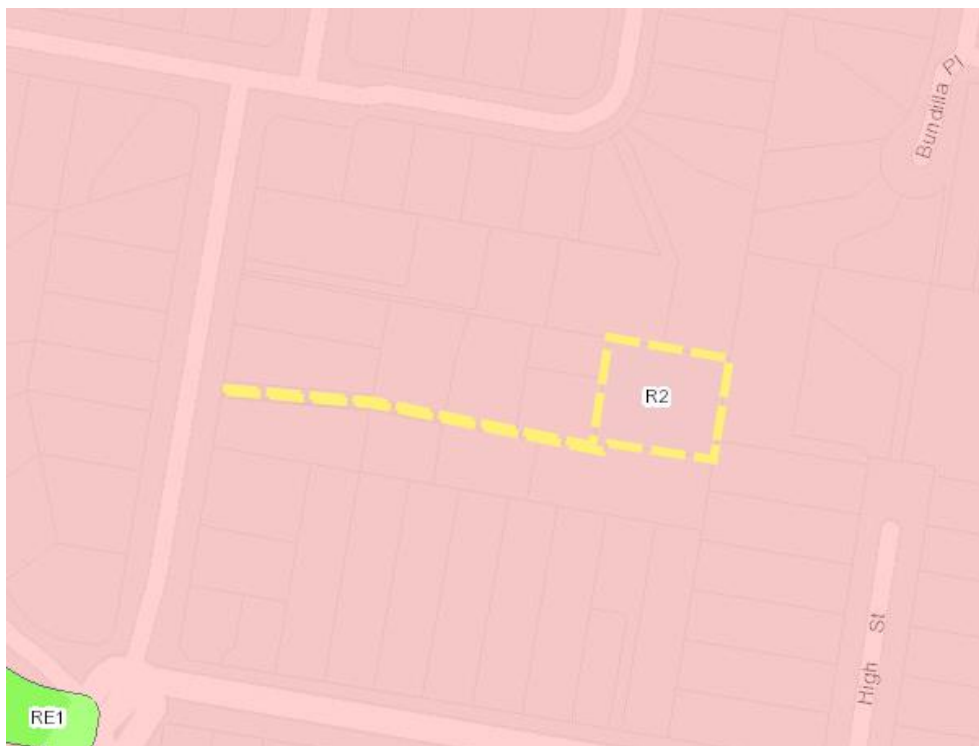


Figure 9. Extract from Warringah LEP 2011 zoning map

Demolition

Minor demolition works are proposed to allow the construction of the proposed alterations and additions, as illustrated in the attached DA plan set.

Height

The LEP restricts the height of any development on the subject site to 8.5 metres. The maximum height proposed is 6.79 metres, from the roof ridge RL of 71670 to the garage floor level of RL 64880, compliant with the maximum permitted building height control.

Heritage

The site is not a heritage item, located within a heritage conservation area or located near any heritage items which will be impacted by the proposed development.

Acid Sulfate Soils

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

Earthworks

Minor earthworks are proposed to prepare the site for construction of the proposed extension.

Development on Sloping Land

The site is located in the area nominated on the LEP maps as Area A – Slope <5 and Area B – Flanking Slopes 5 to 25. As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

The attached geotechnical preliminary assessment demonstrates the proposal complies with Council controls.

5.3 Warringah Development Control Plan 2011

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

5.3.1 Part B - Built Form Controls

Wall Heights

A maximum wall height of 7.2 metres is permitted. The proposed development will result in a maximum wall height of less than 5 metres, compliant with this control.

Side Building Envelope

The site requires a side boundary envelope of 4m/45°. The proposed alterations and additions comply with the side boundary envelope control as illustrated on the attached plan set.

Side Boundary Setbacks

A side boundary setback of 900mm is permitted on the subject site. The proposed side boundary setbacks are a minimum of 2.25 metres (west) and 2.08 metres (north), easily compliant with the control. No change is proposed to the southern side setback of the existing dwelling which exceeds the minimum 900mm control.

Front Setback

A front setback of 6.5 metres is required on the site. As the subject site is a battle-axe lot, the front boundary setback does not apply, as the lot does not have road frontage.

Rear Setback

A rear building setback of 6 metres is required on the site. The proposed rear setback is 18.736 metres, compliant with the 6 metres minimum requirement.

5.3.2 Part C - Siting Factors

Traffic Access and safety

No changes are proposed to the existing driveway crossover or access handle. The existing driveway onsite will be extended to service the proposed double carport.

Parking

The DCP requires 2 car parking spaces per dwelling. The site will retain the existing triple lock up garage and a new double carport is proposed on the site. We note that this area is already used for parking.

Stormwater

Stormwater from the proposed extension will be connected to the existing infrastructure on the site and directed to the drainage easement in the access handle and Victor Road.

Erosion and Sedimentation

Erosion and sediment control measures will be maintained, as detailed in the architectural plans, until the site is stabilised, in accordance with Council controls.

Demolition and Construction

The proposed alterations and additions will involve minimal demolition works as detailed in the attached plans. 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.

5.3.3 Part D - Design

Landscaping and Open space and bush land setting

The DCP requires 40% landscaping on the site which is equivalent to 463.58m² for the site area of 1158.95m² (excluding the access handle). The existing landscaped area on the site is 631.98m² or 49%.

The proposed development will result in a compliant landscaped area of 464.16m² or 40.05%

Private open space

The DCP requires a minimum 60m² private open space, with minimum dimensions of 5 metres. An area of 422.72m² of private open space is provided in the rear yard, easily compliant with 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 DCP clause.

The proposed development will result in an increase in shadowing across the front yard and driveway of the subject site and a very small portion of the adjoining properties to the west at 9am. No new shadows will be cast over neighbouring properties at 12pm. An additional area of shadowing will be cast across the private open space of the subject site at 3pm, however this area of private open space will receive full sunlight at both 9am and 12pm, retaining compliant solar access.

Views

A site inspection of the subject site has been undertaken and it is considered that no views will be impacted as a result of the proposed development.

Privacy

Privacy will be retained for neighbours with ample setbacks and no direct overlooking into any key living areas. Proposed windows on the ground floor will be screened from neighbouring properties by existing fencing. The proposed first floor windows adjoining neighbouring properties are all bedroom windows which are set well back from adjoining dwellings.

Building Bulk

The proposed alterations and additions do not create inappropriate bulk. The proposed development is consistent with the existing dwelling and will provide an aesthetically pleasing and complimentary addition to the Dee Why locality.

Building Colours and Materials

The proposed alterations and additions will be of brick and cladding construction with a tile roof. Colours to match the existing dwelling are proposed.

Roofs

The new roof design on the dwelling will have a pitch to match the existing roof and incorporates eaves for shading. Materials will be non-reflective.

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.

Swimming Pools and Spas

The existing swimming pool is located in the rear yard in accordance with this clause.

Safety and Security

An ability to view the access handle is retained allowing for casual surveillance which is to the benefit of safety and security.

Conservation of Energy and Water

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

5.3.4 Part E - The Natural Environment

Preservation of Trees or Bushland Vegetation

No trees are to be removed or detrimentally impacted as a result of the proposed development.

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 development.

Landslip Risk

A geotechnical report has been prepared in support of the application in its current form.

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 economical 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 provide 2 additional car parking spaces onsite. No conflict or issues will arise as a result of the proposed development.

6.3. Public domain

No works are proposed in the public domain.

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 slip. A report has been provided by an expert, with regard to the geotechnical aspects of the site, and is supportive of the proposal subject to recommendations. This report accompanies the development application.

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, with regard to 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 at 95B Victor Road Dee Why 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.

Sarah McNeilly
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