

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR ALTERATIONS/ADDITIONS
TO
INTERNAL FLOOR PLAN

41 Alfred Road, Narraweena

Prepared for
Mr. Alan Zhong and Mrs Haiyan
Zhou

By
Andrew Xiao



Master Granny Flats

719 Forest Rd PEAKHURST NSW
info@mastergrannyflats.com.au

MONTH 2019

REVISION 01

Table of Contents

1.0 Introduction 3

 1.1 Proposed Development 3

 1.2 Application of the Planning Instruments 3

 1.3 Development compliance 3

 1.4 Consent Authority 3

2.0 The Site..... 4

 2.1 Site Description 4

 2.2 Site Uses & Neighborhood Context 4

 2.3 Access to Local Service 6

3.0 Description of Development 7

 3.1 Streetscape and Topography 7

 3.2 Local Context..... 7

 3.4 Summary of Development Compliance 8

4.0 Environmental Impact 11

5.0 Conclusion 12

1.0 Introduction

This Statement of Environmental Effects (SEE) forms a part of Development Application for the development of a proposed changes to internal layout at 41 Alfred Road, Narraweena.

This property is owned by Mr. Alan Zhong and Mrs. Haiyan Zhou, who have owned this property for over 1 year.

1.1 Proposed Development

The Development Application seeks consent for a proposed alterations to the double storey double brick Class 1a dwelling comprising of 4 bedrooms, 2 bathrooms (1 with laundry facilities), a living / dining room and kitchen.

All alterations affect the internal layout of the property as shown.

1.2 Application of the Planning Instruments

State Environmental Planning Policy (Affordable Rental Housing) 2009

The SEPP2009 – Affordable Rental Housing does apply to this site, as the proposed development is within a residential zone.

The following two planning instruments are also assessed further to SEPP 2009 (ARH)

Warringah Development Control Plan 2011

Warringah Local Environmental Plan 2011

1.3 Development compliance

The proposed development fulfils the objectives of Council controls, is 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.

1.4 Consent Authority

Northern Beaches council is the consent authority for the proposed development.

2.0 The Site

2.1 Site Description

The real property description is Lot 3 in DP 6364 and section.



Figure 1: 41 Alfred Road, Narraweena

2.2 Site Uses & Neighborhood Context

The proposed development is within an existing residential area. The existing dwelling and its neighboring properties are composed of double brick and concrete roof to reserve the character of the street.

The dwelling has all site water, and electricity facilities running from the nearest power and council sewer lines through the property.



Figure 2: 1 De Chair Road, Narraweena



Figure 3: 39 Alfred Road, Narraweena

2.3 Access to Local Service

At present, the nominated street branches off Warringah Road. This road mainly services residential dwellings. The area is serviced by many parks and schools. With the main street being only a few hundred meters down the road, it is easily accessible by public transportation while also being relatively close to the train station.

3.0 Description of Development

The proposed development is documented on architectural drawings forming part of this Development Application, including floor plans, elevations, and sections.

3.1 Streetscape and Topography

The finished materials of the dwelling is compatible with the streetscape. Double brick with rendered finish, tiling and landscape arrangements of all nearby properties beside and in front of the property are similar within the designated Street.

3.2 Local Context

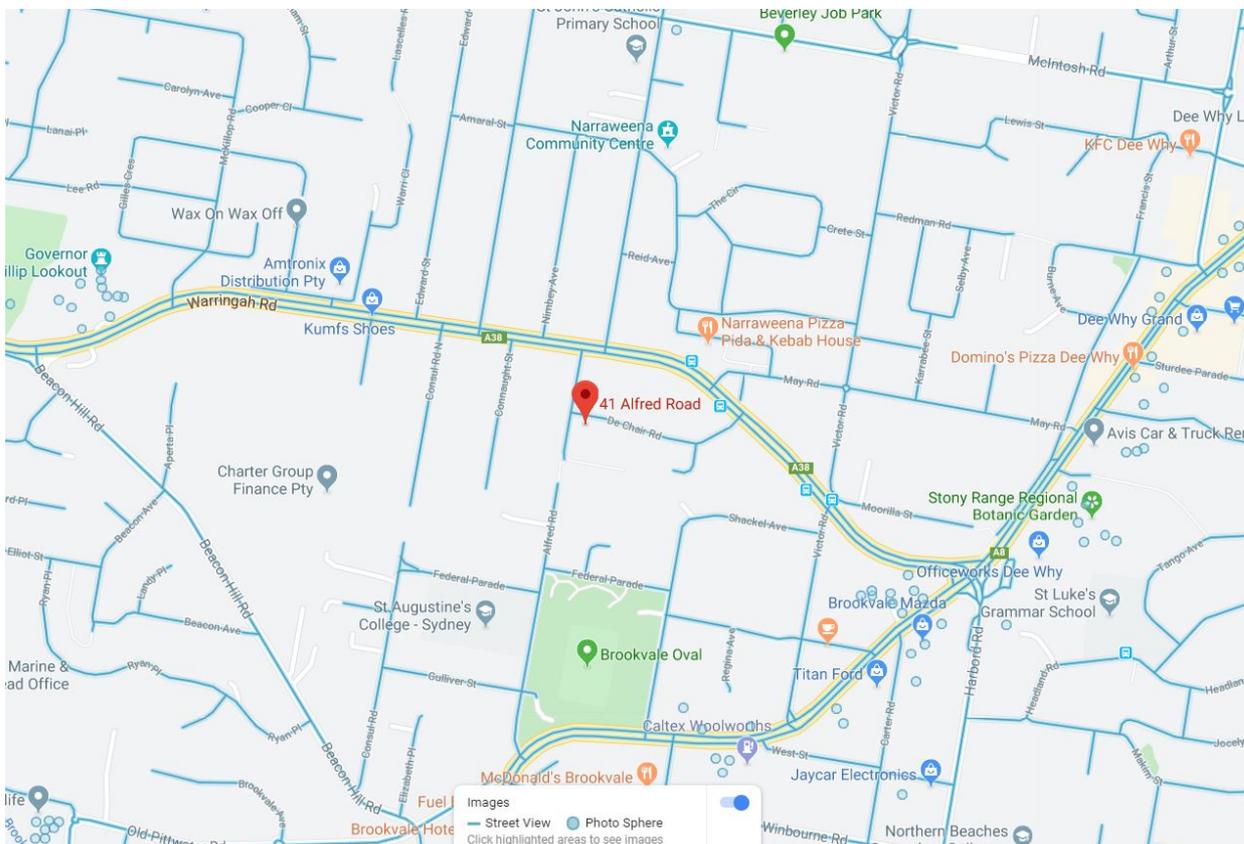


Figure 4: Local Context Aerial Map

3.4 Summary of Development Compliance

The following table summarizes development control compliance in relation to *Warringah DCP 2011* and *Warringah LEP 2011* for further consideration.

5.1 Warringah Local Environmental Plan 2011

The relevant clauses of the Warringah Local Environmental Plan 2011 are addressed below.

Zoning

The site is zoned R2 pursuant to the provisions of the Warringah Local Environmental Plan 2011. The proposed alterations to floor space is permissible use in the R2 zone which permits residential dwelling with development consent.

Height

A height of 8.5 metres is provided on the LEP map for the subject site. The proposal does not affect the external height of building – which is already below 8.5m.

Heritage

The site is not identified as containing any items of Environmental Heritage and not located within a Heritage Conservation Area.

Acid Sulphate soils

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

Landslip

The site is located in Area A on the Landslip Risk Map. 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 proposal makes changes to the internal floor space of the building, which will have no detrimental impacts on stormwater run off or site stability.

5.2 Warringah Development Control Plan 2011

The relevant sections of the DCP are addressed below. 5.2.1 Part B Built Form Controls

Wall Heights

A maximum wall height of 7.2 metres is permitted. The existing wall height of the proposal will not exceed 7.2m.

Side Boundary Setbacks

No change to existing side setback. Side setback exceeds 900mm.

Front Setback

A front setback of 6.5 metres is required on the site. No changes are proposed to the existing setbacks to Narraweena Road.

Rear Setback

No change to existing rear setback. Rear setback exceeds 6m.

5.2.2 Part C Siting Factors

Traffic Access and safety

No changes are proposed to the existing access to the site.

Parking

No changes proposed.

Stormwater

No changes to existing stormwater system. The existing dwelling is connected to Council's existing stormwater system.

Erosion and Sedimentation

An erosion and sediment control plan is provided in the attached plan set.

Excavation and Landfill

No excavation or earthworks are proposed.

Demolition and Construction

The proposed alterations and additions will involve 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.

5.2.2 Part D Design

Landscaping and Open space and bush land setting

Proposed changes to existing floor space does not affect landscaping requirements.

Private open space

Proposed changes to existing floor space does not affect private open space.

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

The proposal is the replacement of an existing structure and will have no impact on access to sunlight. Shadow diagrams have been provided which clearly demonstrate compliance with the north- south retention resulting in limited impacts for neighbours.

Views

A site inspection of the subject site has been undertaken and the site and it is considered there are no views impacted by the site.

Privacy

Privacy will be retained for neighbours with no change to existing.

Building Colours and Materials

The proposed deck will be constructed of suitable materials consistent with the existing dwelling.

Roofs

No changes to the roof are proposed.

Glare & Reflection

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

Front Fences and Front Walls

No changes to the front fence or front walls are proposed.

Site Facilities

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

Side and Rear Fences

No change is proposed to the existing side fencing.

Safety and Security

No changes to existing safety and security of the property.

Conservation of Energy and Water

The design does not require a BASIX Certificate, being a proposal < \$50,000.

5.2.3 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 which 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

A geotechnical report is not required for the Area A site which replaces a minimal existing structure.

G.5 Freshwater Village

The subject site is mapped outside the Freshwater Village area.

4.0 *Environmental Impact*

The alteration of the dwelling will cause no impact to the surrounding environment. Certain procedures are in place during the construction phase to ensure this. These include how the site is run by the project manager as well as the way the material waste is managed and disposed of.

These procedures have been outlined throughout the waste management plan which has been attached to this application. They involve the steps taken whilst the materials are being used on site and how they are disposed of. All recyclable materials are to be recycled when possible.

5.0 Conclusion

This proposal for alterations at 41 Alfred Road, Narraweena is a significant addition to the property and the owner.

The alteration of a dining room to bedroom and alteration of an oversized bathroom to a study room will provide greater amenity to the residences of the subject property.

We hope to be working with Northern Beaches Council for this outcome and hope the result will be positive for all parties involved.

Prepared By:

Andrew Xiao | Design & Approvals

Master Granny Flats

719 Forest Rd, Peakhurst NSW 2210

Telephone: 1300 643 528

Website: www.mastergrannyflats.com.au

Email: design@mastergrannyflats.com.au