

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

**PROPOSED ALTERATION AND ADDITION
TO EXISTING ONE STOREY HOUSE
WITH SUB-FLOOR AREA & POOL**

AT

**Lot 6 No. No.58 Sorlie road
Frenchs Forest**

FOR

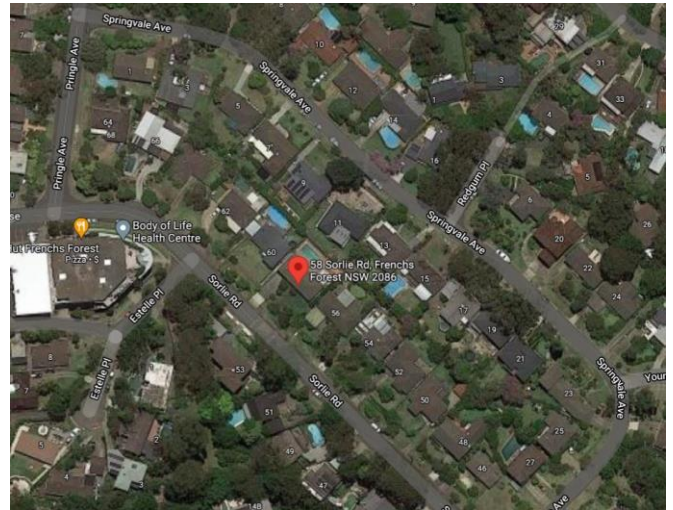
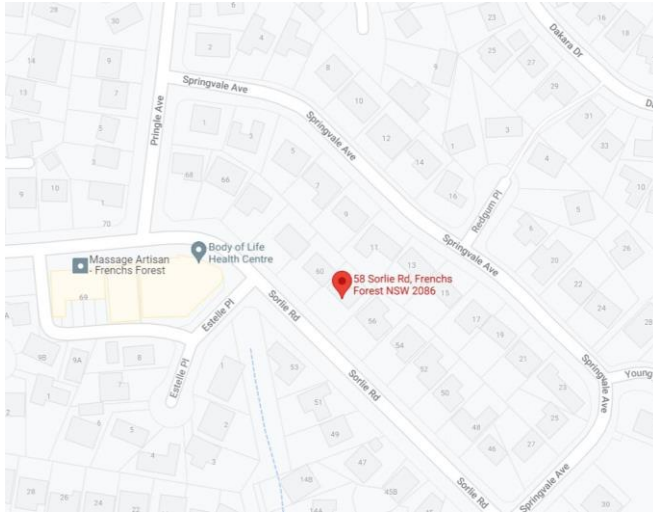
Northern Beaches Council

Prepared by
BR Building Service P/L

Date: June 2021

1. THE SITE

The site is located at the Lot 6 No.58 Sorlie road Frenchs Forest. Topographically, the site has a visible fall from rear to front boundary. The site is currently occupied by one storey brick residence with subfloor area & swimming pool at back.



Aerial photo shown proposed site with “58 Sorlie Rd Frenchs Forest”

The site has irregular shape and has a frontage width of 22.96m to Sorlie road. The minimum side boundary depth is 32.82m and an overall site area of 757.9m².

The immediate locality is characteristic by predominantly two storey dwelling houses. Adjoining the subject site to both side boundaries are one storey brick cottage residence.



View from Sorlie Road to Existing Property



Rear View to Existing Property



Rear BBQ & Pump area for Pool



Adjoining No.60 one storey property



Adjoining No.56 one / two storey property

2. THE PROPOSAL

The proposal involves alteration and addition to existing dwelling. The details of the proposed works are as follows:

- Ground floor area:
 - Minor extension at rear existing BBQ area to create the additional toilet and pool equipment storage
 - Convert the door of existing Family room to a window
 - New timber deck with colorbond roofing on existing paving area
- Front fence & gate:
 - Add new auto gate for security reason
 - Add new fence behind existing shrubs in the front garden area

The existing vehicular crossing & layback fronting Sorlie Road will be retained.

3. BUILDING STYLE & STREETSCAPE

The proposal is alteration and addition to exiting residence development. There are a few one and two storey houses present to adjoining the subject property along. The street view will be retained for new development. Therefore, the proposed house is general compatible with street development trend.

4. PLANNING & CONTROL

This Statement has been prepared pursuant to section 79C (1) of the Environmental Planning and Assessment Act, 1979. The Statement provides an assessment of the development proposal having regard to the relevant legislative context, social economic and environmental impacts, and potential amenity impacts of the development on the surrounding locality.

The Statement details the proposed development's compliance against applicable environmental planning instruments and development control plans including:

- Warringah Local Environmental Plan 2011;
- Warringah Development Control Plan 2011;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

a. Section 79C (1)(A) – Statutory considerations

i. Warringah Local Environmental Plan

The site is located in an area zoned No.R2 - Low Density Residential. The relevant clauses of the LEP area listed in the table below:

Clause	Requirement	Proposed	Compliance
Zone	Objectives of zone <ul style="list-style-type: none">• To provide for the housing needs of the community within a medium density residential environment.• To enable other land uses that provide facilities or services to meet the day to day needs of residents.	The proposal is considered to be consistent with the relevant objectives of the LEP. The proposal will maintain the character of the existing residential area and will not result in any significant adverse impact upon the amenity of surrounding residential development or the character of the streetscape.	YES
Building Height	8.5m	The maximum building height is 5.25m. The proposed development will NOT change building height, the exiting building is fully complied with the building height controls.	YES
FSR	N/A	The overall proposed floor space ratio is 30.2% (174.3sqm).	YES
Heritage	Not an item nor in Heritage area		N/A

Landslide Risk Land	Area B – Flanking Slopes 5 to 25	The proposed alterations and additions will have no effect on Landslip.	YES
Earthworks	Development consent is required for earthworks unless: the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.	The proposal involves minor excavation works for new footing only. Notwithstanding, it is not anticipated that the proposed excavation will disrupt local drainage patterns or soil stability. All excavation works will be carried out in accordance with council's requirement.	YES

ii. *Warringah Development Control Plan (DCP)*

The DCP comprises of a number of sections dealing with various building types (i.e. low and medium & high density residential, commercial, town centers). The tables below assess the proposal against the relevant development requirements under various section of the DCP, and where non-compliance results assessment is made against the relevant aims and objectives:

	Objective/Control	Proposed	Compliance
Wall Height	Walls are not to exceed 7.2 m from ground level (existing) to the underside of the ceiling on the uppermost floor of the building	The proposal is alteration and addition to exiting dwelling. It is only minor change to exiting building footprint at back. The existing building wall will NOT be changed.	YES
Side Boundary Envelope	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: • 4 m, or 5 m	The proposal is within the side boundary envelope controls of 4m and 45 degree at the side boundaries.	YES

Site Coverage	N/A	The overall proposed Site Coverage is 30.0% (228.0sqm).	YES
Side Boundary Setbacks	<p>All development: Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1m above ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback</p> <p>Ancillary to a dwelling house: Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause.</p>	<p>The minimum building setback is 1.313m to north-west side boundary. It will be <i>remained</i> same as existing.</p> <p>The proposal is minimum 2.816m to south-east side boundary and satisfied with the performance criterion of side setback.</p>	YES
Front Boundary setback	<p>Development is to maintain a minimum setback to road frontages.</p> <p>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.</p>	The proposed development will NOT change any front setback.	N/A
Rear Boundary setback	On land zoned R2 Low Density Residential, and land zoned RU4 Rural Small Holdings that has frontage to "The Greenway", Duffy's Forest, where the minimum rear building setback is 6m, exempt development, swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, provided that the objectives of this provision are met.	The proposed extension has minimum 3.579m to rear boundary, which is similar with existing rear setback for bbq. Although the rear setback is not achieved council's requirement, the extension will not bring any privacy issue to the neighbors. It will not reduce any landscape area as well. We seek the variation for this control.	NO
Traffic, Access and Safety	Applicants shall demonstrate that the location of vehicular and pedestrian access meets the	The existing garage will be retained. The existing street driveway crossing	YES

	<p>objectives.</p> <p>Vehicle access is to be obtained from minor streets and lanes where available and practical.</p>	<p>will NOT be altered to the new car space and carport.</p> <p>The proposed development considers has no impact to local traffic.</p>	
Landscape Area	<p>There is minimum of 40% landscape open space for a typical residential allotment.</p>	<p>The existing deep soil area will NOT be changed. It is 35.9% of site area, which is less than the councils' requirement. The existing deep soil area is planted with trees & landscaping that will mature and contribute to the amenity of the site and locality.</p>	<p>NO (unchanged)</p>
Private Open Space	<p>Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms, a total of 60m2 with minimum dimensions of 5m.</p>	<p>The proposal provides opportunities for cross-ventilation and natural ventilation through the arrangement of external openings.</p> <p>The proposed private open space will be access from family room and received the sufficient sunlight.</p> <p>There is 187sqm private open space at backyard space to satisfy with occupancy's activities, which is included swimming pool area. It provides residents with quality usable private outdoor living areas for recreational and outdoor activities.</p>	<p>YES</p>
Noise & Privacy	<p>To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.</p> <p>To ensure the siting and design of buildings provides a high level of visual and acoustic</p>	<p>The proposed building has been designed and arranged the reasonable privacy be preserved in respect to adjoining residences and their outdoor areas.</p> <p>The additional bathroom will not bring any privacy</p>	<p>YES</p>

	<p>privacy for occupants and neighbors.</p>	<p>problem to overlook the adjoining properties.</p> <p>The proposed development has no impact to the local air quality and noise Control. No any commercial activity involved to the subject site.</p>	
Building Color and Materials	<p>The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</p>	<p>In terms of finishes, the materials will be matched existing dwelling.</p> <p>Reference is made the Schedule of Finishes submitted in the development application.</p>	YES
Roof	<p>Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</p> <p>Roofs shall incorporate eaves for shading.</p> <p>Roofing materials should not cause excessive glare and reflection.</p>	<p>The Proposal will be matched existing roof design to main building.</p>	YES
Solar Access	<p>Development should avoid unreasonable overshadowing any public open space.</p> <p>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 hours of sunlight between 9am and 3pm on June 21.</p>	<p>Due to the minor extension to existing dwelling at ground floor level, there is no adverse shadow impact to adjoining properties. No shadow impact analysis will be required.</p>	YES
Fence	<p>Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.</p> <p>Where a solid fence is required it is to be articulated to provide</p>	<p>The proposal involves erect new front boundary fence with driveway auto gate by owner's consideration for security issue.</p> <p>It consists colorbond fence</p>	YES

	visual interest and set back to allow for landscaping to soften and screen the appearance of the fence. Fences located within the front building setback area are to complement the existing streetscape character.	to a max. 1.2m high behind the existing shrubs and 1.8m to the auto gate. The proposed gate will provide transparency to the front and better vision for the driver to the residence.	
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4.1.3 Section 79C (1)(B) – Impact of the development

The proposal will not result in any significant adverse impact upon the amenity of the adjoining development and character of the streetscape.

4.1.4 Section 79C (1)(C) – Suitability of the site

The proposed development is permissible in the R2 - Low Density Residential zone and will not detract from the setting of the existing development and character of the streetscape. There are no environmental constraints on the site or render it unsuitable for the site.

4.1.5 Section 79C (1)(D) – Any submission made

Nil at this stage.

4.1.6 Section 79C (1)(E) – The public interest

The proposal will not give rise to any significant environmental impacts on adjoining properties by way of overshadowing, loss of visual and acoustic privacy. The proposed development is compatible in design, bulk and scale with existing residential development in the street and will not adversely impact the visual amenity and character of the streetscape. The proposal is considered to be in the public interest.

5 BASIX

This proposal is minor alteration and addition. No Basix certificate need to be prepared as part of development application.

6 SOIL AND STORMWATER

The proposed additional storm water generated from the development roof will pipe to 100mm UPVC and connect to existing storm water system. The proposed sediment fence

locates on low side of the site to control the sediment during the construction. Soil & water management plan attached as part of development application.

7 CONCLUSION

The proposed development provide an improved standard of housing for the occupants and will not result in any significant adverse impacts to neighboring residential properties in terms of overshadowing, loss of privacy and views, or visual bulk and scale.

The proposed alteration and addition has designed to comply with the Council's regulations, the site has not over developed. The building's architectural character and scale is considered to be generally compatible with and complimentary to the existing surrounding residential developments and its own architectural style.

Having regard to the merits of the proposal and in the absence of any adverse environmental impacts upon the amenity of the adjoining development and character of the locality, the application is recommended for favourable consideration by Council.