



Development Application
16 Maranui Avenue
Dee Why NSW 2099
Statement of Environmental Effects

12 December 2021

Vance Consulting Services

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1. Key facts

Site	
Address of site	16 Maranui Avenue Dee Why NSW 2099
Property status:	Current
Land area:	486.9sqm
Land Title:	Lot 14 DP 13020
Proposal:	Building Addition
Land Use Zone:	R2 Low Density Residential
Other Relevant Policies:	Warringah LEP2011 Warringah DCP2011 BASIX requirements



2. Background

2.1 The site

The site is known as 16 Maranui Avenue and measures 486 square meters which is occupied by a double storey residential building and garage. It is a fairly regular rectangular site however there are some significant level changes present from the street level to the rear yard.

It has its primary residential address to Maranui Avenue with car access from this road.

The site is located on an elevated rock outcrop sitting significantly higher than the street level. Whilst this provides the residence with great views to the east it is overlooked by the adjacent properties from the western side.

2.2 Existing Development

Existing development on the block comprises a brick and concrete single two storey dwelling, hard-stand parking and vehicle driveway/cross-over to the east with a significant rise from street level to the ground level of the dwelling.

2.3 Adjacent development

The surrounding development comprises of predominately single and double storey residential dwellings of similar character as evidenced in this area of Dee Why.

The neighbouring properties sit relatively lower than the subject site.

2.4 Land Use

The immediate site context is occupied by similar residential development complementary to and compliant with the gazetted land use of R2 low density residential.

2.5 Description of proposal

The subject development application provides a second storey extension over the garage to the north portion of the site with an internal link at the upper level. All of these works are to be constructed over the garage roof slab which is currently a north facing private open space without any direct connection to the dwellings living areas.

The extension comprises 2 additional bedrooms, powder room, bathroom, a storage cupboard, a secondary living area opening to a balcony to the north and an allowance for a future internal passage lift. A secondary deck has also been providing to the west of the extension.

3. List of DA works

The following list reflects and summarises the proposed development additions/extensions to the building located at the property of 16 Maranui Avenue.

The changes have been illustrated on the architectural drawings as submitted for the development application through the Northern Beaches City Council development portal.

ITEM	DESCRIPTION	APPLICANT COMMENTS
1	Construction of lightweight framed upper-level extension over garage to exiting family residence inclusive of future 'personal lift' provision for adaptability as needed.	
2	Extension of balcony over driveway to provide useable space from rumpus room forming part of extension.	
3	External façade works to front of the house including wall re-cladding, balustrade replacement and addition of stone detailing.	
4	External re-paint of fenestration, doors, roof, and garage roller door.	

4. Warringah Local Environment Plan 2011

The following table summarises the proposal's compliance with the relevant LEP.

CLAUSE	DESCRIPTION	APPLICANT COMMENTS/RESPONSE	COMPLIANCE
2.3	Zone		
	R2 Low Density Residential	- The proposed dwelling extension is permitted within this zone	Y
4.3	Height		
	8.5m	- The proposal complies. - Refer to Architects Drawings for details.	Y
6.2	Earthworks		
		- The proposal is for new construction above an existing brick and concrete garage. - No earthworks, excavation or new footings are proposed.	Y
6.4	Development on sloping land		
	The objectives of this clause are as follows: a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land, b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land, c) (c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.	- The proposal is for new construction above an existing brick and concrete garage. - No excavation or new footings are proposed. As such, it is not expected that the proposal will have any impact on the stability of the surrounding land or add to the existing storm water runoff from built upon surfaces.	Y

5. Warringah Development Control Plan 2011

5.1 Part B – Built Form Controls

CLAUSE	DESCRIPTION	APPLICANT COMMENTS/RESPONSE	COMPLIANCE
A.5	Objectives		
		- Proposed works are sympathetic and compliant with the R2 zone objectives	Y
B1	Wall heights		
		- The proposed additions do not exceed the 8.5m building height plane and is consistent with both of the objectives and controls of this clause of the DCP.	Y
B2	Number of storeys		
		- The proposed alteration results in an upper level extension to the north of the existing building.	Y
		- The extension on top of the current garage roof slab (and attached to the current dwelling) is consistent with the both the objectives and controls of this clause of the DCP.	
B3	Side boundary envelope		
		- The proposed addition over the garage does not breach the side boundary envelope of the site but are consistent with the existing level of encroachment on the site.	Y
B4	Site coverage		
		- The proposed additions have no impact upon the existing site coverage characteristics of the site as they are completely within the current built footprint.	Y
B5	Side boundary setbacks		
		- The proposed side boundary setbacks are consistent with the both the objectives and controls of this clause of the DCP.	Y
		- No changes are proposed to the existing setbacks. The proposed dwelling extension will be setback a minimum of 2400mm from the side boundary.	
B6	Merit assessment of side boundary setbacks		
		- N/A	
B7	Front boundary setbacks		
		- The proposed additions do not alter the existing front boundary setbacks of the current building on the site.	Y

B8 Merit assessment of front boundary setbacks	-	N/A
B9 Rear boundary setbacks	<ul style="list-style-type: none"> - The proposed additions do not alter the existing (and already non-compliant) rear boundary setbacks of the building on site. - The rear setback to the <u>existing terrace/stair</u> and proposed pergola is between 1.35m and 1.2m with the proposed wall of the dwelling extension at 4.6m, where the requirement for the rear boundary setback is 6.0m. 	N
B10 Merit assessment of rear boundary setbacks	<ul style="list-style-type: none"> - The proposal does not comply due to <u>existing non-compliance of built structures</u> on site. However, it can be argued that the following should be considered on merit: <ul style="list-style-type: none"> o The setback maintains an average of the existing rear setbacks of both the adjacent dwelling and immediate neighbour. o The additional setback will not lead to an increase in privacy issues for the neighbouring properties, that is, there are no windows in the rear or side facades that would lead to overlooking. o The additional setback will not impact on views from neighbouring properties o The additional setback will not result in decreased landscaped space (no increase to building footprint) and will maintain the minimum required open space for the dwelling, o The additional setback will not result in adverse overshadowing of neighbouring properties 	Y
B11 Foreshore building setback	-	N/A
B12 National Parks Setback	-	N/A
B13 Coastal cliffs setback	-	N/A
B14 Main roads setback	-	N/A

5.2 Part C – Siting Factors

CLAUSE	DESCRIPTION	APPLICANT COMMENTS/RESPONSE	COMPLIANCE
C1	Subdivision	- N/A	
C2	Traffic, Access and Safety	<ul style="list-style-type: none"> The proposed additions do not alter the existing traffic, access or safety characteristics of the site. The existing cross over is to be maintained in its current location. 	Y
C3	Parking Facilities	<ul style="list-style-type: none"> The proposed additions do not alter the parking arrangement or any of the existing parking facilities located on the site. 	Y
C3(A)	Bicycle Parking and End of Trip Facilities	- N/A	
C4	Stormwater	<ul style="list-style-type: none"> The proposed addition does not alter the existing building footprint and therefore do not alter the existing stormwater management characteristics of the site. The proposed roof and drainage thereof will be connected to the existing storm-water infrastructure on site and maintain the exiting tie to the council main. 	Y
C5	Erosion and sedimentation	<ul style="list-style-type: none"> The proposed addition does not alter the existing building footprint and will not result in the need for excavation. No erosion or sedimentation should result from the proposed works. 	Y
C6	Building over or adjacent to Constructed Council Drainage Easements	- N/A	
C7	Excavation and Landfill	- N/A	
C8	Demolition and Construction	<ul style="list-style-type: none"> There will be minimal demolition and construction work (timber framed extension over existing slab, timber decking over existing slab, extension of balcony to east, timber framed roof over and privacy screening) as a result of the proposed works. 	Y

C9 Waste Management

- Minimal waste is envisaged to be generated however a waste management plan has been prepared as part of the application in this instance

5.3 Part D – Design

CLAUSE	DESCRIPTION	APPLICANT COMMENTS/RESPONSE	COMPLIANCE
D1	Landscape Opens Space and Bushland Setting	<ul style="list-style-type: none"> - The proposed additions do not alter the existing building footprint and therefore does not alter the existing landscape open space characteristics of the site. - The proposed dwelling extension is to be constructed over existing hard space and will not increase the landscaped area non-compliance. 	Y
D2	Private Open Space	<ul style="list-style-type: none"> - The proposed additions <u>do not alter the existing building footprint</u> and therefore do not alter the existing (and already non-compliant) private open space characteristics of the site. - The site does not meet the minimum requirement of private open space of 60m² with minimum dimensions of 5m prior to proposed development. - The proposed private open space is 40m² for the principal dwelling with minimum dimensions of 4.65m. - An additional 17m² of private open space with minimum dimensions of 2.2m is accessible from the extended dwelling at the west. - An additional 9m² of private open space with minimum dimension of 1.5m is accessible from the extended dwelling to the east. 	N
D3	Noise	<ul style="list-style-type: none"> - The proposed additions will not result in any additional noise being generated from the site and are consistent with the both the objectives and controls of this clause of the DCP. 	Y
D4	Electromagnetic Radiation	N/A	
D6	Access to Sunlight	<ul style="list-style-type: none"> - The proposed alterations and additions will not significantly increase overshadowing upon surrounding properties. - Shadow diagrams have been provided that indicate additional shade being generated from the site and are consistent with the both the objectives and controls of this clause of the DCP 	Y

D7 Views	<ul style="list-style-type: none"> - The proposed alterations and additions will not significantly impact upon views from surrounding properties as the bulk and scale of the existing dwelling does not greatly change. - The proposed roof ridge line of the dwelling extension is 1m above the deck level of the dwelling to the west, this will allow for the maintenance of existing views over the site for users of the deck in both sitting and standing positions 	Y
D8 Privacy	<ul style="list-style-type: none"> - The proposed additions will not result in any additional impact upon the privacy of surrounding properties and are consistent with the both the objectives and controls of this clause of the DCP. - Additional living areas are oriented to the street while all bedroom windows have high level sills. 	Y
D9 Building Bulk	<ul style="list-style-type: none"> - The proposed alterations and additions will not result in any significant alterations to the existing bulk and scale of the dwelling located on the site. - No excavation or fill is proposed. - Wall planes are articulated through blade walls, screens, and large eaves. - A variety of window openings provide horizontal articulation. - The overall height relates to the existing dwelling on the site and the setback to the neighbour is stepped to provide relief. - A variety of materials with a clearly defined breakup is proposed to further articulate the building. 	Y
D10 Building Colours and Materials	<ul style="list-style-type: none"> - The materials and colours to be use in the proposed alterations and additions have been chosen in order to match the style and character of the existing dwelling and are consistent with the both the objectives and controls of this clause of the DCP. - Building materials are typically natural or matte finish and have been selected to integrate with the existing façade whilst providing a clearly modern aesthetic. 	Y
D11 Roofs		

	<ul style="list-style-type: none"> - The roof of the proposed addition has been designed to replicate that present in the existing dwelling and is consistent with the both the objectives and controls of this clause of the DCP - The roof pitch will closely match the existing dwelling pitch. - The roof will have deep eaves over the front verandah and side windows. - Roofing is proposed to be metal with a Colorbond finish and will be selected to minimise glare. 	Y
D12 Glare and Reflection	<ul style="list-style-type: none"> - The proposal complies with the requirements of this clause. - It is not anticipated that there will be excessive external lighting to cause impacts to neighbouring properties or the street. 	Y
D13 Front Fences and Front Walls	N/A	
D14 Site Facilities	<ul style="list-style-type: none"> - No changes to existing site facilities are proposed 	Y
D15 Side and Rear Fences	N/A	
D16 Swimming Pools and Spa Pools	N/A	
D17 Tennis Courts	N/A	
D18 Accessibility and Adaptability	N/A	
D19 Site consolidation in R3 and IN1 Zone	N/A	
D20 Safety and Security	N/A	
D21 Provision and Location of Utility Services	N/A	
D22 Conservation of Energy and Water	N/A	
D23 Signs	N/A	

5.4 Part E – The Natural Environment

CLAUSE	DESCRIPTION	APPLICANT COMMENTS/RESPONSE	COMPLIANCE
E1	Preservation of Trees or Bushland vegetation	N/A	
E2	Prescribed Vegetation	N/A	
E3	Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat	N/A	
E4	Wildlife Corridors	N/A	
E5	Native Vegetation	N/A	
E6	Retaining unique environmental features	N/A	
E7	Development on land adjoining public open space	N/A	
E8	Waterways and Riparian Lands	N/A	
E9	Coastline Hazard	N/A	
E10	Landslip Risk	<ul style="list-style-type: none"> - A review of the Checklist for Council's Assessment of Site Conditions confirms that the proposed development, the existing dwelling it will be built over and the existing site conditions will not lead to the requirement for a geotechnical report. - The minimal construction extent of the proposed house extension in our opinion does not trigger requirement of a new geotechnical report. - The report provided with historical development application on council files for this site (DA2019/0480) may be sufficient as a reference document gains this clause of the DCP. 	Y
E11	Flood Prone Land	N/A	

6. Conclusion

The proposed single storey addition over the exiting garage roof slab (to the north of the existing residential building); as lodged under this development application at 16 Maranui Avenue, Dee Why NSW; represents a complementary design solution for the site that maintains the existing amenity of surrounding dwellings and is consistent with approvals granted to date.

It is considered that the proposed residential extensions, to the dwelling already on site; meet the majority of the objectives and controls as set out in Warringah Development Control Plan 2011 and is worthy of the support of Northern Beaches City Council when assessed on its merits.