

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROPOSED NEW BUILD TO REPLACE EXISTING RESIDENCE  
AT**

**34 COOK STREET, FORESTVILLE**

LOT 1

SEC 139

DP 238311

Prepared By *JJDrafting Aust.P/L*

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## 1. INTRODUCTION

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Aust P/L, job number 1289/24, drawing numbers DA.01 to DA.20 dated AUG/24 to detail a proposed new two-storey dwelling replacing an existing dwelling at 44 Cook Street, Forestville.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

- # The Environmental Planning and Assessment Act 1979 as amended
- # The Environmental Planning and Assessment Regulation 2000
- # State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- # Warringah Local Environmental Plan 2011
- # Warringah Development Control Plan 2011
- # Warringah Development Control Plan Map 2011

## 2. SITE CHARACTERISTICS AND DESCRIPTION

- The site area 1004.4m<sup>2</sup>
- The site is in R2 Low-Density Residential.
- The site is not listed as a heritage site or in a conservation area.
- The site is not located in a bushfire area.
- The site is in area A of the landslip zone – No geotechnical assessment report required
- The site is not located in a flood zone.
- The site is not in an acid sulphate area.
- The property addresses Cook Street to the East.
- The site is mostly rectangular in shape.
- The site is currently developed with a single storey brick dwelling with a tile roof. A swimming pool is located to the rear of the site.
- The site falls between retaining walls from the rear boundary down to the front boundary (Cook Street) by approximately 3.5m.
- Vegetation consists of mixed endemics and introduces species with rocky outcrops that surround the property.
- The site is accessed via a driveway from Cook Street to a garage and uncovered driveway parking.
- Front, side, and rear setbacks vary throughout the streetscape and that of adjoining dwellings.



### 3. THE PROPOSAL

#### **Description**

As detailed within the accompanying plans, the proposal seeks consent for a proposed new double-storey dwelling to replace an existing dwelling. It provides compliance with the Warringah Development Control Plan 2011 and the Warringah Local Environment Plan 2011.

#### ***The proposal is as follows:***

1. Demolition of an existing single-storey dwelling
2. Proposed new double-storey brick and tile dwelling with an attached double garage is proposed
3. The existing swimming pool to the rear of the site will remain.
4. New Driveway to replace existing is proposed.
5. Existing concrete crossover and layback to remain – no changes
6. Alterations to landscaping around the development is proposed.

### 4A. ZONING AND DEVELOPMENT CONTROLS

#### **4.1 Warringah Local Environmental Plan 2011**

The site is zoned R2 Low-Density Residential under the provisions of the WLEP 2011. The proposed new double-storey dwelling is permissible with the consent of the council.

#### **4.2 Height of Building (LEP 4.3)**

*The control for this parcel of land is a maximum of 8.5m.*

The proposed dwelling **COMPLIES** with the building height.

#### **4.3 General Principles of Warringah Development Control Plan 2011**

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

### 4B. BUILT FORM CONTROLS

#### **Wall Heights (DCP B1)**

*The max. wall height is 7.2m.*

The proposed dwelling wall height is below the requirement as shown on the drawings - **COMPLIES**

#### **Side Boundary Envelope (DCP B3)**

*The side building envelope control is a height plane of 4 metres along the side boundary and with a projection inward of 45 degrees.*

The proposed dwelling **COMPLIES** with this control as shown on the drawings.

**Side Boundary Setbacks (DCP B5)**

Warringah DCP control is a min. of 0.9m side setback.

North side setback varies between: 2.385m – 2.425m - **COMPLIES**

South side setback varies between: 2.285m – 3.64m - **COMPLIES**

**Front Boundary Setbacks (DCP B7)**

Warringah DCP control is a min. of 6.5m front boundary setback.

Front setback to ground floor varies between: 6.5m - 10.33m - **COMPLIES**

Front setback to first floor (internal) varies between: 8.07m – 10.858m - **COMPLIES**

**Rear Boundary Setbacks (DCP B9)**

Warringah DCP control is a min. of 6m.

The proposed dwelling **COMPLIES** with this control as shown on the drawings.

**4C. SITING FACTORS****Traffic , Access and safety - C2**

There are **no changes** to the existing concrete crossover and layback.

**Parking Facilities – C3**

Two spaces per dwelling house are required. Parking in accordance with AS/NZS 2890.1.

The proposal incorporates a double garage providing two parking spaces.- **COMPLIES**

**Stormwater – C4**

To be provided in accordance with council stormwater drainage design guidelines. The stormwater will be designed by a hydraulic engineer at the construction certificate stage.

**4D. DESIGN****Landscaped Open Space (DCP D1)**

The minimum landscaped open space required is 40% of the site area.

<u>Site area 1004.4m<sup>2</sup></u>	<u>40% Control</u>	<u>401.8m<sup>2</sup></u>
Existing Landscaped open-space area	49.7%	499.4m <sup>2</sup>
Proposed landscaped open space area	47.2%	474.3m <sup>2</sup> - <b>COMPLIES</b>

**Private Open Space (DCP D2)**

The requirement is a total of 60sqm with a minimum dimension of 5m.

The proposed private open space is >80m<sup>2</sup> and is located at the rear of the dwelling and directly accessible from the dining and living areas. No changes to this area.

**Access to Sunlight (DCP D6)**

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a minimum of 3 hours of solar access. - **COMPLIES**

**Views (DCP D7)**

Neighbours views will not be affected by the proposed additions.

**Privacy (DCP D8)**

There will be no loss of privacy due to the proposed additions.

**5. MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979****5.1) The provisions of any environmental planning instrument**

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 this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions. There are no other environmental planning instruments applied to the site.

**5.2) Any development control plan**

The development has been designed to comply with the requirements of the Warringah Development Control plan 2011 and the general principles of WLEP 2011.

It is considered that the proposed design respects the desired character objectives of the WDCP 2011 and WLEP 2011 in that it reinforces the existing and new residential character of the area and is compatible with the existing uses in the vicinity.

**5.3) Any matter prescribed by the regulations that apply to the land to which the development relates**

No matters of relevance area raised in regard to the proposed development.

**5.4) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.**

It is considered that the proposal, which seeks consent for a new 2 storey dwelling, will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the WLEP 2011 and WDCP 2011.

**5.5) The suitability of the site for the development**

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 and 10 development. The site is considered suitable for the proposed development. The proposal will provide for a new two storey dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

**5.6) Submissions made in accordance with this Act or the regulations**

This is a matter for Council in the consideration of this proposal.



### 5.7) **The public interest**

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

## **6 Conclusion**

The proposal of which is a proposed new double storey dwelling to replace an existing single storey dwelling, will not have any detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with the Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposed new 2 storey dwelling will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of the Council is requested.







VIEW LOOKING NORTH FROM THE REAR OF THE SITE



VIEW LOOKING TO THE WEST FROM THE REAR OF THE SITE



VIEW LOOKING TO THE SOUTH FROM THE REAR OF THE SITE



## **APPENDIX 2: SCHEDULE OF EXTERIOR AND FINISHES**

MATERIAL		COLOUR
NEW ROOF	Tile	Select dark colour
NEW WALLS	Render	Select light colour
WINDOW FRAMING	Aluminium	As per BASIX

*Figure 1: DRIVEWAY ACCESS AND FRONT (EAST) VIEW OF EXISTING DWELLING FROM COOK STREET*



*Figure 2: RENDER OF FRONT (EAST) OF PROPOSED DOUBLE STOREY DWELLING AND DRIVEWAY REPLACEMENT – ARTIST IMPRESSION ONLY*