

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING RESIDENCE
AT**

2 SELBY AVENUE, DEE WHY 2099

LOT 89 DP 11884

Prepared By *JJ Drafting*

March 2020

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 774/20, drawing numbers DA.01 to DA.14 dated FEBRUARY 2020 to detail proposed alterations and additions to an existing residence at 2 Selby Avenue, Dee Why 29 2099.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

The Environmental Planning and Assessment Act 1979 as amended

The Environmental Planning and Assessment regulation 2000

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

Warringah Local Environmental Plan 2011

Warringah Development Control Plan 2011

Warringah development Control Plan Map 2011

2) Site Characteristics and Description

The subject allotment is described as 2 Selby Avenue, Dee Why with a site area of 484.4sqm.

- The site is in R2 Low Density Residential.
- The site is not listed as heritage or in a conservation area.
- The site is not located in a bushfire area.
- The site is in area A (slope less than 5°) of the slip zone.
- The property is situated on a corner block. The main entrance addresses Selby Avenue to the East and addresses Little Street to the South.
- The site is currently developed with a single storey brick and weatherboard dwelling with a tiled hip roof. There is a detached brick garage located in the SW corner of the site and a covered pergola to the rear of the property located along the western side boundary.
- Driveway access is provided via an existing concrete driveway off Little Street.
- The site falls from the rear boundary (West) down towards the front boundary (East) of approximately 1.7m.
- Vegetation consists of mixed endemic and introduced species that surround the property with areas of lawn mainly to the front of the property.
- Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.

3) The Proposal**Description**

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to an existing dwelling. It provides compliance with the Warringah Development Control Plan 2011 and Warringah Local Environment Plan 2011.

As the existing residence is unable to meet the present and future space requirements of its occupants, these additions will provide the owners with additional bedroom and bathroom areas and an outdoor covered entertainment area.

The proposed additions and alterations are as follows:

Ground Floor – refer to DA.03

- A new single storey addition to the front of the house is proposed addressing Selby Ave consisting of 2 new bedrooms and an ensuite.
- Existing bedroom 1 to form a walk in robe to the new front extended bedroom 1.
- A new single storey rear addition is proposed consisting of a bedroom and an ensuite.
- Relocate kitchen to existing office and dining area creating a larger and more functional kitchen.
- Existing west window to kitchen to be reduced in width, sill reduced to provide a longer height (ID. 05)
- Existing south window to kitchen to be reduced (ID. 04)
- Existing kitchen to form new dining area. Sill to existing west window of new dining area to be removed and New sliding doors (ID D02) provided to allow better access to covered patio area.
- Internal walls withing kitchen/dining and living room removed to allow open plan layout.
- Wall between existing laundry and main bathroom to be removed and formed into one large functional bathroom. Laundry relocated next to the covered patio area. A hallway has been formed between the bathroom and the existing bedroom 4 to access new bedroom 5.
- New timber deck to the front of the house is proposed which will be accessed from the existing living area within. Sill to existing opening to be removed and new sliding doors provided (ID D01).
- Existing steps to access the property relocated, to accommodate the new deck.
- Existing roof over rear patio area to be replaced with a new roof.
- New walls to be Lightweight construction finished off with selected external cladding to match existing.
- A new tiled roof over the proposed bedroom additions.

There will be no affect on neighbouring properties due to the proposed additions.

Considerations has been given to bulk and form.

4) Zoning & Development Controls

4.1 Warringah Local Environmental Plan 2011

The site is zoned R2 Low Density Residential under the provisions of the WLEP 2011. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

4.2 Height of Building (LEP 4.3)

The control for this parcel of land is a maximum of 8.5m.

The proposed additions and alterations **comply** with this control.

The proposed new ridge height is 5.5m - COMPLIES

4.3 General Principals of the Development control plan (WDCP)

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

BUILT FORM CONTROLS

4.4 Wall Heights (DCP B1)

The max. wall height is 7.2m

The proposed ground floor addition **complies** with this control having a max. wall of 3.5m above natural ground level.

4.5 Side Boundary Envelope (DCP B3)

The side building envelope control is a height plane of 4 metres along the side boundary and with a projection inwards of 45 degrees.

The proposed ground floor addition **complies** with the side building envelope control.

4.5 Side Boundary Setbacks (DCP B5)

Warringah DCP control is a min. of 900mm.

North side setback to front bedroom addition varies between 900mm – 1.0m – COMPLIES

North side setback to the rear bedroom addition varies between 1.183m – 1.25m – COMPLIES

South side setback to new front deck is 1.76m which follows the existing established side setback of the dwelling.

4.6 Front Boundary Setbacks (DCP B7)

Warringah DCP control is a min. of 6.5m or an average of the adjoining properties.

Existing front setback of 8.719m.

Proposed ground floor addition front setback is 6.5m. **Complies**

4.7 Rear Boundary Setback (DCP B9)

Warringah DCP control is a min. of 6.0m

The proposed ground floor addition will have a rear setback of 6.77m. **Complies**

DESIGN

4.8 Landscaped Open Space (DCP D1)

The minimum landscaped open space required is 40% of the site area.

Site area of this allotment is 484.4m²

Councils control ----- 40% -----193.76m²

Existing landscaped open space area -----27% -----131.66m²

Proposed landscaped open space area -----31.57%----152.97m²

Due to pre-existing structures it is difficult to adhere to the landscaped open space control therefore it is requested that this slight non compliance be supported as the proposal will increase the landscaped open space area by 21.31sqm and not decrease it.

There will be **an increase** to the existing landscaped open space area.

4.9 Private Open Space (DCP D2)

Requirement is a total of 60sqm with a minimum dimension of 5m.

Existing private open space is located to the rear of the dwelling with an area of approx. 61.58m² which **complies**.

4.10 Access to Sunlight (DCP D6) - refer to DA.011, DA.12, DA.13

No loss of daylight to main living areas in adjacent dwellings will be experienced from this proposal. Adjoining properties will receive a minimum of three hours of solar access . **Complies**.

4.11 Views (DCP D7)

Neighbours views will not be affected by the proposed additions.

4.12 Privacy (DCP D8)

There will be no loss of privacy, due to the proposed additions.

5) Matters for Consideration Under Section 79c of The Environmental Planning and Assessment Act, 1979**5.1 The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Warringah Development Control Plan 2011 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

5.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3 Any development control plan

The development has been designed to comply with the requirements of the Dee Why locality and the general principles of the Warringah Development Control 2011.

It is considered that the proposal respects the aims and objectives of the DCP, however it is noted that the Environmental Planning and Assessments Amendment Act 2012 No. 93 (amendment Act) which received assent on 21 November 2012 commenced on 1st March 2013.

Key amongst the amendments are requirement to interpret DCP's flexibly and to allow reasonable alternative solutions to achieve the objectives of the DCP standards .

The new section 74BA provides that the principal purpose of the DCP's is to provide guidance on:

- * giving effect to the aims of any applicable environmental planning instrument
- * facilitating permissible development
- * achieving the objectives of the relevant land zones.

The key amendment is the insertion of section 79C(3A) which:

- * prevents the consent authority requiring more onerous standards than a DCP provides
- * Requires the consent authority to be flexible and allow reasonable alternative solutions in applying DCP provisions with which a development application does not comply.
- * limits the consent authority's consideration of the DCP to the development application (preventing consideration of previous or future applications of the DCP).

We request that council applies considered flexibility where the application seeks variations to the numerical development controls in the DCP as justified in this report. In particular we consider that the variation to the landscaped open space calculation area requirements is a reasonable alternative solution to compliance as the proposal effectively responds to the site constraints.

It is considered that the proposed design respects the desired character objectives of the locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

5.4 Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised regarding the proposed development.

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

It is considered that the proposal, which seeks consent for alterations and additions to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is well designed having regard to the relevant provisions of the Warringah Development Control Plan 2011

5.6 The suitability of the site for the development

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.7 Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

5.8 The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

6) Conclusion

The proposal which provides for alterations and additions will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



Photo 1

Looking East from site entry on Selby Avenue, showing front of building and pedestrian entry point.



Photo 2

Looking South from site entry on Little Street, showing driveway access into existing garage and pedestrian entry point to rear of property.



Photo 3

Existing covered patio area. Roof to be replaced with a new roof.



Photo 4

Looking West from the rear yard showing the existing office.

Existing office to form the new relocated kitchen.



Photo 5

Looking North from the covered patio area to the existing outdoor WC.

Outdoor WC to be removed and replaced with the proposed bedroom 5 addition.

Existing hard surface in yard to be reinstated to landscaping.

SCHEDULE OF EXTERIOR FINISHES

2 Selby Avenue, Dee Why

WALLS

Ground Floor Lightweight framing. Selected cladding colour to match existing Ground floor cladding.

ROOF

Tiled roof to match existing, medium finish

WINDOW & DOOR FRAMES

Powder-coated aluminium in colour to match existing.

TRIMS

White