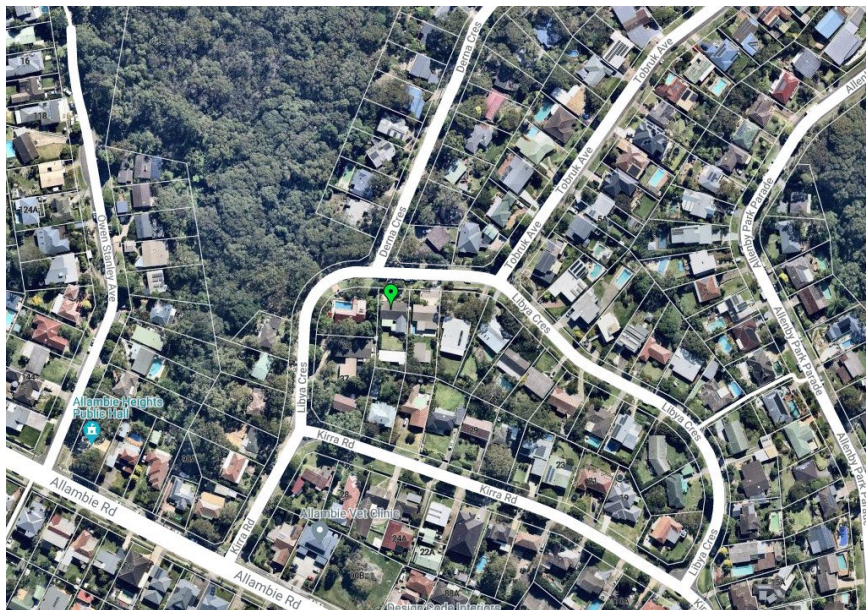


24 LIBYA CRESCENT ALLAMBIE HEIGHTS NSW 2100

STATEMENT OF ENVIRONMENTAL EFFECTS FOR A FRONT DECK AND STAIRS



Report prepared for
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Date: April 2021

1. INTRODUCTION

- 1.1 This is a statement of environmental effects for a front deck and stairs at 24 Libya Crescent Allambie Heights

This report describes how the application addresses and satisfies the objectives and standards of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2011 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1919 (as amended).

- 1.2 This statement of environmental effects has been prepared with reference to the following

- Survey prepared by Kiprovich & Associates Pty Ltd
- Site visits
- DA drawings
- Preliminary Geotechnical Assessment prepared by Douglas Partners
- Bushfire Assessment Statement prepared by Building Code & Bushfire Solutions Pty Ltd

- 1.3 The proposed development is compliant with all the relevant Council controls, considerate of neighbouring properties and results in an improved amenity for the residents. It is an appropriate development worthy of Council consent.

2. SITE LOCATION

- 2.1 The subject site is located on Libya Crescent at the junction of Derna Crescent and Libya Crescent. The site is legally described as Lot 22 Section 17 DP 758016.
- 2.2 It is rectangular in shape with a substantial level change of approximately 7m from the street to the dwelling. The lot has a total area of 867m².
- 2.3 The site is currently occupied by a single storey residential dwelling (garage below), accessed via a steep driveway off Libya Crescent. The home is set within a residential lot, with the majority of private open space located to the rear consisting of a paved alfresco area and lawn. A detached dwelling is also positioned to the rear of the site. Refer drawing LPL_0102.



Fig.01 – Site and immediate surroundings

3. SITE PHOTOS



Fig.02 – *Front driveway*



Fig.03 – *Existing front steps and deck*



Fig.04 – Existing front stair landing



Fig.05 – Existing front stair

4. PROPOSED DEVELOPMENT

- 4.1 The proposed development is for an extended deck and stairs to the front of the existing dwelling. The existing concrete stairs and deck are to be demolished.
- 4.2 The proposed design improves the extent of private open space available to the residents whilst being considerate of neighbouring properties to ensure privacy is not impacted by the proposed deck.
- 4.3 The oversized lower landing to the stairs vastly improves the useability of the space. The steep driveway and narrow garage entry currently do not provide a set-down space for users.

The proposed upper deck extension to the east provides a functional space for the residents – an area which is currently unusable. The existing timber fence will be retained to ensure privacy is maintained.

The extended width to the upper deck provide the residents with an outdoor dining area directly off the interior living room. The current upper deck is narrow and unusable as an outdoor seating area. Existing screen planting within the neighbouring property omits the requirements of an additional fixed privacy fencing.

- 4.4 The proposed stairs and deck will be constructed in accordance with both the Geotechnical and Bushfire Report recommendations.
- 4.5 The proposal is consistent with Council controls, increasing the extent of private open space and amenity whilst maintaining privacy and views for both neighbours and the subject site.
- 4.6 The alternations to the site can be summarised as follows:
 - 1. Demolition of existing concrete stairs and deck
 - 2. Construction of new stairs and deck

5. PLANNING CONTROLS

5.1 Warringah Local Environmental Plan 2011

Land Zoning

The site is classed as R2 Low Density Residential and is suitable for the proposed development.

Demolition

Demolition works are proposed to the existing concrete stairs and deck.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5m. The proposed works will not impact this control.

Heritage

The site is not a heritage item or located within a heritage conservation area. The proposed works will not impact this control.

Acid Sulphate Soils

The site is not located within an area nominated as Acid Sulphate Soils.

Landslide Risk Land

The site is characterised as Area A – Slope <5 and Area B – Flanking Slopes 5 to 25. Due to the proposed works a Preliminary Geotechnical Assessment has been completed by Douglas Partners.

Bushfire Prone Land

The site is characterised as Vegetation Buffer. Due to the proposed works a Bushfire Assessment Statement has been completed by Building Code & Bushfire Solutions Pty Ltd

5.2 Warringah Development Control Plan 2011

The relevant sections of the DCP are addressed below

A.5 - Objectives

The proposed development is consistent with the objectives as specified in the DCP. The proposed works are appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

B5 - Side Boundary Setbacks

The proposed works comply with this control.

B7 - Front Boundary Setbacks

The proposed works comply with this control.

B9 Rear Boundary Setbacks

The proposed works do not impact this control.

C4 - Stormwater

The proposed works will have a minor increase in stormwater run-off as noted in the Geotechnical Assessment Report. The existing stormwater assets as documented by Burgess, Arnott & Grava as part of an earlier CDC process will be retained, checked, and supplemented, if required. For further details regarding proposed stormwater refer Stormwater Drainage Concept Plan.

C7 – Excavation and Landfill

Excavation of existing soil & rock will be required due to the proposed steps and upper decks. Levels have been designed to minimise the extent of excavation where possible. Cut material will be appropriately distributed throughout the site, with any removed material suitably recycled. Any existing natural drainage patterns will be retained/amended as part of the overall drainage review.

C8 – Demolition and Construction

The proposed works will involve demolition works as detailed above in section 5.1. All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

C9 – Waste Management

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible as required by Council and compliant with any relevant conditions of consent. The existing site has appropriate waste storage areas.

D1 Landscaped Open Space and Bushland Setting

The DCP requires 40% landscaped open space on the site which is equivalent to 346.8m² for the total site area of 867m². The proposed development results in a slight reduction in open landscaped area due to the proposed stairs and associated deck but ensures compliance is retained with a total of 415m²

D2 - Private Open Space

The proposed works comply with this control.

D3 - Noise

The development is appropriate and will not result in noise levels inappropriate to a residential area.

D7 - Views

The subject site is not situated in a recognised view corridor. A site inspection has also been undertaken and it is considered no view loss will result from the proposed development.

D8 - Privacy

As noted, existing timber screens are retained to the eastern boundary to ensure privacy is maintained. Existing screen planting within the neighbouring property omits the requirements of any additional privacy screens to the western end of the upper deck.

D9 – Building Bulk

The proposed works comply with this control.

E1 - Preservation of Trees or Bushland Vegetation

The development does not propose the removal of any substantial (above 5m high) trees.

E4 - Wildlife Corridors

There will be no impact on any valued wildlife as a result of the proposed works.

E10 – Landslip Risk

The proposed works will be constructed in accordance with the recommendations noted in the Preliminary Geotechnical Assessment completed by Building Code & Bushfire Solutions Pty Ltd.

6. SECTION 4.15 CONSIDERATIONS

4.15 Evaluation

1.a.i – The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011. It is considered that the provisions of these documents have been satisfactorily addressed within this report. There are no other environmental planning instruments applying to the site.

1.b – The Likely Impacts of the Development

It is considered that the development will provide improved amenity to the residents without detrimentally impacting on the character of the area. The proposal does not result in the removal of any significant vegetation. As stated throughout this report the proposed works do not result in any unreasonable loss of privacy.

1.c – The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential, and the construction of the proposed works are permissible with the consent of Council. The proposal does not result in the removal of any significant vegetation. For these reasons it is deemed that the site is suitable for the proposed development

1.e – The Public Interest

It is considered that the proposal is in the public interest. The proposal is consistent with the development in the locality without unreasonably impacting the amenity of the adjoining properties or the public domain.

7. CONCLUSION

- 6.1 The proposed development application for works at 24 Libya Crescent Allambie Heights is appropriate considering all State and Council controls.
- 6.2 The proposal has been designed to improve the amenity of the subject site whilst not adversely affecting neighbouring properties and as such should be worthy of Council's consent.