



Level 1, 10/14 Narabang Way
BELROSE NSW 2085
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Statement of Environmental Effects (SEE)

Date: September 21, 2020

Owners: Mr & Mrs Chawla

Subject Property: Lot 1, DP 1168235
88 Allambie Road, Allambie Heights 2100

Description of the Proposal

Extending the existing First Floor forming two new Bedrooms, 1 Shower room, 1 Ensuite and a Lounge.

We believe the alterations and additions of the residence have been designed to be compatible with the surrounding development and streetscape.

Description of the Site

The site is zoned in R2 Low Density Residential on the north-eastern side of Allambie Road, Allambie Heights. The subject site is an irregular shaped block with an area of 458.7m² with a right of carriage way and a frontage of 19.335m. The site slopes from back to front. Erected on the property is a single dwelling house.

Present and Previous Uses

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site. No testing or assessment has been completed for contamination on the subject site.

Existing Structures on the site

Existing residence footprint area 109m², Porch 2m², Patio 13.5m², Shed 6m², there will be no change to the site as the proposal is to extend the existing first floor.

Threatened Species, Populations and Ecological Communities and their Habitats

Not applicable

State Environmental Planning Policies (SEPP)

Not applicable

Regional Environmental Planning Policies (REP)

Not applicable

Bushfire Considerations

Not applicable

Other Factors effecting the land

Land Slip Area A Slope less than 5 degrees.

No reports required.

Restrictions on the Land

Not applicable

Built Form Controls

The subject site is located in R2 Low Density Residential. Under this Category, the proposed use is permissible.

The proposal consists of a first-floor extension, forming two new Bedrooms, 1 Shower room, 1 Ensuite and a Lounge.

The proposed alterations have been designed to generally comply with councils building height planes, setbacks and building envelope controls, open space requirements, landscaping requirements, cut and fill + car parking requirements.

Please see compliance table below + site plan, floor plans and elevations for further information.

Built Form Standard	Proposed	Compliance with Planning Controls? Y/N	Additional Comments
Site area m ²	458.7m ²	Y	
Housing Density dwelling/m ²	600m ²	N	Existing
Max wall height above natural ground level 7.2m	5.6m	Y	
Impervious area m ²	229.5m ²	Y	
Maximum building height 8.5m	8m	Y	
Front building setback 6.5m	9.3m	Y	
Rear building setback 6m	1.6m	N	Existing
Minimum side boundary setback 0.9m	4.5m	Y	
Building envelope	4m + 45°	Y	
Private open space m ²	74m ²	Y	
% of landscape open space 40%	42.7%	Y	
Maximum cut into ground m	Nil	Y	
Maximum depth of fill m	Nil	Y	
Number of car spaces provided	2	Y	
<i>Where a Clause 4.6 variation is sought, substantive reasons are to be provided justifying why the Built Form Control cannot be complied with and the impact on the general principles of Warringah Local Environmental Plan 2011</i>			

Built Form Control Objectives

Building Height (WLEP 2011)

Maximum Building Height 8.5m

Proposed Building Height 8m - Complies

Wall Height (DCP)

Maximum Wall Height 7.2m

Proposed Wall Height 5.6m - Complies

Number of Stories (DCP)

Number of Stories proposed 2.

Side Boundary Envelope (DCP)

4m + 45° - Complies

Site Coverage (DCP)

Complies see Site Plan

Side Boundary Setback (DCP)

Minimum Side Boundary Setback 4.5m - Complies

Front Boundary Setback (DCP)

Front Boundary Setback 9.3m - Complies

Rear Boundary Setback (DCP)

Rear Boundary Setback 1.6m – Does not Comply

The minimum rear setback of 1,6m is to the existing residence.

The first-floor additions are to be built over the rear section of the existing ground floor area.

Alternative solutions were considered for additions to the residence but were found to be less appropriate than what is proposed in this application as they compromised the landscaped / yard area, compromised the driveway area or would be within the front setback requirement for the lot and also be non-compliant.

The proposed setback to the first-floor extension are 3.7m and 4.6m due to the step in the rear boundary. Whilst these setbacks are not compliant with the council planning controls, the proposal has been designed to minimise impact on the adjoining property to the rear. Windows facing the property to the rear are only high-level windows to maintain privacy.

There will not be any additional overshadowing to the rear property as it is located on the north side of the subject dwelling.

Having regard for the above, we believe the proposal is reasonable and therefore councils favourable consideration is sought.

Warringah Development Control - Part C - Siting Factors

C1 Subdivision

Not Applicable

C2 Traffic Access and Safety

Existing access to and from the subject site is in the form of a driveway off Allambie Road. This will remain for proposed access to and from the subject site.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

C3 Parking Facilities

2 car parking spaces provided

C4 Stormwater

Stormwater shall be connected to the existing system.

C5 Erosion and Sediment Control

First floor extension erosion and sediment control necessary

C6 Building Over or Adjacent to Constructed Councils Drainage Easements

Not Applicable

C7 Excavation and Landfill

Not Applicable

C8 Demolition and Construction

Demolition of part of the existing roof to allow for the first floor extension with new and re-used terracotta roof tiles to match the existing.

C9 Waste Management

Existing council waste collection will remain in place for the subject site.

Warringah Development Control - Part D - Design**D1 Landscape Open Space and Bushland Setting**

Proposed landscape open space is 42.7% - Complies

D2 Private Open Space

Private open space 74m² - Complies

The proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties. Placement of windows has also been considered in the design to reduce loss of privacy to adjoining properties.

D3 Noise

Acoustic privacy and placement of outdoor living areas have been considered in the design.

D4 Electromagnetic Radiation

Not Applicable

D5 Orientation and Energy Efficiency

Orientation of the proposed residence is currently southwest / northeast and has been considered in the design in terms of window placement and sun/shade control.

Refer to BASIX Certificate for further details.

D6 Access to Sunlight

Please see shadow diagrams for the effect of overshadowing on the subject site and adjoining properties. We believe the effect of additional shadow cast from the proposed additions will not have any adverse effect on the adjoining properties.

D7 Views

The impact of the proposed development on views from adjoining and nearby properties has been considered.

D8 Privacy

The proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties. Placement of windows has also been considered in the design to reduce loss of privacy to adjoining properties.

Acoustic privacy and placement of outdoor living areas have been considered in the design.

D9 Building Bulk

We believe the following objectives are met with regard to building bulk

- To encourage good design and innovative architecture to improve the urban environment.

- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

D10 Building Colours and Materials

The colours and materials of the new / altered building and structures will be sympathetic to the surrounding natural and built environment.

D11 Roofs

The roof lines of the proposed additions have been designed to

- encourage innovative design solutions to improve the urban environment.
- complement the local skyline.
- conceal plant and equipment

D12 Glare and Reflection

Glare and reflection has been considered in the design:

- To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.

- To maintain and improve the amenity of public and private land.

- To encourage innovative design solutions to improve the urban environment.

D13 Front Fences and Walls

Not Applicable

D14 Site Facilities

Not Applicable

D15 Side and Rear Fences

Not Applicable

D16 Swimming Pools and Spa Pools

Not Applicable

D17 Tennis Courts

Not Applicable

D18 Accessibility

Existing access to and from the subject site is in the form of a driveway off Allambie Road. This will remain for proposed access to and from the subject site.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

D19 Site Consolidation in R3 and IN1 Zones

Not Applicable

D20 Safety and Security

Not Applicable

D21 Provision and Location of Utility Services

Not Applicable

D22 Conservation of Energy and Water

The proposed additions will meet all requirements of the Basix certificate with regard to energy and water efficiency.

D23 Signs

Not Applicable

Part E - The Natural Environment**E1 Private Property Tree Management**

No trees are affected by the proposal.

E2 Prescribed Vegetation

Not Applicable

E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat

Not Applicable

E4 Wildlife Corridors

Not Applicable

E5 Native Vegetation

Not Applicable

E6 Retaining unique Environmental Features

Not Applicable

E7 Development on Land Adjoining Public Open Space

Not Applicable

E8 Waterways and Riparian Lands

Not Applicable

E9 Coastline Hazard

Not Applicable

E10 Landslip Risk

Land Slip Area A Slope less than 5 degrees

E11 Flood Prone Land

Not Applicable

Conclusion

Having regard for all of the above we believe that this development will not have any adverse effect on the built or natural environment, and therefore council's favorable consideration is sought.