

Northern Beaches Council

STATEMENT OF ENVIRONMENTAL EFFECTS

For The Construction Of

ALTERATIONS AND ADDITIONS

34 Little Willandra Road
Cromer NSW 2099

For

EMMA WOZNIAK

AND NOTES IN SUPPORT OF
DEVELOPMENT APPLICATION

Issue A

Prepared By

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1. INTRODUCTION

1.1 Objective

This Statement of Environmental Effects has been prepared on behalf of the applicant of the subject property, Emma Wozniak of 34 Little Willandra Road Cromer in the state of New South Wales. The statement has been designed for Northern Beaches Council in support of the Development Application for the proposed Alterations and Additions.

It is the intention of the applicants to extend construct a Covered New Balcony over the existing attached garage on the Eastern Side of the Existing Dwelling.

The enhancements to this property will not only improve the aesthetics of the site but will also greatly improve the functionality as well.

1.2 Site Information

Lot	2
DP	245276
Number	34
Street	Little Willandra Road
Suburb	Cromer
State	New South Wales
Country	Australia

1.3 Application Information

Client	Emma Wozniak
Contact	A J Lewis
Email	ajlewis@74ad.com.au
Mob	0411 411 141

1.4 Relevant Controls

The proposed development has been designed in accordance with the following controls;

Warringah Development Control Plan 2011 (DCP - 2011)
Warringah Local Environmental Plan 2011 (LEP - 2011)

2. SITE ANALYSIS

2.1 Site Location

The subject site is a corner lot located on the east side of Little Willandra Road and Tyagarah Place in the suburb of Cromer.

2.2 Site Description

The site has a fall from West (Little Willandra Place) to the East (side boundary).

2.3 Existing Use

The site is currently occupied by a two storey dwelling with attached single car garage.

2.4 Existing Areas

The total area of the existing residence is approximately 111.35 square metres.

2.5 Existing Access to Site

Access to the site is currently gained via Tyagarah Place Cromer.

2.6 Existing Services to Site

The site currently has access to water, electricity, sewer and telephone services, all of which will remain in their current form of use.

2.7 Existing Privacy and Overshadowing

There are currently no privacy issues with regards to the existing dwelling and neighbouring residences.

2.8 Flood Consideration

The site is not considered to be located in a flood prone area.

2.9 Bush Fire Consideration

The site is considered to be located in a bush fire prone area. A self-assessed bushfire report accompanies the subject application.

2.10 Landslip Area

The subject site has been identified as Landslip Area B and D in WLEP2011.

A Preliminary Geotechnical Report (Preliminary Assessment of Site Conditions) has been provided as part of the subject application.

2.11 Miscellaneous

There are no waterways or watercourses pertaining to this property.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The proposed development is as follows;

- Construct a new Balcony over the existing suspended concrete roof slab of the existing garage. The balcony will be constructed from timber framing and beams, supported at either end by structural steel posts.
- Construct a new post and beam pergola structure over the proposed new balcony, with a vergola roof system or similar.

3.2 Proposed Areas

When completed the area of the development will be as follows;

Primary Residence Area	171.61 M/2
Proposed Balcony Area	060.50 M/2

3.3 Proposed Use

When completed, the proposed dwelling will continue to be the primary residence for the current owner / occupants.

4. DEVELOPMENT ANALYSIS

4.1 Compliance

Warringah Local Environmental Plan - LEP 2011

The subject site is zoned R2 Low Density Residential

Objectives of zone

- 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.

Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

The existing and proposed use of the subject site will not change and therefore complies with the objectives of the R2 Low density Residential Land use.

The numerical values that form the critical environmental controls outlined in the Warringah LEP – 2011 are as follows;

Part 4 – Principal Development Standards

Part 4.3 – Height of Buildings
LEP – 8500MM

Proposed – 8115MM

Complies – Yes

Part 4.4 – Floor Space Ratio
LEP – No Requirement

Built Form Controls Apply

Warringah Development Control Plan - DCP 2011

The numerical values that form the critical development controls outlined in the Warringah DCP – 2011 are as follows;

Part B – Built Form Controls

Clause B1 – Wall Heights DCP - 7.20 Metres	Proposed – N.A	Complies - Yes
Clause B2 – Number of Storeys DCP - 2	Proposed – 1	Complies - Yes
Clause B3 – Side Boundary Envelope DCP- 4M and 45degrees	Proposed Non-compliance on one side only as indicated	Complies – No
Clause B4 – Site Coverage DCP – No Requirement	Built Form Controls Apply	
Clause B4 – Side Boundary Setbacks DCP – 900Mm	Proposed 1070 MM	Complies – Yes
Clause B7 – Front Boundary Setbacks DCP – 6500MM	Proposed 6300 MM Following existing dwelling setback	Complies – No
Clause B9 – Rear Boundary Setbacks DCP – 6000MM	Proposed 2675 MM Following Existing Dwelling Setback	Complies – No

Part D – Design

Clause D1 – Landscape Open Space DCP – 40%	Proposed 55%	Complies – Yes
Clause D2 – Private Open Space DCP – 60M/2 Min 5M Wide	Existing No Change to Existing P.O S	Complies – Yes
Clause D6 – Access to Sunlight DCP – 50% for 3 Hours June 21 9Am – 3PM	Proposed 6 Hours	Complies – Yes

It is considered that the proposed development will comply with all other elements of the Warringah DCP – 2011.

4.2 Proposed Access to Site

The proposed access to the subject site will remain at its current position.

4.3 Proposed Privacy and Overshadowing

Due to the location and height of the proposed development on site there will be no overshadowing on neighbouring residences.

4.4 Utilities Services and Waste

Water, electricity, sewer, and telephone are currently connected to the site. There will be no impact on the current domestic sized wheeled garbage and recycling bins used on the site.

4.5 Drainage and Stormwater

All new gutters and downpipes will be connected to the existing stormwater system.

4.6 Cut and Fill

Only a very minimum amount of cut and fill is required for the proposed development. Any leftover excavated earth material will be utilised as garden fill on the subject site.

4.7 Erosion and Sediment Control

Erosion and sediment control measures will be used in accordance with Northern Beaches Council guidelines.

On completion of the construction all areas of the site that have been disturbed by the construction of the new alterations and additions will be turfed, graded and drained appropriately which will prevent further soil erosion and sedimentation of the site.

4.8 Energy Efficiency

Due to the estimated construction costs this development does require Basix Certification. A Basix Certificate accompanies the subject application.

4.9 Other Environmental Impact

It is not considered that this development will have any impact on air quality, water quality, soil and ground contamination, ambient noise levels, flora and fauna habitat, public health and safety, local economy, local or community or visual landscape.

5. CONCLUSION**CHARACTER STATEMENT**

It should be noted that the size, design and standard of finish of the alterations and additions is typical of both new and existing residences in this area. Careful consideration has been given during the design and documentation of this development with respect to Northern Beaches Council requirements.

The proposed alterations and additions will be in keeping with similar dwellings in this locality.

Through the analysis shown in this statement it is recommended that Northern Beaches Council grant development consent in respect of the proposed alterations and additions at number 34 Little Willandra Road in the suburb of Cromer.