

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

ALTERATIONS AND ADDITIONS

TO

9 WINGARA AVE BELROSE 2085,

Lot 44, DP 232584

FOR

MR. R AND MS J. KEE

BY

FLOURISH ARCHITECTURAL SERVICES PTY LTD

ISSUE A

18/6/19

EXECUTIVE SUMMARY

This proposal is appropriate to the amenity of the local area in Wingara Grove Belrose. The proposed changes will have only a minor effect on the streetscape and will improve the imageability of the house due to the better defined entry.

The proposed works will have very little effect on any of the neighbours'. The proposed rear additions are very much in keeping with the scale and bulk of the neighbouring houses including most of the other houses along Wingara Grove due to the low visual impact from street level while meeting the DCP flood requirements.

The new roof is behind the existing ridge line and the addition to the south side is stepped back from the front wall with a low roof making it subsidiary to the existing house.

The addition of the carport will have little effect on the streetscape as it is a minimal roof set back behind the building line.

1 AIMS OF THE STATEMENT OF ENVIRONMENTAL EFFECTS

This statement of environmental effects is set out to show how the proposal addresses the requirements of the Northern Beaches Council's Development Control Plans, Local environment Plans, Sepps & Sreps as they are applicable to the proposed development.

2 DESCRIPTION OF THE EXISTING ENVIRONMENT

2.1 SUBJECT LAND

The subject land is Lot 44, DP 232584, No.9 Wingara Grove Belrose.

The site is irregular in shape, with a curved frontage of 17.74 m, side boundaries of 34.9m and 28.9m with a rear boundary of 25.9 m as indicated on the accompanying survey plans.

The area of the land is 690.5 m².

The site is zoned residential R2.

It is in a flood zone.

2.2 TOPOGRAPHY

The land is almost flat with a slight fall from the street 0.75 metres to the rear boundary. There are no other significant features on the site.

2.3 EXISTING DEVELOPMENT

A single story dwelling house is located toward the rear of the site with a single garage on the north side of the house, with a swimming pool in the rear yard.

The existing brick veneer single storey house has a conventional hipped and gabled tiled roof. The garage is also brick with a tiled gable roof.

There is a 1.8m metal fence on the rear boundary and this returns along the side boundaries to the house.

2.4 VEGETATION

The property has lawn and gardens and paved driveway in the setback between the front boundary and the building with no significant trees. In the rear is an area of lawn and a small garden beds with small trees near the pool inside the rear fence as shown on the survey.

2.5 ADJOINING DEVELOPMENT

To the north and south the site abuts other residential blocks as shown on the survey. These houses are of larger size but otherwise generally similar to the house at No. 9. Across the street are more residential properties. There is a small reserve to the rear of the site with mature trees and lawn.

2.6 SITE SERVICES

The site is in an established area with access to all services including electricity, gas, water, sewer, and telephone.

2.7 RISKS ASSOCIATED WITH THE LAND

We are not aware of any risks associated with bushfires, drainage, land slip, soil erosion, mine subsidence. The property is listed as being in a flood zone.

3 PROPOSAL

3.1 DESCRIPTION

The proposal submitted for council approval is to build a living area and kitchen at the rear of the existing dwelling house, and to add a new bathroom and bedroom to the south side. There is also a carport in the front driveway.

3.2 HEIGHT

The height of the existing house is unchanged by the proposed extension and the new living room roof ridge is well below 8.5 metres above natural ground level. There is no part of new building works that exceeds 1 storeys.

3.3 SOLAR ACCESS

The proposal is designed to maximise winter solar access and minimise the summer solar access. None of the neighbours will get shading on any of their north facing windows from the submitted proposed changes. No neighbour's windows are over shadowed by the proposed works in the 9am to 3pm period on the 21st of June. The net effect of this proposal will have no effect on any neighbours' daylight to habitable rooms at these times.

3.4 ENERGY EFFICIENCY

The proposed alterations and additions have only a minor effect on the energy efficiency of the existing house. The new windows will reduce the amount of lighting required and will not contribute much heat loss, these windows will capture significant warmth during winter. There has been a Basix assessment rating of the house to show that it complies with the regulations.

3.5 PRIVACY AND OVERLOOKING

This proposal is designed to be all on the single storey level. The proposed rear deck is 1.2m above ground level and is set well away from the side boundary. There is no privacy issue to the rear as there is an open reserve.

3.6 BUILDING LINE

The front building line is unchanged and is more than 6.5 m. The rear building line is being extended inline with the existing house and is 8.1 metres from the rear boundary so this is well within the regulations.

3.7 SETBACKS TO SIDE BOUNDARIES

The setbacks to the side boundaries are unchanged on the north and a minimum of 0.9 metres on the south, this is within the regulations.

3.8 LANDSCAPING AND PRIVATE OPEN SPACE

There is a landscaped front garden between the street and the house in keeping with the general amenity of the street. There is more open space and landscaping in the rear yard that flows into the natural bush. This proposal is partially aimed at connecting visually and physically the family room with the private open space and in line with the DCP objectives. The proposed soft landscaping is substantial. The private open space is 71m² which is above the 60 m² required.

3.9 WASTE, SEWERAGE AND STORMWATER

Normal domestic waste collection arrangements are to remain as existing. The sewerage will be disposed of by way of the existing sewer connection. This proposal will create minimal change to the existing sewer system. In accordance with Warringah On-site Stormwater Detention Technical Specification, clause 2.1 which states " *All development applications for alterations and additions for single residential dwellings will not require OSD.*" The additional 17.5m² will be drained into the existing storm water drain.

3.10 NOISE / TRAFFIC

The proposal will not generate ongoing noise. There will be no additional traffic generated in the area by this proposal.

3.11 FLORA AND FAUNA

There will be no impact on fauna. There will be no impact on flora.
No significant existing trees are to be removed.

3.12 STREETSCAPE

The streetscape will be enhanced by the proposed new front entry as it is entirely in keeping with the scale and style of the existing house and is appropriate for the street.

4 FENCING

4.1 FENCES

The side and rear fences are remaining as existing.

5 PRIVATE SWIMMING POOL

There is an existing swimming pool in the rear yard that is to remain unchanged.

6 OUTBUILDINGS

6.1 OUTBUILDINGS

The existing garage is to remain.

7 FLOOD ZONE

7.1 FLOOD LEVEL

There has been a flood level study requested from council engineers and the proposal is sited within a flood zone with design level of 136,890 AHD.

7.2 FLOOD LEVEL CONSTRUCTION

The proposed new rear extension living and kitchen is all to be constructed to comply with the flood design level of 136,890 as it is proposed to be constructed at 136,910 AHD. There is 17 m² of bathroom and bedroom that is at the existing floor level of 136,660 AHD which is well below the 30 m² allowed for existing floor levels to be extended under clause F4 section E11 of councils DCP for flood prone land, as stated in the letter from council engineers dated 29th April 2019 your Ref: 2019/231607.

8 TABLE OF COMPLIANCE

LEP & DCP REGULATIONS	COMPLIES	COMMENTS
LEP 4.3 height of building	yes	Under 8.5 m
LEP 5.10 Heritage	yes	Not in heritage area
LEP 6.1 Acid sulphate soils	yes	Not in acid sulphate soil zone
DCP B1 wall height	yes	Under 7.2 m
DCP B2 stories	yes	Single storey
DCP B3 building envelope	yes	4 m plus 45 degrees
DCP B5 side setbacks	yes	More than 0.9 m
DCP B7 Front boundary setback	yes	More than 6.5 m
DCP B9 rear boundary setback	yes	More than 6 m
DCP C4 Stormwater	yes	Single residential house
DCP C9 Waste management	yes	See attached plan
DCP D2 Private open space	yes	More than 60 m ²
DCP D6 Access to sunlight	yes	Does not restrict sunlight more than 50%
DCP D8 Privacy	yes	Minimal effect on privacy
DCP D10 building colours	yes	Colours similar to existing
DCP E11 Flood prone land	yes	Less than 15% of addition floor area to match existing floor under flood design level and the rest is above.

9 SECTION 79C STATEMENT OF ENVIRONMENTAL EFFECTS

This statement is based on Section 79C of the *Environmental Planning and Assessment (Amendment) Act 1997*.

Responses are inserted below the relevant matters for consideration, in **this font**.

1 79C Evaluation

(1) **Matters for consideration – general**

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) *the provisions of:*
 - (i) *any environmental planning instrument, and*
 - (i) *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, and*
 - (ii) *any development control plan, and*

(iii) *any matters prescribed by the regulations,*

that apply to the land to which the development relates,

Warringah Development Control Plan 2011 : 9 December 2011

Warringah Development Local Environment Plan 2011 : 9 December 2011

- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

The proposed development is entirely appropriate in the residential area of Belrose

The proposed changes will have little impact on the general streetscape of Wingara Grove.

There is no significant loss of privacy to neighbouring house.

The alterations and additions proposed will have no adverse social consequences in the area.

Storm water will be via the existing storm water system.

The proposal will have no adverse economic effect on the area and will not generate additional traffic.

- (c) *the suitability of the site for the development,*

The site has been in residential use for many years.

There are no indications that the site is unsuitable for the proposed extension.

- (d) *any submission made in accordance with this Act or the regulations,*

We are not aware of any submissions at this point.

- (e) *the public interest.*

We are not aware of any issues of general public interest relating to this development.

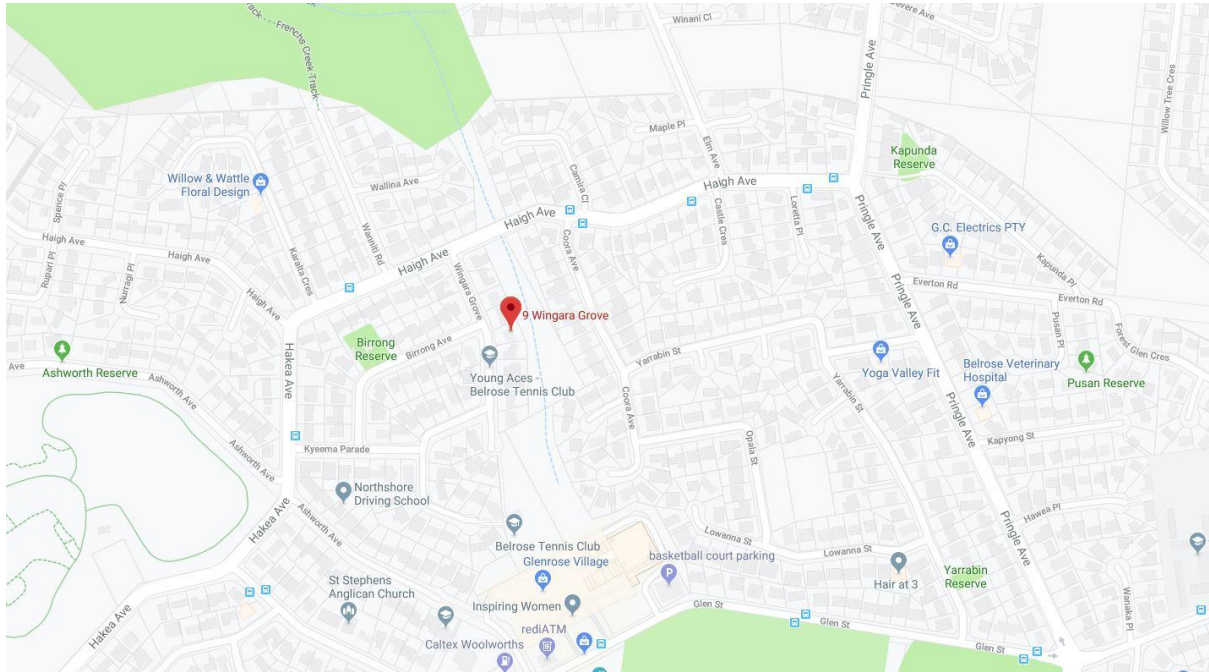
10 SUMMARY

We submit that this proposal is entirely compatible with the existing style of this area of Belrose.

This proposal will have a minor effect on the streetscape and very little or no effect on any of the neighbours.

This proposal complies with all the Northern Beaches Council and government regulations.

APPENDIX A LOCATION PLAN



AERIAL PHOTO



APPENDIX B EXISTING STREETScape PHOTOS

