



Statement of Environmental Effects

For the proposed construction of a carport, driveway, deck and shed

Located at:

4 Jumbunna Place, Terrey Hills 2084

For

Peter Steyn

Prepared By

Epoch Designs

Date

20th December 2022

Introduction

This Statement of Environmental Effects accompanies architectural plans project No. STE 0601 detailing the proposed construction of a new carport, driveway, deck and shed at **4 Jumbunna Place, Terrey Hills 2084**.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered acceptable and is worthy of the support of the council.

Property Description

The subject allotment is described as 4 Jumbunna Place, Terrey Hills, being Lot 26 within Deposited Plan 248766 and is zoned R2 – Low Density Residential within provisions of the Warringah Local Environmental Plan 2011.

The site is not listed as a heritage item, nor is located within a conservation area.

Site Description

The property is located at the end of Jumbunna Place with a Cul-de-sac, and has a fall towards the street of approximately 2.6m. The site has an irregular frontage of 7.6m at the boundary line in direct contact with Jumbunna Place and a frontage of 22.6m following the front building line. The property also has a maximum width of 24.8m at the rear boundary line and the site has a total area of 697m².

The site is currently developed with a x2 storey level dwelling with exposed bricks and a tile roof.

The details of the site are as indicated on the survey plan prepared by SurveyPlus dated 3rd May 2022 which accompanies the DA Submission.

4 Jumbunna Pl, Terrey Hills



LOCATION PLAN (NTS)

SOURCE (NEARMAP)

Fig 1: Location of Subject Site

The Surrounding Environment

The general vicinity of the site is characterised by a mix of single and two storey residential dwellings. The varying age of development in the area has resulted in a mix of materials and finishes, with the development in the area generally presenting a varied scale and form.

Proposed Development

As detailed with the accompanying plans the proposal seeks approval for the construction of a new carport, driveway, deck and shed.

The new works will comprise:

Primary Dwelling

- Demolition of existing entry stairs and construction of new timber deck.

External Works

- Proposed construction of a new Carport
- New driveway
- New shed to the rear

The proposed carport and shed presents a modest scale with a low profile pitched roof.

The external finishes of the proposed additions will comprise weatherboard cladding. The proposed roof will be of Colorbond roof sheeting (or similar) and gutters will be of Colorbond Monument (or similar).

Height of Buildings

The building height limit for development in this portion of Terrey Hills is 8.5m. The proposed new carport will have a maximum height of 2840mm and the shed will have a maximum height of 3420mm.

Earthworks

This section seeks to achieve the following objectives:

- To ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
- To allow earthworks of a minor nature without requiring separate development consent.

The proposal will not require any significant excavation of the site.

Development

The proposal will not require any substantial excavation to accommodate the works. The works will be carried out in accordance with the recommendations of a qualified Structural Engineer. Accordingly, the proposal is considered to satisfy.

CONTROL	EXISTING/RULE	PROPOSED	COMPLIANCE
Site area (sqm)	697m2	N/A	YES
Minimum Lot Size	N/A	N/A	N/A
Max Wall Height	N/A	N/A	N/A
Max Building Height	8.5m	3.4m	YES
Front Building Setback	6.5m	7.2m (carport post)	YES
Rear Building Setback	6.0m	0.5m	YES (exception)
Minimum Side Boundary Setback	0.9m	0.4m (shed)	YES (exception)
Private Open Space (m2)	Minimum 60m2	88.1m2 (As per existing)	YES
% of Landscaped Area	40% (Minimum) of site or 278.8m2 (Minimum)	49.7% / 346.8m2	YES
No. of Car Space Provided	2(Covered) 1(Uncovered)	2(Covered) 1(Uncovered)	YES

Relevant Controls w/comments:

B3 Side Boundary Envelope - The proposal complies with this control, although it is not a requirement for this portion of Terrey Hills.

B5 Side Boundary Setbacks - The proposed shed is affected by this control. The proposal seeks consent on the basis of exception. The shed proposal has been designed to satisfy the objectives set by Northern Beaches Council.

The following objectives have been achieved:

- To ensure opportunities for deep soil landscape areas.
- To ensure the development does not become visually dominant.
- To ensure that the scale and bulk of buildings is minimised.
- To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.

- To provide reasonable sharing of views to and from public and private properties.

The proposal has been discussed with the adjoining properties being **3 Jumbunna Place, Terrey Hills** and **5 Jumbunna Place, Terrey Hills**.

The owners of **No. 3 Jumbunna Place, Terrey Hills** have advised that they have no concerns regarding the shed on the fence and are happy with the increase in privacy.

The owners of **No. 5 Jumbunna Place, Terrey Hills** had concerns with the height of the proposed carport. The height was to do with a reduction of views overlooking Jumbunna Place.

The proposed carport roof has been lowered and direction changed, this allowed views to be increased accordingly.

B9 Rear Boundary Setback - The proposal does not comply with the rear boundary setback control. The proposal seeks consent on a merit basis as the proposal complies with the objectives within Warringah Development Control Plan.

B10 Merit Assessment of Rear Boundary Setback - The proposal seeks consent on the following objectives being achieved:

- To ensure opportunities for deep soil landscape areas are maintained.
- To create a sense of openness in rear yards.
- To preserve the amenity of adjacent land, particularly relating to privacy between buildings.
- To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.
- To provide opportunities to maintain privacy between dwellings.

The proposal has been designed to achieve the above objectives and in our professional opinion approval is recommended.

D7 Views

The proposal has achieved the following objectives set out by Northern Beaches Council:

- To allow for reasonable sharing of views.
- To encourage innovative design solutions to improve the urban environment.
- To ensure existing canopy trees have priority over views.

The proposal has taken into account the concerns presented from **No. 5 Jumbunna Place, Terrey Hills.**

There are no other clauses of the Warringah Local Environmental Plan 2011 that are considered to be relevant to the proposed development. It is considered that the proposal achieves the requirements.

Conclusion

The proposed addition is designed to enhance the resultant home and integrate within the local context and is therefore consistent with the existing and desire future character of the area. The proposed development is consistent with the general principles of development controls with the Warringah Development Control Plan 2011 & Warringah Local Environmental Plan 2011.

- Design takes into consideration neighbouring dwellings with regard to access to light, ventilation bulk and scale.
- There are no adverse effects of the proposed development on the environment, either biophysical, economical, or social.
- There is no significant overshadowing to adjoining private open space (ref. Shadow Diagrams) or neighbouring residential properties.
- The design, colour and materials used are in keeping with the desired style of the local community.
- The proposed addition maintains the visual pattern and predominant scale of buildings in the locality and the immediate context.

The proposed extension is designed to enhance the existing dwelling and integrate within the local residential area and is therefore consistent with the objectives of the Warringah LEP and DCP.

Hence, it is our professional opinion that there would be no detrimental impact to the surrounding built environment in this instance.

In view of the above, the proposed development is appropriate and Council approval is recommended.

This report was prepared by:

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