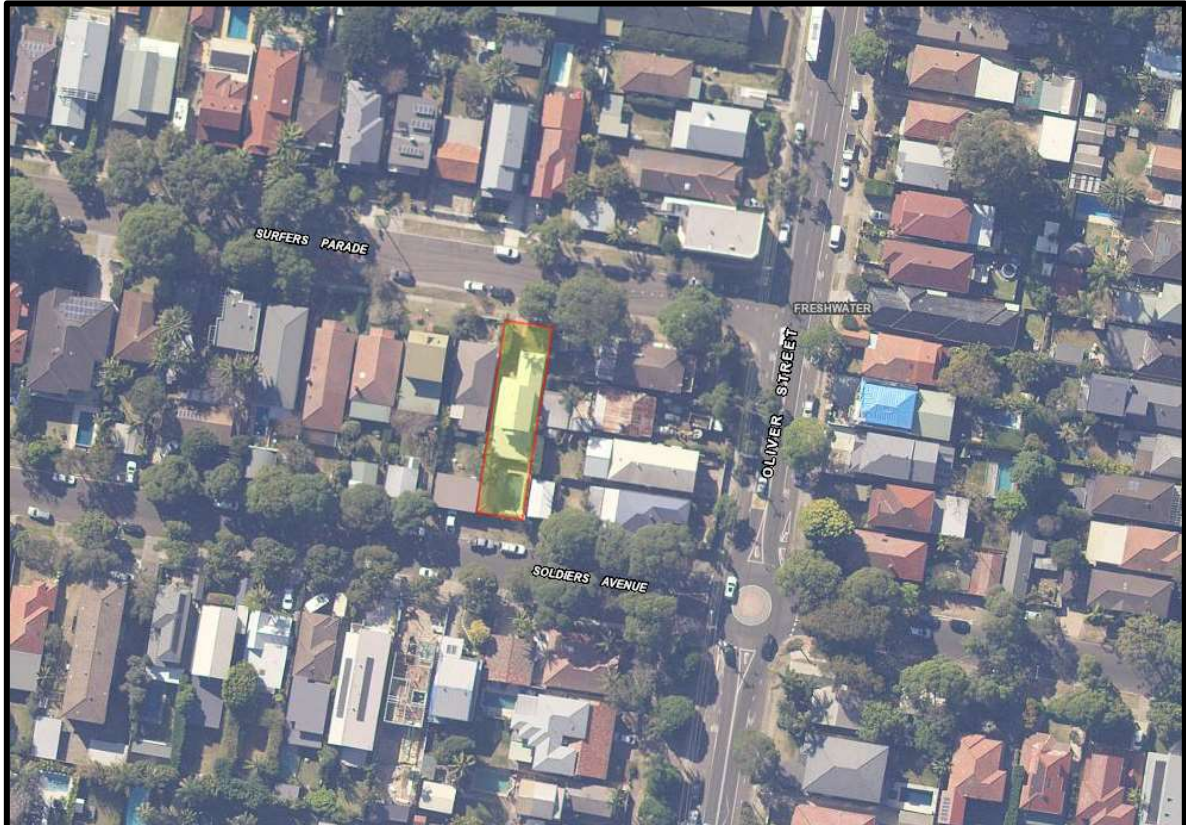


STATEMENT OF ENVIRONMENTAL EFFECTS



SITE: Lot 35 Section 1 DP 5466
2 Surfers Parade
Freshwater

APPLICANT: Drafting Help

PROPOSAL: Conversion of an existing detached garage to a pool house and storage area.

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INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for alterations to an existing detached garage.

The proposed works include:

- Conversion of the existing detached garage to a pool house and storage area.

The allotment is rectangular in shape with primary frontage to Surfers Parade of 10.06m, a parallel frontage to Soldiers Avenue of 10.06m, a depth of 40.235m and a total land area of 404m². The lot currently contains a two storey dwelling that is being retained as part of the proposed development. The proposed works relate to the detached garage as shown on the accompanying architectural plans.

No trees are required to be removed as part of the proposed development. Existing vegetation is to be retained in order to maintain the landscape character of the area.

All necessary services are available on the site. The site has a moderate fall to the street boundary with drainage to be directed to the existing drainage collection system.

The neighbourhood generally consists of a mix of one and two storey dwellings as anticipated within an existing residential estate.

The following sections of this statement address the likely impact of the proposal on the environment.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

(a)(i) Relevant environmental planning instruments

Warringah Local Environmental Plan 2011

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of *Warringah Local Environmental Plan 2011*.

The proposed development is ancillary development to the existing dwelling on the allotment. A "dwelling house" is defined as "a building containing only one dwelling".

The identified zone permits the construction of a 'dwelling house' therefore ancillary development is permitted subject to development consent from Council.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone are as follows:

- *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 a low-density residential development, being compatible with the existing and future character of the locality. The pool house is designed to complement the amenity for adjoining residents whilst considering the natural constraints of the site. The proposed dwelling is considered to meet the relevant objectives of the R2 zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m ridge height.	<8.5m – Unchanged by the proposed development.	Yes

Clause 4.6 Exceptions to Development Standards

The proposed development does not contravene the development standards of the LEP.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to Local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance.

Clause 5.11 Bush fire hazard reduction

The subject site is not identified as bushfire prone land on Council's maps.

Clause 6.1 Acid Sulfate Soils

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

Clause 6.2 Earthworks

No earthworks are required as part of the proposed development as the works are proposed within the existing footprint of the detached garage.

Clause 6.3 Flood planning

The subject site is not known to be located within a flood planning area.

* * *

Conclusion with respect to LEP requirements

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

(a)(ii) Relevant draft environmental planning instruments

There are no known draft environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

Warringah Development Control Plan 2011

PART B BUILT FORM CONTROLS

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>B1 – Wall heights</u> Max. wall height 7.2m existing ground to upper ceiling.	<7.2m max. wall height.	Yes – unchanged by the proposal.
<u>B2 - Number of Storeys</u> Max. no. storeys shown on DCP No. Storeys map.	Two Storey dwelling unchanged by the proposal. Detached single storey garage.	N/A – subject site not mapped
<u>B3 - Side Boundary Envelope</u> Side boundary envelope 45° & 4m or 5m from existing ground (refer DCP Map) Encroachment of the fascia, gutters, eaves permitted.	Entire building within the 4m building envelope.	Yes
<u>B4 - Site Coverage</u>	N/A	N/A

Site coverage as per Site Coverage Map		
<u>B5 – Side Boundary Setbacks</u> As per DCP Side Boundary Setbacks map: - 0.9m.	<900mm unchanged by the proposed development.	No – variation requested based on the existing non-compliance that is not being modified as part of the proposed development.
<u>B6 - Merit Assessment of Side Boundary Setbacks</u> for sites shown on map.	N/A	N/A
<u>B7 – Front Boundary Setbacks</u> As per DCP Front Boundary Setbacks map: - 6.5m. Corner allotments in R2 and R3 Zones: Where the min. front setback is 6.5m on both frontages the secondary street setback can be reduced to 3.5m	Unchanged by the proposed development. Remains in keeping with the streetscape. N/A	Yes N/A
<u>B8 - Merit Assessment of Front Boundary Setback</u> for sites shown on map.	N/A	N/A
<u>B9 – Rear Boundary Setbacks</u> As per DCP Rear Boundary Setbacks map: - 6m.	<6m unchanged by the proposed development.	No – variation requested based on the existing non-compliance that is not being modified as part of the proposed development.
<u>B10 - Merit Assessment of Rear Boundary Setback</u> for sites shown on map.	N/A	N/A
<u>B11 - Foreshore Building Setback</u> As per the map – 15m	N/A	N/A
<u>B12 – National Parks Setback</u> As per the map - 20m	N/A	N/A
<u>B13 – Coastal Cliffs Setback</u> As per map.	N/A	N/A

<u>B14 - Main Roads Setback</u> As per map.	N/A	N/A
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PART C SITING FACTORS

<u>Requirement</u>	<u>Provision</u>	<u>Compliance</u>
<u>C2 – Traffic, Access and Safety</u> Suitable vehicular access from a public road.	Driveway access from Surfers Parade unchanged by the proposed development.	Merit consideration
<u>C3 – Parking Facilities</u> Garage/carport integrated into house design.	Existing garage to be converted to a pool house and storage area.	N/A
Laneways to provide rear access where possible.	Hardstand parking spaces provided off Surfers Parade as per the existing arrangement.	
Parking not to obscure views from dwelling to street.	Rear street access to the site however hardstand parking provided off Surfers Parade.	Suitable outcome achieved for the subject site.
Garage/carport opening max. 6m or 50% building width, whichever lesser.	Existing hardstand parking unchanged by the proposed development and does not obstruct views to the street frontage.	N/A
2 spaces per dwelling.	N/A – no garage or carport proposed.	N/A
	2 spaces provided within the hardstand driveway area off Surfers Parade. Unchanged from the existing arrangement.	Merit consideration
<u>C4 – Stormwater</u> Suitable stormwater system for each site.	Stormwater unchanged by the proposed development.	Yes
<u>C5 – Erosion and Sedimentation</u>		

Erosion and Sedimentation controls to be in place.	Erosion and sediment control plan not considered necessary as no earthworks will be required for the proposed development.	For Council's consideration
<u>C7 – Excavation and Landfill</u> Cut and fill not to impact neighbours. Clean fill only.	Cut and fill not required for the proposed development. No works proposed outside of the existing structure.	N/A
<u>C9 Waste Management</u> Waste Management Plan to be provided. Bin storage area to be allocated.	Provided. Adequate area continues to be available on site out of public view.	Yes Yes

PART D DESIGN

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>D1 – Landscape Open Space and Bushland Setting</u> Landscaped open space as per map soft landscape with min 2m width. Subject site = 40%	20% - unchanged by the proposed development.	Merit consideration.
<u>D2 – Private Open Space</u> POS area = 1-2 bedrooms – 35m ² min 3m width. 3+ bedrooms – 60m ² min 5m width. Direct access from living area. POS located behind building line. Maximise solar access & privacy.	N/A >60m ² with min width of 5m. Access from ground floor dining room. Provided behind building line. Appropriate level of solar access and privacy	N/A Yes Yes Yes Yes

	maintained to the existing development. Unchanged by the proposed development.	
<u>D6 – Access to Sunlight</u> Consider solar access & ventilation in siting of dwelling. 3hrs sunlight to 50%POS and glazed areas to living rooms between 9am & 3pm.	Existing dwelling appropriately sited for the allotment. Existing solar access unchanged by the proposed development as no changes to the built form.	Yes Yes
<u>D7 – Views</u> View sharing to be considered.	No loss of views is anticipated due to no changes to the existing built form.	Yes
<u>D8 – Privacy</u> Maintain privacy to adjoining properties.	Existing living areas are orientated to rear POS. Setbacks and landscaped area unchanged to maintain privacy. Windows within the proposed pool house area appropriately orientated and setback to minimise privacy intrusion to adjoining dwellings.	Yes
<u>D9 – Building Bulk</u> Avoid large areas of continuous wall planes. Max. fill 1m and to remain within building footprint. Minimise excavation. Orientate dwelling to street.	Existing built form unchanged by the proposed development ensuring that there is no excessive bulk presented to the surrounding properties. Cut and fill not required for the proposed development due to no changes to the built form. Existing dwelling addresses street frontage.	Yes Yes Yes

Use articulation and materials to reduce building mass.	Built form unchanged by the proposed development.	Yes
<u>D10 – Building Colours and Materials</u> Colours finishes to blend with natural setting.	Materials and colour schedule provided for Council's consideration.	Yes
<u>D11 – Roofs</u> Pitch to compliment streetscape. Varied roof forms to be provided. Eaves required.	Roof unchanged by the proposed development.	N/A
<u>D12 – Glare and Reflection</u> Materials to minimise glare.	Non-reflective materials proposed.	Yes
<u>D13 – Front fences and Front walls</u> Front fences 1.2m. Solid fences to be articulated and setback for landscaping. Provide casual surveillance (unless excessive noise requires blocking). Gates to remain in boundary when open.	Fencing does not form part of the proposed development.	N/A
<u>D14 – Site facilities</u> Site Facilities – bin storage, clothes drying etc to be provided	Rear yard provides adequate area for site facilities.	Yes
<u>D15 – Side and Rear Fences</u> Side & Rear boundary fencing max. 1.8m measure from low side (can be averaged for sloping sites to allow regular steps).	Boundary fencing to be provided in accordance with the Dividing Fences Act and Council's requirements where replacement is required.	Yes
<u>D16 – Swimming Pools & Spas</u>		Yes

Not within primary setback (2ndry setback OK for corner sites). Appropriate setback from trees.	Location of existing swimming pool unchanged by the proposed development.	
<u>D19 - Site Consolidation requirements for the R3 & IN1 Zones</u>	N/A	N/A
<u>D20 Safety and Security</u> Casual surveillance of street & suitable lighting.	Casual surveillance of the street continues to occur from the entry and habitable rooms to the frontage of the dwelling. View to entry approach available from large open entry and bedroom windows.	Yes
<u>D22 - Conservation of Energy and Water</u> Design for water and energy conservation.	BASIX Certificate not considered necessary in this instance	Yes

PART E THE NATURAL ENVIRONMENT

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>E3 – Threatened species, population, ecological communities</u> Minimise tree removal and protect remaining trees. Flora & Fauna assessment if native veg >100m ² to be removed or veg removed from site in last 5 years.	No trees are required to be removed as the proposed development is located within the existing built form. The proposed development is not anticipated to impact upon the landscape character of the area, as maintained as part of the proposed development. <100m ² of vegetation proposed to be removed	For Councils Consideration N/A
<u>E7 – Development on land adj. public open space</u>	N/A	N/A

Development adj public reserve to compliment character of reserve. Casual surveillance of public reserve. Landscaping to screen development		
<u>E8 - Waterways and Riparian Land</u> Waterway Impact Statement for works in waterway. Riparian Land Group A & Group B have specific requirements. APZ not to extend into such land.	N/A	N/A
<u>E9 - Coastline Hazard</u>	N/A	N/A
<u>E10 - Landslip Risk</u> As per the map. Geotech required where indicated in DCP.	Landslip Risk identified as Area A. Geotech Report not considered necessary for development within the existing built form.	Yes
<u>E11 – Flood Prone Land</u> Flood Risk map indicates level. Requirements outlined in DCP.	N/A	N/A

* * *

Conclusion with respect to DCP Requirements

The proposed alterations and additions to an existing detached garage is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Warringah DCP 2011.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts:

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within an existing residential area and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The alterations to the existing detached garage, the subject of this application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding locality.

The residential use of the site is permissible with development consent under the provisions of Warringah LEP 2011 and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As the proposal can satisfy the objectives of all relevant planning instruments and development control plan, approval of the subject dwelling is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Warringah Local Environmental Plan 2011, and can satisfy the objectives of the instrument. The proposal also generally satisfies the objectives of Council's Development Control Plan 2011.

It is considered that the construction of alterations to an existing detached garage will complement and blend with the existing, and likely future character of this section of Freshwater, being an area containing a transitional blend of housing from differing era's of single and two storey construction. The proposal is not expected to have an adverse impact on the natural or built environment.

A handwritten signature in black ink, appearing to read 'M Booth'.

Maxine Booth (B.UrbRegPlan & MPIA)
Town Planner
Urban Planning & Building Consultants
March 2021