

Statement of Environmental Effects (SEE)/ Modification

Date: February 25, 2021

Owners: Mr & Mrs Strizic

Subject Property: Lot 83, D.P. 239216
4 Tallara Place, Terry Hills 2084

Description of the Proposal / Modification

Modification 4.55

Change entry walkway roof to a flat roof instead of the Mod 2019 / 0333 approved pitched roof and shorten the length to 2.3m and provide a 60/60/60 fire rated wall.

We believe the alterations and additions of the residence have been designed to be compatible with the surrounding development and streetscape.

Description of the Site

The site is located in the R2 Low Density Residential area on a battle-axe block the western side of Tallara Place, Terry Hills. The subject site is an irregular shaped block with an area of 961.1m² and 813.1m² less access handle. The site slopes from the southern boundary to the northern boundary. Erected on the property is a single dwelling house, garage, and pool.

Present and Previous Uses

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site. No testing or assessment has been completed for contamination on the subject site.

Existing Structures on the site

Existing residence footprint area 172m², Garage area 36.5m², Deck 36m²

Threatened Species, Populations and Ecological Communities and their Habitats.

Not applicable

State Environmental Planning Policies (SEPP)

Not applicable

Regional Environmental Planning Policies (REP)

Not applicable

Built Form Controls

The subject site is located in R2 Low Density Residential area. Under this Category, the proposed use is permissible.

The proposal consists of a lower ground floor addition, forming a Rumpus / Media area.

The proposal consists of a ground floor addition, forming a Family / Dining area.

The proposal consists of a first-floor addition, forming a Bedroom, Ensuite, Walk in robe and Sitting area.

The proposed alterations have been designed to generally comply with the objectives of councils building height planes, setbacks and building envelope controls, open space requirements, landscaping requirements, cut and fill and car parking requirements.

Please see compliance table below and site plan, floor plans and elevations for further information.

Built Form Standard	Proposed	Compliance with Planning Controls? Y/N	Additional Comments
Site area m ²	961.1m ²	Y	
Housing Density dwelling/m ²	600m ²	Y	
Max wall height above natural ground level	7.38m	N	Gable End Addressed below
Impervious area m ²	482m ²	Y	
Maximum building height m	8.2m	Y	
Front building setback m	9.4m	Y	Existing + Battle-axe
Rear building setback m	18.5m	Y	
Minimum side boundary setback	.970m	Y	
Building envelope	4m + 45°	N	Addressed below
Private open space m ²	113m ²	Y	
% of landscape open space %	40.7%	Y	
Maximum cut into ground m	Nil	Y	
Maximum depth of fill m	Nil	Y	
Number of car spaces provided	2	Y	
<p><i>Where a Clause 4.6 variation is sought, substantive reasons are to be provided justifying why the Built Form Control cannot be complied with and the impact on the general principles of Warringah Local Environmental Plan 2011</i></p>			

Bushfire Considerations

Not applicable

Other Factors effecting the land

Land Slip Area A Slope less than 5 degrees.

No reports required.

Land Slip Area B Flanking Slopes 5 to 25degrees.

A geotechnical report has been provided as part of the Development Application.

The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application.

Restrictions on the Land

Not applicable

Built Form Control Objectives

Building Height (WLEP 2011)

Maximum Building Height 8.5m

Proposed Building Height 8.2m - Complies

Wall Height (DCP)

Maximum Wall Height 7.2m

Proposed Wall Height 7.38m - Does not Comply

There is a minor encroachment on the allowable 7.2m maximum wall height. The non-compliance is due to the topography of the existing site. The first floor additions have been located over the front part of the dwelling to minimize the overall height of the proposal and we believe the proposal is reasonable in this case.

Number of Storeys (DCP)

Number of Storeys proposed 2.

Side Boundary Envelope (DCP)

4m + 45°

There is a minor non-compliance with respect to the building envelope determined by projecting planes at 45 degrees from a height of 4 metres above natural ground level at the side boundaries. However, consent may be granted for development that, to a minor extent, does not comply with side boundary envelope, to allow the addition of a second storey to an existing dwelling, or the side setback, to allow a single storey outbuilding, carport, pergola or the like.

The proposal of a first floor addition has a minor encroachment into the building envelope. However, the encroachment is a section of the gable end of the proposed additions. The additions have been designed with gable ends to match the style and architecture of the existing residence. The roof pitch of the first floor addition has been reduced to help minimize impact on adjoining properties and to lower the overall height of the addition; yet still compliment the roof pitch of the existing dwelling.

We believe that the encroachment is only minor, it will not cause any additional overshadowing to adjoining properties and maintains the architectural style of the existing dwelling.

The encroachment is also due to the siting of the existing residence.

In summary it is felt that the non-compliance with the building envelope requirement will not have any adverse effect on the built or natural environment, nor will it affect any adjoining neighbours and that reasonable measures have been taken to minimize the encroachments. Therefore Council's favorable consideration is sought.

All boundary setbacks remain unchanged and all comply with councils LEP 2011

Site Coverage (DCP)

Complies see Site Plan for calculations

Side Boundary Setback (DCP)

Minimum Side Boundary Setback 0.97m - Complies

Front Boundary Setback (DCP)

Front Boundary Setback 9.4m - Complies

Rear Boundary Setback (DCP)

Rear Boundary Setback 18.5m - Complies

Warringah Development Control - Part C - Siting Factors

C1 Subdivision

Not Applicable

C2 Traffic Access and Safety

Existing access to and from the subject site is in the form of a driveway off Tallara Place. This will remain for proposed access to and from the subject site.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

C3 Parking Facilities

2 car parking spaces provided.

C4 Stormwater

Stormwater shall be connected to the existing system.

C5 Erosion and Sediment Control

See Site Plan

C6 Building Over or Adjacent to Constructed Councils Drainage Easements

Not Applicable

C7 Excavation and Landfill

Not Applicable

C8 Demolition and Construction

Demolition of the existing Study, meals and part of deck and pool room below and part of roof as required for new first floor addition. All works will be completed in accordance with the relative Australian standards and the National Construction Code.

C9 Waste Management

Existing council waste collection will remain in place for the subject site.

Warringah Development Control - Part D - Design

D1 Landscape Open Space and Bushland Setting

Proposed landscape open space is 40.7% - Complies

D2 Private Open Space

Private open space 113m² - Complies

The proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties. Placement of windows has also been considered in the design to reduce loss of privacy to adjoining properties.

D3 Noise

Acoustic privacy and placement of outdoor living areas have been considered in the design.

D4 Electromagnetic Radiation

Not Applicable

D5 Orientation and Energy Efficiency

Orientation of the proposed residence is currently south/north and has been considered in the design in terms of window placement and sun/shade control.

Refer to BASIX Certificate for further details.

D6 Access to Sunlight

Please see shadow diagrams for the effect of overshadowing on the subject site and adjoining properties. We believe the effect of additional shadow cast from the proposed additions will not have any adverse effect on the adjoining properties.

D7 Views

The impact of the proposed development on views from adjoining and nearby properties has been considered.

D8 Privacy

The proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties. Placement of windows has also been considered in the design to reduce loss of privacy to adjoining properties.

Acoustic privacy and placement of outdoor living areas have been considered in the design.

D9 Building Bulk

We believe the following objectives are met with regard to building bulk

- ☐ To encourage good design and innovative architecture to improve the urban environment.
- ☐ To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

D10 Building Colours and Materials

The colours and materials of the new / altered buildings and structures will be sympathetic to the surrounding natural and built environment.

D11 Roofs

The roof lines of the proposed additions have been designed to

- ☐ encourage innovative design solutions to improve the urban environment.
- ☐ complement the local skyline.
- ☐ conceal plant and equipment

D12 Glare and Reflection

Glare and reflection has been considered in the design:

- ☐ To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.
- ☐ To maintain and improve the amenity of public and private land.
- ☐ To encourage innovative design solutions to improve the urban environment.

D13 Front Fences and Walls

Not Applicable

D14 Site Facilities

Not Applicable

D15 Side and Rear Fences

Not Applicable

D16 Swimming Pools and Spa Pools

Not Applicable

D17 Tennis Courts

Not Applicable

D18 Accessibility

Existing access to and from the subject site is in the form of a driveway off Tallara Place. This will remain for proposed access to and from the subject site.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

D19 Site Consolidation in R3 and IN1 Zones

Not Applicable

D20 Safety and Security

Not Applicable

D21 Provision and Location of Utility Services

Not Applicable

D22 Conservation of Energy and Water

The proposed additions will meet all requirements of the Basix certificate with regard to energy and water efficiency.

D23 Signs

Not Applicable

Part E - The Natural Environment

E1 Private Property Tree Management

No trees are effected by the proposal.

E2 Prescribed Vegetation

Not Applicable

E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat

Not Applicable

E4 Wildlife Corridors

Near the northern boundary will not be affected as no building to take place in this area of the property.

E5 Native Vegetation

Not Applicable

E6 Retaining unique Environmental Features

Not Applicable

E7 Development on Land Adjoining Public Open Space

Not Applicable

E8 Waterways and Riparian Lands

Not Applicable

E9 Coastline Hazard

Not Applicable

E10 Landslip Risk

Land Slip Area A Slope less than 5 degrees
No reports required.

Land Slip Area B Flanking Slopes 5 to 25degrees.
A geotechnical report has been provided as part of the Development Application.

The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/engineering geologist and must be submitted with the development application.

E11 Flood Prone Land

Not Applicable

Conclusion

Having regard for all of the above we believe that this development will not have any adverse effect on the built or natural environment, and therefore council's favorable consideration is sought.