
STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT

- Detached Secondary Dwelling & attached Patio

SUBJECT PREMISES

48 GOONDARI ROAD, ALLAMBIE HEIGHTS NSW 2100

OWNERS

PABLO FIGUEROA

BUILDER

TO BE ADVISED

COUNCIL

NORTHERN BEACHES

(FORMER WARRINGAH CITY COUNCIL)

DATE

27th JUNE 2019

PREPARED BY

Serge Panayi

1.0 PROPOSED DEVELOPMENT

The proposal is for the construction of a 60 sq m detached Secondary Dwelling and a 9.60 sqm attached Patio.

The Secondary Dwelling has been proposed as a Development Application through Northern Beaches Council due to not meeting the front setback regulations to allow the proposed Secondary Dwelling to be approved through the AHSEPP (Affordable Housing Rental State Environmental Planning Policy).

This development has been proposed with regards to siting and the provision of adequate principle open spaces for both the proposed main dwelling and the proposed Granny Flat. BASIX conditions have also been notated and followed in the design.

This proposal has been carefully prepared in conjunction with the relevant Council Policies, with careful consideration of adjoining and surrounding properties; and in accordance with all relevant Building Code and Australian Standards.

The proposed Secondary Dwelling has been designed and sited to conform to the relevant LEP and DCP with Compliance Table below.

Warringah Local Environmental Plan 2011

The LEP lists the property as R2 Low Density Residential zoning which permits secondary dwellings with consent.

Warringah Development Control Policy 2011

We have read and considered all relevant parts for this building work as required by the DCP and as shown in the Table below.

Site Analysis

The site has adequate space and allows for a detached Granny Flat as shown on the attached Site Plan. The consideration for windows, flooding, contours and street noise have been considered in the design.

Views & Vistas

The proposed Granny flat shall not impact upon views or vistas for adjoining neighbours whatsoever.

Sustainable Building design

The structure has been designed in accordance with the relevant BASIX Requirements and these shall be implemented as notated on the certificate and the architectural plans. Stormwater runoff has been implemented into the design and sized in accordance with the BASIX prescriptions.

Landscaping

Adequate landscaping has been provisioned for both dwellings. The existing landscaping shall also be preserved wherever possible by this development. Landscaping shall be at 58.45%.

Flora and Fauna

Two trees have been proposed to be removed in conjunction to the Secondary Dwelling application. No effect on any native fauna shall be impacted upon.

Erosion & Sediment Control

Minimal cut & fill has been proposed. The secondary dwelling has been designed to follow to slope of land.

Cut, Fill and Contours

There shall be a minor amount of cut and fill for the subfloor & footings of the proposed Granny Flat.

Waste Management

Please refer to the attached waste management Plan. The on-going use and access to waste-bins shall not be affected by this proposal. It is intended that the new Granny flat shall have its own bins for waste collection and will be ordered from Council by the owners.

Please refer to DCP Compliance Table:

CONTROL TYPE	CONTROL DESCRIPTION	COMPLIES?	NOTE
Acid Sulphate Soil Classification	N/A	Y	Minor cut & fill proposed
Maximum floor area for a secondary dwelling	60m ² or 11% of the total floor area of the principal dwelling, whichever is greater.	Y	60 sq m secondary dwelling
Maximum Building Height	7.2 metres	Y	4.77 mtrs Max Height above ground level. See Elevations
Maximum Floor Space Ratio	0.5:1	Y	48.07% proposed
Minimum Side Setback	0.9 metres	Y	0.9m proposed
Minimum Rear Setback	N/A	Y	3 Boundary Property
Minimum Front Setback	6.5 meters	Y	3.5m to 9.46m due to irregular property shape
Minimum Secondary Street Setback	3 metres	N/A	N/A
Minimum Landscaped Area	40% of the total site area.	Y	58.45% proposed
Minimum Private Open Space	35m ² , with a minimum width of 3 metres.	Y	35 sq m proposed. See Site Plan
Maximum Storey Height	one	Y	One Storey proposed
Streetscape	The building design and use of materials, roof pitch and architectural features and styles must have regard to those of surrounding buildings to ensure a cohesive streetscape.	Y	Design, Materials and Roof designed to complement surrounding dwellings.
Minimum Solar Access Requirements	At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	Y	North facing glazing to both dwellings proposed and maintained.

CONCLUSION

The proposal is permissible within the locality under provisions of the Warringah Council DCP and Local Environment Plan.

Stormwater disposal shall be via stormwater outlet to an absorption trench. It has been proposed in accordance with AS3500 and Councils Policy for the disposal of Stormwater.

The proposed development will be consistent with the adjoining properties in reference to character, streetscape, presentation and its scale.

The proposed development will in no way have impact regarding special design features.

There will be no disturbance to traffic flow, noise pollution, and historical or archaeological aspects or on soil erosion.

The size, height and design of the Granny Flat and associated attachments shall be complimentary with the existing dwelling and shall not be detrimental or materially affect the amenity of adjacent or adjoining neighbours.

There will be no excess waste or wastewater created during construction.

The proposal shall be built in accordance with the Building Code of Australia

The proposal does not impact on the amenity and privacy of the neighbouring properties.

The proposal does not threaten any native species and is permissible under the LEP and DCP provisions. Consequently, we request that Council supports the development.

This Statement of Environmental Effects has demonstrated compliance, where possible, with the DCP and that the proposal is sympathetic to the locality. The proposal shall retain and preserve the natural landscape where possible.

We hope the esteemed Council will have a favourable determination of this Development Proposal.