

# STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS AND A CARPORT TO AN  
EXISTING RESIDENCE AT

56 DARLEY STREET, KILLARNEY HEIGHTS

LOT 25 SECTION 77 DP 758566



View of house from driveway

## **Introduction:**

This Statement of environmental Effects has been prepared to form part of a development application to Northern Beaches/Warringah Council. Consent is sought for a deck and carport to be added to an existing dwelling at 56 Darley Street Killarney Heights.

A development application is submitted pursuant to the provisions of Warringah Local Environment Plan. This Statement of Environmental Effects has been undertaken to assess the proposed development in terms of Section 79C of the Environmental Planning and Assessment Act and surmises that the proposal is worthy of approval on its merits.

## **Site Characteristics and Description:**

- Existing Use - Single residential dwelling Site
- Legal description: Lot P 25 Sect 77 D 758566
- The site is situated within a residential zone.
- Not listed as Heritage or conservation area
- Not located in Bush Fire Prone Area
- The site is in area B of the landslip zone map
- Driveway access is provided via an existing concrete crossover off Darley Street and attached to a Garage
- The land is a trapezoidal shaped residential block. From the road frontage the site falls steeply to the east at approximately 15 to 25 degrees before flattening out to the front of the residence to a moderate slope before the rear boundary with a cross slope to the south east at approximately 10 to 20 degrees.
- Site area: m<sup>2</sup> 755.6
- The subject site is flanked by a driveway on one side with the associated house on the other.
- The site is surrounded by 1 & 2 story dwellings

## The proposal

### Description:

As detailed in the accompanying plans, the proposal seeks consent for removal of a concrete balcony and brick garage and alterations and additions to an existing dwelling. It provides compliance with the Warringah Development control plan 2011 and the Warringah Local Environment Plan 2011.



Aerial view of property with garage and balcony circled to be demolished

### History

- Existing garage has been compromised due to tree roots moving the foundations beyond rectification.
- The garage is unsuitable in its current location due the access doors being parallel to Darley St. This combined with the width of the drive and the limited turning radius makes the garage unfit for purpose
- The existing balcony has concrete cancer and is also in danger of collapse.



Image of balcony showing concrete cancer

## **Project aims and objectives**

To integrate the proposed deck and carport with the existing building, the surrounds and the desired future character of the locality. To achieve a development that enhances the existing building whilst also integrating into the local street-scape. To create additional space and amenity for the occupants, while creating a building which meets or exceeds the architectural standard of the area.

## **Design/Streetscape Statement:**

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area. The design of the building is sympathetic to surrounding development and makes allowances for environmental objectives (i.e. solar penetration, cross ventilation, minimising of shadows etc). The proposed building integrates within the established pattern of the local context by maintaining the predominant scale and bulk of surrounding dwellings. Thus, the development is in keeping with the surrounding scale of developments and local morphology (footprints and space) of the area and the predominant 'subdivision' pattern.

## **The proposed additions and alterations are as follows:**

- Existing door to balcony changed to a window
- Existing window to be changed to a door
- New double carport is proposed at the base of the driveway with access perpendicular to Darley St.
- Existing crossover and driveway to be graded, widened and lowered to meet the gradient of the land and adjoining property crossover ( Lot 24 Sec 77 DP 758566 ) reducing the risk of Slips, trips and falls (STF)
- Existing concrete deck removed
- Existing Garage demolished
- Install a new timber deck between the house and new carport where existing garage is currently.

The proposed alterations and additions will provide the owners with a useable space to park their cars under cover as well as a safe timber deck for entertaining.

There will be no effect on neighbouring properties due to the proposed additions as the deck will move further away from surrounding properties.

Consideration has been given to bulk and form, Zoning and Development controls

## **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 maximum building height is not to exceed 8.5m.

The proposed new addition will remain below the required 8.5m building height. **Complies**

### **4.3 General Principals of Warringah Development Control Plan 2011**

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

### **4.4) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004**

The proposal will not require a BASIX certificate with this application.

## **BUILT FORM CONTROLS**

### **Wall Heights (DCP B1)**

Wall height not to exceed 7.2m the proposed addition **complies** with this control.

### **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. As per plan the proposed development **complies** with the side boundary envelopes.

### **Side Boundary Setbacks (DCP B5)**

Warringah DCP control is a min. of 900mm. Variation is sought to adjust the carport to be 450mm from side boundary as this adjoins a driveway only and does not negatively impact the surrounds. Please refer to provided Clause 1A Variation at the end of document

### **Front Boundary Setbacks (DCP B7)**

Warringah DCP control is a min. of 6.5m or an average of the adjoining properties. The proposed new double carport will have a front setback of 7.186m - **Complies**

### **Rear Boundary Setbacks (DCP B9)**

Warringah DCP control is a min. of 6.0m existing rear setback is increased with the removal and relocation of the deck - **Complies**.

### **Landscaped Open Space (DCP D1)**

The minimum landscaped open space required is 40% of the site area. Site area of this allotment is 755.6 m<sup>2</sup> with 57% landscaped space – **Complies**

### **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 - **Complies**.

### **Access to Sunlight (DCP D6)**

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a minimum of 3 hours of solar access. **Complies**.

**Views (DCP D7)**

The proposed development does not result in any loss of views to adjoining dwellings. **Complies**

**Privacy (DCP D8)**

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

Deck is moving further away from the back boundary providing greater privacy to adjoining properties – **Complies**

**Traffic , Access and safety - C2**

Existing vehicular and crossover access will have a slight reduction in height and widening to suit council regulations – **Complies**

**Parking Facilities – C3**

The proposal is for a double carport. It provides compliance with existing 2 off street parking spaces – **Complies**

**Stormwater – C4**

To be provided in accordance with council's stormwater drainage design guidelines.

The proposal provides for all collected stormwater to drain to the rear of the site and be connected into the existing stormwater drainage system. This may be modified and redesigned if required by a hydraulic engineer at a later stage.

**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 and 10 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions of a double carport and deck area to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

**Submissions made in accordance with this Act or the regulations**

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

**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.

**Conclusion**

The proposal which provides for removal of deteriorating garage and crumbling balcony allowing for an addition of a double carport and deck and will not have any detrimental impact on the adjoining properties or the locality.

The proposal is designed to enhance and make safe parts of the property that are unsound and hazardous. It integrates well with the surrounding properties and local context and is therefore consistent with the existing and desired future character of the area.

As the side boundary is not impacting a neighbouring property in any way the proposed variation from the development standard is fair and reasonable in this instance.



**Photos of site:**



View looking from North to garage & house



View looking from Darley St down #54 and #56 drives



View looking up to Darley St from #54 and #56 driveway



View looking North from house to Darley St Reserve

## Exception to development standard:

### Clause 1A - Variation request - Side Boundary Setbacks (DCP B5)

Permission is sought to reduce the side boundary setback from 900mm to 450mm as strict compliance is unreasonable in this case. The required space and structural requirements with the natural Topographical Constraints if not permitted would make a severe compromise in design and overall aesthetics as well as reducing landscaped space and resulting in unnecessary increased costs for the owners.

Due to the odd size of our block the neighbour to the right of our property has an adjoining driveway on the left. There are not privacy issues with the smaller setback and there are no structures on the other side.

The property is of uneven shape with a large slope. The property is well maintained with existing retaining walls and hedges in place to assist with the retainment of sediment and soil and keep an aesthetically pleasing look. To ensure current retaining walls are able to be kept and a suitably sized carport can be constructed. Permitting a reduced setback of 450 allows us to integrate with these retaining wall structures.

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.

Having a 450 setback in no way impacts anybody's privacy or sunlight as #56 driveway is approximately 30m from the neighbouring house. There are no buildings present and the property on the other side of the driveway is council reserve. There is no fire risk in reducing the setback

By retaining a 450mm setback it will also allow us to hopefully keep the large Frangipani tree located at the base of the driveway.

Allowing the 450mm side boundary will be in keeping with Council's aims and objectives for this locality.

Map showing neighbour's driveway and adjoining reserve where variation is sought. The subject site is flanked by a driveway on one side with the associated house on the other

