

STATEMENT OF ENVIRONMENTAL EFFECTS

*PREPARED BY
WANNOUS ATELIER (APPLICANT)*

25TH JANUARY 2024

Job Address:
**LOT 15, NO.15
CAVAN ROAD,
KILLARNEY HEIGHTS**

DP 758566

INTRODUCTION

This proposal is a conversion of an existing brick garage into a 2-bedroom secondary dwelling (granny flat) which has been adapted to maximise the usage of the existing structure with your basic amenities such as bathroom with shower, laundry and/or clothes storage.

Careful consideration has been given to the exhibited design to comply with Council's requirements whilst still maintaining the client's budget as best as possible – additional discussions with Northern Beaches Council assessing officer (Mia) has been conducted on the 2nd of February to highlight the additional (6) information requested by council. A cost summary report has been prepared by a qualified builder. The boundary identification survey has been verified by a certifier surveyor that mentions the boundaries of the site have been identified with a supporting report. Basix Certificate has now been included in the DA along side a waste management plan/report which highlights the works to be undertaken. It is understood that there is no demolition of existing walls, floors or ceiling/roofs. The existing garage door is to be removed and disposed of in the correct manner. Existing windows to the eastern elevation are to be removed and disposed of in a recycling manner and new proposed glazing windows/doors are to be situated (any existing bricks that are removed in the process are to be disposed of correctly as per council rules and guidelines. Based on such information, council has mentioned that Item 5 – Geotechnical Report will not be required for such project.

Particular features include the ability to utilise the existing contours of the site as is indicated on the floor plans and site plan. The design incorporates natural morning and afternoon sun into the living areas and bedrooms. The existing footprint of the garage will remain and not be amended by increasing and/or decreasing which follows the natural terrain of the site, reducing the likelihood of impact on the proposal's surrounds and topography. It also reduces the impact of surface water that would otherwise follow different paths and cause unnecessary erosion – this is achieved by using the existing stormwater management system of the garage.

Visual features include a classic façade that compliments both old and new homes in the area. This provides a positive impact when viewed from the street – even so the secondary dwelling is situated approx. 30M from the street.

Provided the proposed is a conversion of an existing brick garage to a secondary dwelling with many existing structures to be maintained and used such as the walls, slab, ceiling roof etc, but well and truly within the Australian standard requirement and/or BCA/NCC requirements. However, boundary identification survey report will be part of the submission that indicates the boundary measurements.

A. *SITE SUITABILITY*

The above site is well suited for the proposed development. The plans submitted with the application show that the external walls will not be amended except for the exception of the open area to the northern and western side where the opening will be closes off with same style and colour bricks as existing. Orientation of the granny flat and its features such as doors and windows has been adapted to the natural daylight and/or southerly wind as well as north easterly breeze as stipulated on the Site Analysis.

The site is in close proximity to many services. Within a short distance are the following features:

- ❖ Public buses accessed from Melwood Ave and Starkey St
- ❖ Killarney Heights High School & Forestville Public School
- ❖ Shops and Services in Killarney Heights
- ❖ Davidson Park by the water and various other recreational reserves.

- ❖ Our proposal will not affect the current site as well as the services to the 801m² block. There are existing services to the secondary dwelling that will be maintained and used such as hot and cold water, sewerage and/or electricity. Existing openings to the brick garage (secondary dwelling) will be maintained by updated to today's Australian Standard as well as aesthetically pleasing appearance. The long and wide existing driveway is sufficient for both occupiers of the home and the secondary dwelling to park at least 2 cars on the driveway and away from the street. This will help congestion to the street.

B. PRESENT AND PREVIOUS USES

The site currently has an older domestic residence on it of approx. 597m² with the brick garage situated at the southeast of the block of approx. 42m². The majority of the use for the garage is storage with additional laundry area and additional storage room to the northern part of the structure.

C. DEVELOPMENT STANDARDS

The site area is 801m² giving us a floor space ratio which is allowable. The existing area of the garage is approx. 43m² not including the existing open area of approx. 11m² to the northwestern area of the structure under the same roof and above existing slab. Once development has been completed, the development will be of 64.35m² of enclosed wall area but 55.97m² measurement from the internal of the external walls. The existing wall heights are approx. 2572mm to the ground floor from floor to existing ceiling giving us an overall height of approximately 7500mm from existing finished floor level to ridge RL. The setbacks of the building comply with the streetscape to reduce visual impact. The setbacks are approx. 30m from the front boundary to the Garage (secondary dwelling), 13.5m to the left-hand side (north) boundary, and 1.26m to the right hand side (south) boundary. All pipes and services will be installed in accordance with all regulations by manufacturers and governing authorities and with the use of existing locations. Landscaping will be done by the owners in accordance with the existing trees and vegetations as well the requirement. The home is set well within the boundaries and building envelope.

D. DESIGN GUIDELINES

Our proposal will continue to use the existing brown/reddish brick structure, existing roof tiles, existing metal fascia and gutters, existing roof structure as well as existing raft concrete slab. The granny flat layout and floor levels have been adapted to the site to maximise the use of the natural landfall. Fences exist to the side and rear boundaries. The home includes a conventional truss roof design with a 22.5° pitches. The windows are powder coated aluminium.

Landscaping for the site has been organised by the owner in accordance with council requirements.

E. OPERATION AND MANAGEMENT

This proposal is for a conversion of an existing brick garage to a Secondary Dwelling (Granny Flat), therefore operation and management details of the proposal do not apply.

F. ACCESS AND TRAFFIC

The driveway gradient is acceptable. The home has an existing driveway entry for at least 1 vehicle for the length of approx. 13M where the driveway splays for the remainder 20M to allow for at least 2 cars side by side as well as 2 car tandem parking. Public transport is easily accessible via Melwood Ave and/or Starkey St (buses) and traffic management will be employed if necessary. The site will not be a major traffic generator.

G. GENERAL ACCESSIBILITY

General accessibility is adequate for the owner's requirements. The owners have signed the plans agreeing that the layout and design suits their needs.

H. PRIVACY, VIEWS AND SUNLIGHT

- Visual Privacy

The existing structure faces south-west, which gives some of the living areas at the rear of the house reasonable access to the northern sun. Fencing and high situated windows will conceal the line of sight from the ground floor of the existing brick house. The owner will do any additional screening if it is required. Headlight glare will be no different to other homes in the area.

- Acoustic Privacy

Noise transmission between dwellings will be similar to any other residential area, and any noise created by the owner will be negligible including outdoor activities.

- Views

No views will be obstructed for neighbours and minimal views will be created for this site.

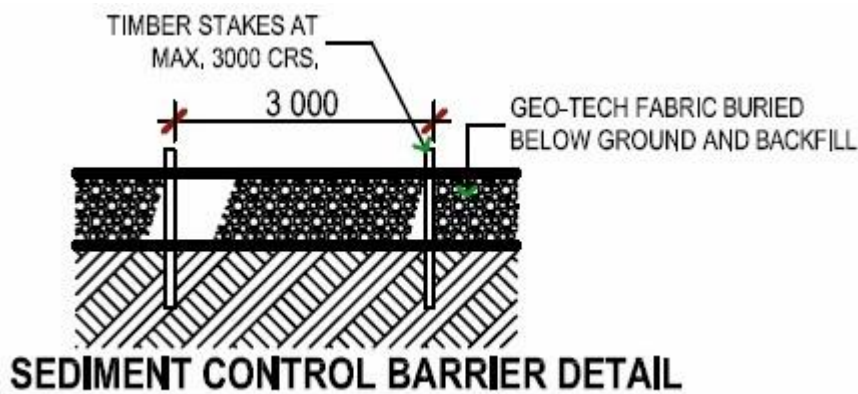
I. AIR AND NOISE

Construction noise will not take place outside of the hours specified by Council and the noise emitted will be standard residential brick construction noise including vehicles, machinery, tools, and voices. After construction, the project will not be subject to any exceptional air or noise emissions other than what is already current in the area. It will not emit any extra air or noise emissions either. As stated, this area is residential implying that the current noises heard in the area are regular sounds of suburban life. For example, voices, cars, stereos, garden maintenance equipment, pool filters, air conditioners, and animals. Once the dwelling is occupied, the same sorts of sounds listed will be noticed.

J. DRAINAGE/SOIL AND WATER

Surface water runoff and surface pick up points are already of existence and will be cleaned and maintained. There are no easements required. Stormwater will drain to an existing approved system that is being used by the garage. Section "K" contains a sketch indicating control of soil and water runoff. This system will be periodically checked by the site supervisor and maintained by the installation contractor if required. Regular inspections will be carried out during rain periods. The local water table will not be affected by this development.

K. EROSION AND SEDIMENT CONTROL



in a conservation area.

:his site nor adjacent sites. It is not

M. ENERGY EFFICIENCY AND SUNLIGHT

The home faces south-west, which gives some of the living areas at the rear of the secondary dwelling reasonable access to the easterly sun. Window placement is good for ventilation and overall, the secondary home has been positioned the best way possible on the block hence there will be no enhancements to the existing footprint. R3.0 ceiling insulation and wall insulation (where required) is also proposed and will further improve the energy efficiency of the home. The existing design includes 450mm wide eaves. Drying of clothes is the owner's responsibility. Lighting is adequate without unnecessary requirements for excessive light points. At least a 5-star gas instantaneous hot water system will be provided as well sarking to the underside of the roof tiles.

N. WASTE

Construction waste will be minimal due to accurate quantities being ordered. Actual waste will be disposed at an approved Government Waste Management Centre.

NOTE: For "Waste Management" see the attached "Waste Management Plan".

O. SITE MANAGEMENT

Facilities will be placed towards the front and side boundary but out of the driveway. Materials will also be stored within the confines of the site boundaries. The site will be kept as clean as possible with each trade responsible to clean up after themselves and stockpile rubbish at either the front or side of the site. Sedimentation barriers will be erected on the low side of the block. Access will be from the only entry point at the front of the block. Pedestrian access will be safe due to the site being kept as clean as possible.

P. UTILITY SERVICES

Utilities will be connected to existing above and underground services in the street.

Q. *GENERAL*

Lines of sight will not be affected for pedestrians, cyclists and vehicles due to the existing structure being set back from the boundary on a straight road. There are no views, landmarks or vegetation other than grass and small trees on the site, and street lighting exists. Above and below ground utilities will be consistent with the street. The proposal has a no to little affect to the streetscape but still in line with an aesthetic appearance to the pedestrian walking by. Overall utilities, services and usage will have minimal impact to the beautiful and lovely street – Cavan Road.