



Level 1, Office 10, 14 Narabang Way  
BELROSE NSW 2085  
Tel: (02) 9986 1311  
ABN: 36 113 128 555  
[www.lifestylehomedesigns.com.au](http://www.lifestylehomedesigns.com.au)

## **Statement of Environmental Effects (SEE)**

**Date:** November 25, 2020

**Owners:** Mr & Mrs Pepper

**Subject Property:** Lot 37, DP 222903  
12 Yarrabin Street, Belrose 2085

**Planning Controls:** Warringah Local Environmental Plan 2011  
Warringah Development Control Plan

### **1. Site suitability**

The site is Zoned R2 – Low Density Residential and is in the Middle Harbour Catchment. The site is located on the eastern side of Yarrabin Street, Belrose. The subject site is an irregular shaped block with an area of 695.6m<sup>2</sup>. The site slopes from the rear to the front boundary. Erected on the property is a single dwelling house and pool.

The proposal consists of additions to front of residence forming a new Front Fence, Verandah, Double Garage, Entry and Lounge / Media.

Addition of a First Floor forming a Master Suite with Walk in Robe, two Bedrooms, Bathroom and a Powder room.

Additions to rear of residence forming an extension of existing Covered Patio with new roof.

Internal alterations forming new Kitchen / Dining / Family area, Laundry and Powder room.

We believe the alterations and additions of the residence have been designed to be compatible with the surrounding development and streetscape.

### **2. Present and Previous Uses**

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site. No testing or assessment has been completed for contamination on the subject site.

### 3. Development compliance

The subject site is located in the zone R2 – Low Density Residential. Under this Category, the proposed use is permissible.

The proposal consists of additions to front of residence forming a new Front Fence, Verandah, Double Garage, Entry and Lounge / Media.

Addition of a First Floor forming a Master Suite with Walk in Robe, two Bedrooms, Bathroom and a Powder room.

Additions to rear of residence forming an extension of existing Covered Patio with new roof.

Internal alterations forming new Kitchen / Dining / Family area, Laundry and Powder room.

The proposed alterations and additions have been designed to generally comply with councils building height planes, setbacks and building envelope controls, open space requirements, landscaping requirements, cut and fill + car parking requirements.

Please see compliance table below and site plan, floor plans and elevations for further information.

Built Form Standard	Proposed	Compliance with Planning Controls? Y/N	Additional Comments
Site area m <sup>2</sup>	695.6m <sup>2</sup>	Y	
Housing Density dwelling/m <sup>2</sup>	600m <sup>2</sup>	Y	
Max wall height above natural ground level 7.2m	6.7m	Y	
Impervious area m <sup>2</sup>	394m <sup>2</sup>	Y	
Maximum building height 8.5m	8.3m	Y	
Rear building setback m	12.3m	Y	
Front building setback m	8.2m	Y	
Minimum side boundary setback	1.1m	Y	
Private open space m <sup>2</sup>	276m <sup>2</sup>	Y	
% of landscape area 40%	40.2%	Y	
Maximum cut into ground m	Nil	Y	
Maximum depth of fill m	Nil	Y	
Number of car spaces provided	2	Y	
<i>Where a Clause 4.6 variation is sought, substantive reasons are to be provided justifying why the Built Form Control cannot be complied with and the impact on the general principles of Warringah Local Environmental Plan 2011</i>			

#### Other Factors effecting the land

DCP Part E 10 Landslip Risk – Area A – Slope < 5

No report required.

#### **4. Access and Parking**

Existing access to and from the subject site is in the form of a driveway off Yarrabin Street. This will remain for proposed access to and from the subject site.

An extension to the vehicular crossing is proposed as shown on the site plan.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

#### **5. Privacy, views and overshadowing**

##### **Visual privacy:**

The proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties. Placement of windows has also been considered in the design to reduce loss of privacy to adjoining properties.

##### **Acoustic privacy:**

Acoustic privacy and placement of outdoor living areas have been considered in the design.

##### **Views:**

The impact of the proposed development on views from adjoining and nearby properties have been considered.

##### **Overshadowing:**

See shadow diagrams for the effect of overshadowing on the subject site and adjoining properties. We believe the effect of additional shadow cast from the proposed additions will not have any adverse effect on the adjoining properties.

#### **6. Air and noise**

Air quality and noise projected from the site shall not change as the proposed use of the site will remain as a single dwelling house.

#### **7. Soil and water**

The proposal will have minimal impact on soil and water management issues as the proposed use of the property remains unchanged and the works will cause minimal impact or disturbance to existing ground levels.

#### **8. Energy efficiency**

Orientation of the residence is be west / east and has been considered in the design in terms of window placement and sun/shade control.

R2 insulation batts will be used in all external walls, and R3 insulation batts above all new ceilings.

Placement of windows has been considered to help with natural ventilation.

New lighting will generally be low voltage to assist with energy efficiency.

New water heating will be Gas Instantaneous.

#### **9. Waste management**

Existing council waste collection will remain in place for the subject site.

#### **10. Conclusion**

Having regard for all of the above we believe that this development will not have any adverse effect on the built or natural environment, and therefore council's favorable consideration is sought.