

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS

39 HEATHER STREET, WHEELER HEIGHTS

LOT 27 DP 211307

Prepared By JJDrafting

May 2020

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJDrafting, Job Number 757/19, Drawing numbers DA 1 – DA 17 dated November 2019 to detail proposed alterations and additions to an existing dwelling.

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 subject allotment is described as 39 Heather St Wheeler Heights, within Deposited Plan 211307 and lot 27. It is located in R2 Low Density Residential

The site is a rectangle shape with an area of 701.9sqm.

The site is not listed as heritage or in a conservation area.

It is not located in a bushfire area.

It is located in area D of the Warringah landslip risk map. Geo tech assessment attached with this application.

The property addresses Heather Street to the north east.

The site is currently developed with a one and two storey dwelling with an attached lower ground floor single garage with a single carport. An inground pool is located to the rear of the site. Driveway access is provided via an existing driveway off Heather street.

The site falls from the front boundary down towards the rear boundary of approximately 3.97m.

Areas of existing Vegetation and lawn areas are located to the front and rear of the property.

Views are afforded over the district area.

Front, rear and side setbacks vary throughout the streetscape and that of adjoining properties.



3) The proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to an existing dwelling.

The proposal will consist the following:

GROUND FLOOR LEVEL

bedroom 6 to be provided with an addition to the east side consisting of a walk in robe and an ensuite.

north facing window to living room to be removed.

FIRST FLOOR LEVEL

Bedroom 3 to be provided with an addition to the east side (matching additions as per the ground floor bedroom 6) consisitng of a walk in robe and an ensuite.

A new covered timber deck has been provided off the existing study room and existing bedroom 3, addressing the the front of the existing house. A stair has also been provided from the new deck allowing for access from the front of the house

Roof to existing carport to be removed and an addition built over , consisting of a bedroom 4 bathroom and a sitting room, , connecting it with the existing stair landing.

A covered deck has aslo been provided off the sitting room and connecting it with the higher deck off the study and bed 3.

Roof above the existing ground floor living room to be removed and a home office addition be built above connecting it with the existing family room.

Exisitng master bedroom to be extended out above an existing deck below. A new walk in robe added adjoining the existing bathroom. The addition will consist also a new ensuite.

A new covered balcony has been provided which connects the exisitng family room and master bedroom.

High windows above an existing wall to the family room and stair have been provided to allow for natural light within.

Construction will be of lightweight framed walls and colorbond flat roof, with the exception of thehome office storag area which will consist of a pitched roof.

There will be no affect on neighbouring properties due to the proposed alterations and additions.

The proposed alterations and additions will follow the bulk and scale of other developments in the area and in the streetscape.

Considerations has been given to bulk and form.



4) 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 alterations and additions are permissible with the consent of council.

4.2 BUILDING HEIGHT (LEP 4.3)

The maximum building height is not to exceed 8.5m.

Majority of the new roof height will COMPLY with the max. building height of 8.5m, however only a small portion of the new roof to the rear balcony will contravene the building height by 250mm.

REFER TO CLAUSE 4.6 REQUEST TO VARY A DEVELOPMENT STANDARD AT THE END OF THE STATEMENT

4.3 General Principles of the Development control plan (WDCP)

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

BUILT FORM CONTROLS

4.4 SIDE BOUNDARY ENVELOPE –B3

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

The proposed development slightly contravenes the side building envelope control.

The addition to the north east corner of the building will slightly contravene the side boundary by 400mm to the underside of the new roof.

First floor addition above the existing carport will slightly contravene the side building envelope between 400mm – 950mm

The new rear first floor covered balcony will contravene the west side building envelope, this is an outdoor covered recreational area off the family room, allowing for a large outdoor space so that it can be used comfortably for a large family.

The new bedroom and ensuite addition follows the existing established ground floor walls below, will slightly contravene the east side boundary which vary between 700mm – 1.0m.

Due to the existing topography of the site and pre existing building structures it is difficult to strictly adhere to the side building envelope, It is therefore requested that this slight non-

compliance be supported as it will not affect adjoining properties in solar loss or privacy loss or view loss.

There will be no detrimental impact upon adjoining dwellings.

4.5 WALL HEIGHT- B1

The max. wall is 7.2m

The side additions from the front will **COMPLY** with the 7.2m wall height.

As the building runs towards the rear of the site, due to the topography of the site it is difficult to adhere to the 7.2m wall height.

Main bedroom and ensuite addition have slightly contravene the east side wall height.

The new rear balcony will also slightly contravene the west side boundary.

It is requested that these slight non compliances be supported as it will not affect adjoining properties, no views or privacy will be affected.

4.6 SIDE BOUNDARY SETBACKS - B5

The proposal provides compliance with Warringah Development Control Plan 2011 side setbacks of min.900mm.

Main bedroom and ensuite

East side varies between ----1.19m - 1.355m -----COMPLIES

Bedroom 3 and bedroom 6 addition

East side -----900mm -----COMPLIES

Bedroom 4 and sitting room

West side -----900mm -----COMPLIES

Home office and balcony

West side varies between ----1.9m - 2.8m -----COMPLIES

4.7 REAR BOUNDARY - B9

To be a minimum of 6.0m

The proposed alterations and additions will have a rear setback as follows

Rear setback to main bedroom ensuite (first floor level) varies-15m - 16m ---COMPLIES

Rear setback to first floor balcony varies between-----15.5m-17.2m ---COMPLIES

4.8 FRONT SETBACK - B7

Warringah DCP control is a min. of 6.5m or an average of the adjoining properties.

New first floor balcony setback varies between - 8m -10.8m-----COMPLIES

Ground floor level -----7.48m - excluding front balcony-----COMPLIES

First floor level-----9.68m - excluding deck -----COMPLIES



DESIGN

4.9 LANDSCAPED OPEN SPACE - D1

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

Site area of this allotment is 701.90sqm

40% LOS - require 280.76sqm

Existing landscaped open space area -----281.50sqm ---40.10%
(areas less than 2.0m in any direction)

THERE WILL BE NO CHANGE TO THE EXISTING LANDSCAPING AREA

5.0 PRIVATE OPEN SPACE – D2

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

Existing private open space area located on the natural ground level – 91sqm ---- COMPLIES

5.1 PRIVACY – D8

There will be no loss of privacy.

The rear balcony will have side setback which varies between 2.3m – 2.7m. As the portion of the balcony is directly from the home office, privacy issues would not be envisaged.

5.2 SOLAR CONTROL – 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 maximum of 3hours of solar access.

5.3 VIEWS – D7

Neighbours views will not be affected by the proposed alterations and additions.

5.4 Traffic , Access and safety – C2

There will be no change to the existing driveway

5.5 Parking Facilities – C3

There will be no change to the existing parking, with 3 off street parking spaces available

5.6 Stormwater – C4

To be provided in accordance with councils stormwater drainage design guidelines.

A new dispersion trench is proposed to the rear of the site, which will be designed by a hydraulic engineer in the future.

6) MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

6.1 The provisions of any environmental planning instrument

The proposed development 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 applying to the site.

6.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

6.3 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 proposal respects the aims and objectives of the DCP, however it is noted that the Environmental Planning and Assessments Amendment Act 2012 No. 93 (amendment Act) which received assent on 21 November 2012 commenced on 1st March 2013.

Key amongst the amendments are requirement to interpret DCP's flexibly and to allow reasonable alternative solutions to achieve the objectives of the DCP standards.

The new section 74BA provides that the principal purpose of the DCP's is to provide guidance on:

- * giving effect to the aims of any applicable environmental planning instrument
- * facilitating permissible development
- * achieving the objectives of the relevant land zones.

The key amendment is the insertion of section 79C(3A) which:

- * prevents the consent authority requiring more onerous standards than a DCP provides
- * Requires the consent authority to be flexible and allow reasonable alternative solutions in applying DCP provisions with which a development application does not comply.
- * limits the consent authority's consideration of the DCP to the development application (preventing consideration of previous or future applications of the DCP).

We request that council applies considered flexibility where the application seeks variations to the numerical development controls in the DCP as justified in this report. In particular we consider that the variation to the side boundary envelope and the building height requirements is a reasonable alternative solution to compliance as the proposal effectively responds to the site constraints.

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.

6.4 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.

6.5 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 proposed alterations and additions 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.

6.6 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 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

6.6 Submissions made in accordance with this Act or the regulations

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

6.7 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.

Conclusion

The proposal is consistent with and compliment the existing detached style housing in the area

The proposed development respects the scale and form of other new and existing developments in the vicinity. The proposal does not have any significant impact on long distant views.

The proposal does not present any significant impacts on the privacy and solar access for the subject and neighbouring properties

The proposal will not have a detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with Warringah Development Control Plan 2011 and WLEP 2011. With some minor encroachments. As that the topography of the site slopes away from the street, the main indoor living areas are located above the ground level. To provide more comfortable outdoor areas that are connected with the indoor living areas, the proposed new first floor balcony would achieve this better connection.

There will be no effect on local fauna and flora.

The proposed development 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 Council is requested.



VIEW LOOKING FROM
HEATHER STREET.
Proposed addition above
existing garage and carport.
Proposed deck to the front
façade of dwelling



View looking west from
existing balcony.



View looking to the rear of
the existing dwelling.
Proposed new balcony
addition above the existing
balcony.

39 HEATHER STREET WHEELER HEIGHTS

SCHEDULE OF EXTERIOR FINISHES

ROOF --- COLORBOND DARK BROWN TO MATCH EXISTING ROOF COLOUR

WALLS - to match existing dwelling - MID BROWN

WINDOW AND DOOR FRAMES - White