

06/01/19

STATEMENT OF ENVIRONMENTAL EFFECTS

**13 VIRGINIA PLACE FORESTVILLE NSW 2087
LOT 7 DP 30924**

**PREPARED FOR: MELISSA & ANDREW BOVILL
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PROPOSAL

Proposal: Additions and alterations to existing dwelling including one additional bedroom and bathroom, extension of the existing roof, new deck and pergolas, new exterior cladding.

Number of dwellings/units proposed: No change. 1 existing dwelling.

Area of dwellings/units proposed: The total footprint of the new dwelling will be 862m².

Number of bedrooms proposed: 1 additional, 3 existing.

Number of storeys proposed: 1

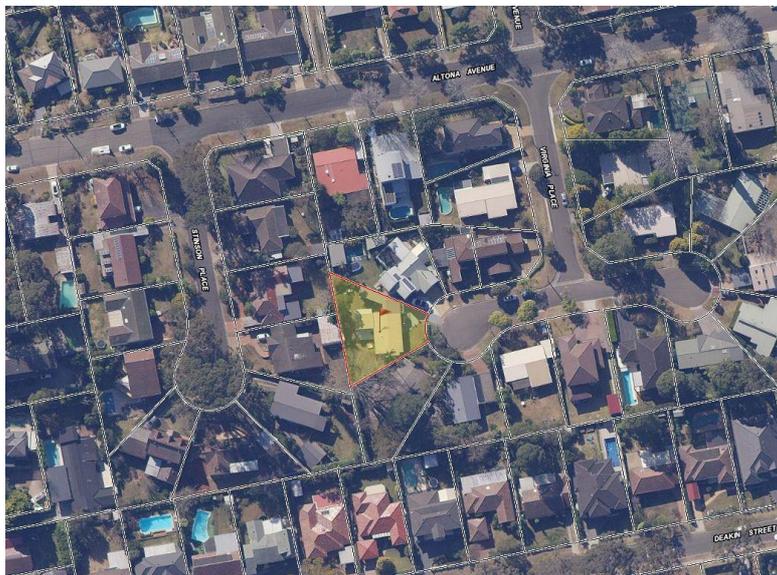
Proposed parking arrangements: No change. 1 existing garage plus off-street parking for 3 cars.

Type and extent of landscaping proposed: Existing landscaping will be retained. No significant change to landscaping.

Proposed materials:

- External Wall finishes: Weatherboard-style sheet cladding, white painted finish.
- Pergolas: Grey painted timber
- Decks: Hardwood timber
- Boundary fences: Grey painted finish

Site area (m2/ha): The lot is 689 m².



ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

EVALUATION

Warringah Local Environmental Plan 2011

The subject site is zoned R2 Low density Residential.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone are:

- *To provide for the housing needs of the community within a low-density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

The proposed development is for renovation of a low density residential dwelling and is compatible with the existing and future character of the locality. The proposed renovation has little impact on the streetscape and amenity for its residents. The proposed dwelling is considered to meet the objectives of the R2 Zone.

Clause 4.3 Height of buildings

Requirement: 8.5m Proposed: 3.885m Compliant: yes

Clause 4.6 Exceptions to development standards

The development does not contravene any development standards within the LEP.

Clause 5.10 Heritage Conservation

The property is not identified as having heritage significance or being within proximity of a heritage item.

Clause 5.11 Bush fire hazard reduction

The subject site has not been identified as being bushfire prone land.

Clause 7.1 Acid Sulfate Soils

The subject property is not identified as affected by Acid Sulphate Soils.

Clause 7.3 Flood Planning

The subject site has not been identified as being within a flood planning area.

Conclusion with respect to LEP requirements

The proposal is considered to satisfy the relevant objectives and development standards relating to dwelling houses as contained within WLEP 2011.

Warringah Development Control Plan 2011

Part B – Built Form Controls

Requirement	Proposed	Compliant
B1 - Wall Heights	Max 4m above natural ground	Yes
B2 – Number of storeys	One storey	Yes
B3 – Side boundary 45° envelope	Single storey & entirely within	Yes
B4 – Site coverage as per maps	N/A	N/A
B5 – 0.9m side setbacks	Min 1m setback to new works	Yes
B6 – merit assessment of setbacks	N/A	N/A
B7 – 6.5m front setbacks	>9.7m	Yes
B8 – merit assessment front setback	N/A	N/A
B9 – 6m rear setback	900mm for roof extension only	On merit

The existing kitchen / dining room at the rear of the subject property is located approximately 4.75m from the rear boundary. Directly adjacent to the kitchen on the neighbouring property (4 Stinson Place) is a non-compliant masonry building located approximately 280mm off the rear boundary. This masonry wall is approximately 3.5m high and 9.1m wide. This proposal includes the extension of the existing roof to create a covered outdoor living area. The new roof will extend to 900mm of the rear boundary, however it is fully concealed by the neighbour's masonry wall and therefore cannot be considered to intrude or overshadow their property. This proposal does not seek to extend any existing walls within 6m of the rear boundary. The photograph below illustrates how the extended roof is entirely concealed by the masonry building at 4 Stinson Pl which itself is only 280mm from the boundary.



Photo 1: Masonry building at 4 Stinson Pl



Masonry wall belonging to 4 Stinson PI

Photo 2: Masonry building at 4 Stinson PI viewed from the subject property.

B10 – merit assessment rear setback	N/A according to maps	N/A
B11 – Foreshore Building setback	N/A	N/A
B12 – National Parks setback	N/A	N/A
B13 – Coastal Cliffs Setback	N/A	N/A
B14 – Main Roads Setback	N/A	N/A

Part C – Siting Factors

C1 – Subdivision	N/A	N/A
C2 – Traffic, Access & Safety	No change to existing	Yes
C3 – Parking Facilities	No change to existing	Yes
C4 – Stormwater	New downpipes connected to existing stormwater pipes	Yes
C5 – Erosion & Sedimentation	As per site plan, silt fences etc during construction until stabilised	Yes
C6 – Building over easements	No easements will be built over	Yes
C7 – Excavation & Landfill	Cut & fill required for footings only	Yes
C8 – Demolition & Construction	See Architectural plans & Waste Management Plan	Yes
C9 – Waste management	See Waste Management Plan	Yes

Part D – Design

D1 – Landscaped open space(40%)	Site has 45.7% Landscaped open space	Yes
D2 – Private open space min 60m ²	Rear decks are 77m ²	Yes
D3 – Noise	No change to existing	Yes
D4 – Electromagnetic radiation	N/A	N/A

D6 – Access to Sunlight	Shadows are not significantly increased by this proposal. See shadow diagrams.	Yes
D7 – Views	No change to existing views	Yes
D8 – Privacy	The proposed new bedroom & ensuite will be located 1m from the south boundary, however there is to be only 1 new window. This ensuite window will be obscured by the boundary fence and plants. No loss of privacy will occur.	Yes
D9 – Building bulk	The building will appear substantially unchanged when viewed from the street. The building form is not significantly changed.	Yes
D10 – Building colours	The proposed colours are similar to the existing with white painted exterior walls. Roof colour will be unchanged.	Yes
D11 – Roof pitch	The proposed roof will be extended at the rear but the pitch is unchanged. No change visible from the street.	Yes
D12 – Glare & reflection	Non-reflective materials proposed. No change from existing.	Yes
D13 – Front fences	No change to existing	Yes
D14 – Site facilities	No change to existing	Yes
D15 – Side fences	Some sections of fence to be replaced following consultation with neighbours as existing south fence does not follow boundary. See architectural drawings	Yes
D16 – Swimming pool & Spas	N/A	N/A
D17 – Tennis courts	N/A	N/A
D18 – Accessibility	N/A	N/A
D19 – Site consolidation	N/A	N/A
D20 – Safety & Security	No change to existing	Yes
D21 – Utility services	No change to existing	Yes
D22 – Conservation Energy & Water	Proposed extensions have good cross-ventilation. New water tank as per BASIX. Otherwise no change to existing.	Yes
D23 – Signs	N/A	N/A

Part E – The Natural Environment

E1 – Tree preservation	One Bangalow Palm will be removed to accommodate the extension. It is proposed to relocate this tree to the rear yard. If not feasible, a suitable alternative will be planted.	Yes
E2 to E11 – Various	N/A	N/A

Conclusion with respect to DCP Requirements

The proposed alterations and additions are considered to be appropriately designed to achieve the objectives of the design provisions with Warringah DCP 2011.

Conclusion

The proposed alterations and additions are considered to be appropriately designed and sited to achieve the objectives of the provisions with Warringah DCP 2011 and Warringah LEP 2011.

When complete, the proposed works will be largely unnoticed from the street frontage and neighbouring properties at the sides and rear will be largely unaffected. The dwelling will enjoy practical, sustainable and aesthetic improvements which will benefit the inhabitants and the local community.

Henry Lance

A handwritten signature in black ink, appearing to be 'HL' followed by a stylized flourish.

Director, Lance Workshop