

STATEMENT OF ENVIRONMENTAL EFFECTS

**Alterations & Additions
2 Dixon Avenue
Frenchs Forest 2086
Lot 1 DP31074**

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Issued to Northern Beaches Council for Development Consent

This report to be read in conjunction with the following documents:

- Drawings A101-A119, prepared by L. Pracy
- Survey Plan - Ref. No. 221516, prepared by Bee & Lethbridge Pty Ltd, December 2019
- BASIX Certificate No A381240_4 dated 23 April 2021 - for alterations and additions
- BASIX Certificate No 1194040S dated 23 April 2021 - for granny flat

April 2021

Planning control instruments

The instruments pertaining to this report are as follows;

- Warringah Development Control Plan 2011 (WDCP2011), which came into effect 09 December 2011
- Warringah Local Environmental Plan 2011 (WLEP2011)

Land to which this Plan applies

This Plan applies to development proposed on land in Frenchs Forest that is zoned R2 Low Density Residential under the provisions of:

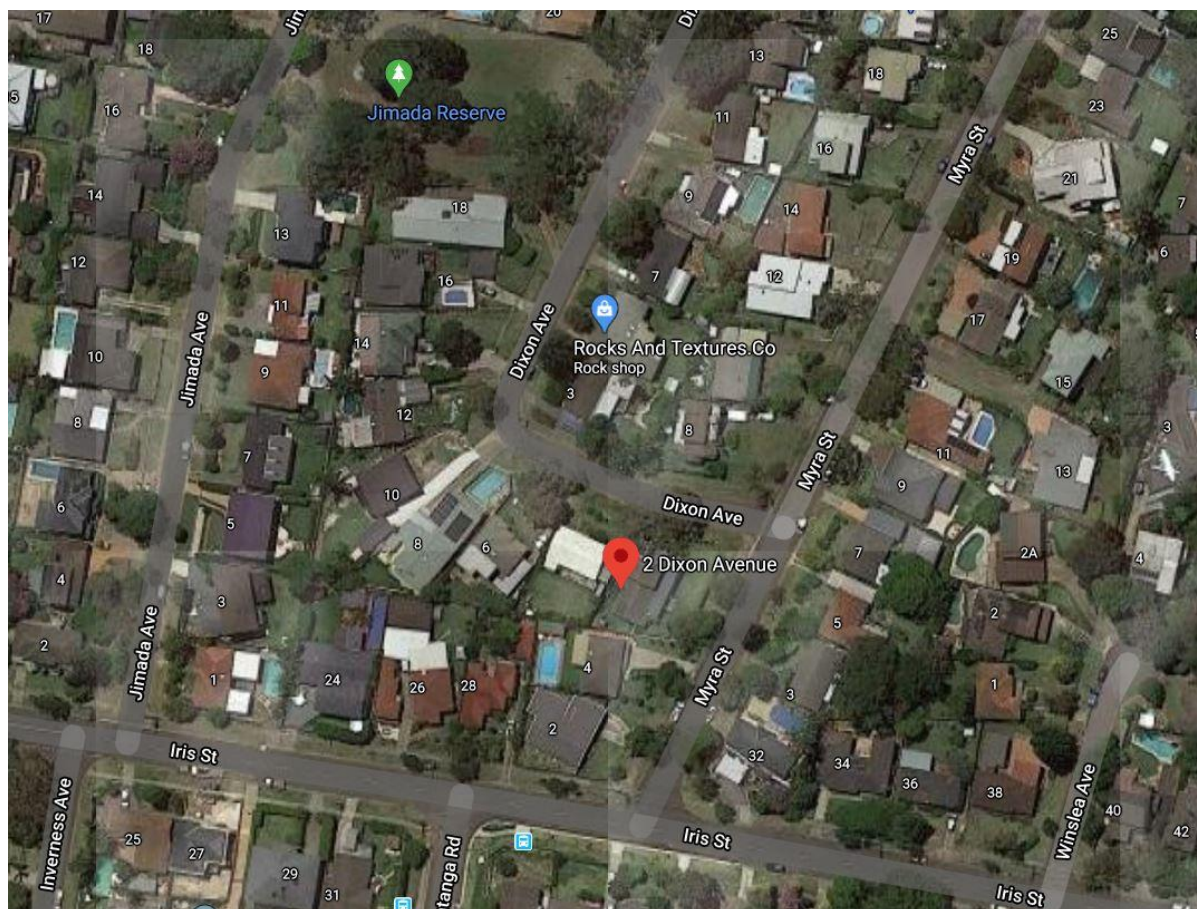
WLEP2011, being:

- Maximum Height of Building = 8.5m
- Landslip Risk Map - Area A = slope less than 5 degrees

WDCP2011, being:

- Landscaped Open Space and Bushland Setting 40%

Site location



Source: Google Maps

Site analysis and proposed development

Alterations and additions to an existing brick and tile, one and two storey, 4 bedroom single occupancy residence at 2 Dixon Avenue, Frenchs Forest (Lot 1, DP 31074). Proposed works include:

Ground floor:

- reconfiguring the layout and extending onto existing deck to incorporate a new kitchen and to create extra living space
- raising ceiling height to improve amenity
- creation of an attached granny flat, using the existing carport footprint and hardstand area behind

Second storey:

- extending to accommodate relocated bedrooms
- creation of ensuites and walk in robes for these bedrooms
- a new living area

Garage:

- construction of a basement garage, with storage area and internal access to living room

Landscaping:

- installation of an inground pool in the rear yard, and associated decking and garden beds.



NE view of the existing residence



NW view of existing residence



S view of existing residence



W view of existing residence



Proposed N view



Proposed S view

Site suitability

The site is a corner block, 628.3m² in area and generally rectangular in size with a gradual slope towards both street frontages. The site is in a low impact residential development setting (R2 Low Density Residential), less than 300 metres to amenities, shops, schools and public transport, and 1.3 kilometres to the Northern Beaches Hospital. It currently contains a one and two storey brick and clad dwelling house with carport, constructed in the early 1960s, and in good condition. The site enjoys limited district views to the front (northeast) of the property. The building is oriented to capture the cool northeasterly breezes in summer through the northeast and southeast facing windows.

The proposed development is compatible with the established character and streetscape of the area, with the quality and scale of the design being sympathetic to the neighbourhood character and the R2 zoning.

Present and previous uses of the land

The present use of the site is for a one and two storey dwelling house, and has been used for this purpose for some decades. The adjoining land is presently used for the same purpose.

The site is zoned R2 Low Density Residential under the WLEP2011. The site use will remain unchanged as a result of the proposed development.

Prelodgement Meeting advice

The proposal was subject to a Development Application Prelodgment Meeting with Council on 06 October 2020 (PLM020 0232).

The issues of building envelope non-compliance on the western side, pool decking, and garage/ carparking were discussed, and facilitated a redesign of the proposal to address these issues.

Compliance with development standards

Site Summary			
Site area	628.3 m²		
Current Building Footprint	210.9 m² (including covered verandah, shed and carport)		
Proposed Building Footprint	220.7 m² (including covered verandahs)		
Warringah Local Environment Plan 2011 (WLEP2011) Controls			
	Proposed	Standard	Complies (Y/N)
Building Height	8.41m	8.5m max.	Y
Warringah Development Control Plan 2011 (WDCP2011) Controls			
Primary* Front Setback	8.13m	6.5m min.	Y
Secondary* Front Setback	3.60m	3.5m min.	Y
Side Setback (NW)	1.17m	0.9m min.	Y
Side Setback (SW)	2.65m	0.9m min.	Y
	existing and maintained		
Wall Height to underside of ceiling	7.67m max.	7.2m max.	#
Garage Opening	2.7m	6m max.	Y
Landscaped Open Space	47.7% (299.5 m²)	40% min.	Y
Private Open Space	86.0m²	60 m² min.	Y
Solar Access to Private Open Space	>75%	50% min	Y

* see accompanying Letter of Variation to DCP Controls - Primary and Secondary Setbacks

see accompanying Letter of Variation to DCP Controls - Wall Heights

Access and traffic

The current single driveway access to the site will be excavated and resurfaced to match the finished floor level of the basement garage. The driveway profile will be in accordance with Northern Beaches Council's Extra Low Standard Vehicle Crossing Profile (Plan # A4 3330/5 EL). Driveway works will be carried out by an authorised and accredited concrete contractor, selected from the list of approved contractors available on the Northern Beaches Council website. There is

provision for parking of 2 cars on site, 1 in the proposed attached single car garage, and 1 on the driveway.

The development will not generate any additional traffic.

Privacy, views and overshadowing

Visual privacy

The proposed extension does not include any new windows that will impact on adjacent dwellings.

On the ground floor, new windows along the SW wall have a sill height of 2.1m, or are opaque louvres. On the second storey, new windows facing the SW boundary will have a sill height of 1.8m, or are opaque louvres. New windows along the NW boundary will be either opaque louvres, or be fitted with fixed louver screens up to a height of 1.8m, with the blades made of a solid material and angled to obscure the view into the neighbouring private open space. This allows privacy for both the occupants and neighbouring dwellings.

The current rear yard of the property satisfies the private open space requirements of the WDCP2011. Garden beds surrounding the pool will be planted so as to provide additional privacy to the occupants.

Views from the living areas of the proposal will not impact upon the private open space of adjacent dwellings.

Acoustic privacy

Acoustic privacy will not change substantially, as the proposed main living area is on the same level as the existing living area. In regards to external noise sources, location of the driveway remains unchanged. Air conditioning units will be located so as not to impact upon neighbouring residences.

Views

The predominant view from the site is northeast and southeast towards the bounding streets. The adjoining Dixon St property to the west of the subject site has views towards the street. The adjoining Myra St property (to the south) also looks out onto the street. The existing residence is 2 storeys, and the proposed roof height will be the same as the current second storey roof height, so the views of the neighbours will not be impacted significantly by the proposal.



looking north, up Dixon St



looking NE towards Dixon St



looking E to the intersection



looking SE towards Myra St



looking S, down Myra St

Overshadowing

See Shadow Plans with Drawing Nos 2020-01-A10, 2020-01-A11, 2020-01-A12, and 2020-01-A13.

The southwestern side of the property achieves a 2.6m setback from the boundary at its closest point and a maximum height of 7.7m above ground level, which is well below the maximum permissible height of 8.5m. As a result, there will be minimal impact on neighbouring properties with regards to overshadowing by the proposed development.

Drainage

Stormwater from the western roof of the property will drain into a rainwater collection tank, as specified by the BASIX report. This tank will collect rainwater from at least 70m² of roof, and be connected to a tap within 10 metres of the edge of the pool.

The remaining stormwater from the site will flow into the existing stormwater collection and drainage system which discharges to the street. Any additional works will be at the direction of the stormwater engineer.

Erosion and sediment control

Sediment fences will be erected downslope of the work area for the duration of construction. Existing groundcover will be maintained where possible to minimise erosion and ground disturbance. See Drawing No 2020-01-A116 - Construction Management Plan for further detail.

Energy efficiency

Sliding doors across the northwestern wall and stacker doors across the northeastern and southeastern walls of the ground floor will provide significant natural light and cross ventilation to the living areas of the property. Increasing the ceiling height of the ground floor will allow sufficient clearance for ceiling fans to be installed, providing a low energy cooling option to complement the passive cooling of cross ventilation in the summer months.

The roof over the wraparound verandah will provide shade to these outdoor spaces in summer, and the eaves on the northwest wall of the property will assist in shading the windows along this wall.

Northeast and northwest facing windows on the upper storey will allow solar access and passive heating during the winter months.

Heating, cooling and lighting energy saving initiatives are as per the BASIX certificate attached to this application.

Trees

All existing trees on the property will be retained, as marked on Drawing No 2020-01-A114 - Landscape Plan.

Site management

See Drawing No 2020-01-A116 - Construction Management Plan.

CONCLUSION

This application seeks consent for alterations and additions to an existing dwelling to improve the amenity of the house for the owners, a family with growing children. The proposed development complies with Northern Beaches Council's WDCP2011 and WLEP2011. It is considered that the development will have no adverse environmental impacts, and as such, the proposal should be accepted.

APPENDICES

1. 2 Dixon Ave Frenchs Forest - Letter of Variation to DCP Controls - Primary and Secondary Setbacks

2. 2 Dixon Ave Frenchs Forest - Letter of Variation to DCP Controls - Wall Heights

3. 2 Dixon Ave Frenchs Forest - Crozier Preliminary Geotech Report

4. 2 Dixon Ave Frenchs Forest - PLM Notes Warringah - PLM2020 0232