

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENCE AT

54 MONASH PARADE, DEE WHY 2099

LOT58

DP 6167

Prepared By JJDrafting

July 2019

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJDrafting, Job Number 716/19, Drawing numbers DA 1 – DA 11 dated July 2019 to detail proposed alterations and additions to an existing residence at 54 Monash Parade Dee Why.

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 54 Monash Parade, Dee Why with a site area of 560.8sqm.

It is located in R2 Low Density Residential

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 B of the landslip zone.

The property addresses Monash Parade to the West and Dee Why Headland to the east. Views are afforded which span from north to south out towards the ocean.

The site is currently developed with a two storey brick and timber dwelling with a tile roof.

Driveway access is provided via an existing driveway off Monash Parade to a garage below the dwelling.

The site falls from the front boundary down towards the rear boundary of approximately 7.4m.

Vegetation consists of mixed endemic and introduced species that surround the property with areas of lawn to the front and rear of the property.

Front and side setbacks vary throughout the streetscape.

3) The proposal

Description

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

It provides compliance with the Warringah Development Control Plan 2011 and Warringah LEP 2011.

The proposed additions and alterations are as follows:

First floor level

An existing concrete balcony located to the north side and to the rear of the dwelling is to be removed and a new wider timber deck to the rear is proposed. A retractable roof is proposed over the new extended deck.

Existing north opening to the living/dining area to be reduced in width and height and a new window fitted

Sill to existing window to the east is to be removed and a new sliding door fitted.

A new timber stair is proposed off the new timber deck.

There will be no affect on neighbouring properties due to the proposed additions. Considerations has been given to bulk and form.

4) General Principles of the Development Control

4.1) Built Form Controls

BUILDING HEIGHT

The maximum building height is not to exceed 8.5m.

The proposed addition complies with the max. building height of 8.5m.

SIDE BUILDING ENVELOPE –B3

The side building envelope control is a height plane of 5 metres along the side boundary and with a projection of 45 degrees.

The proposed first floor deck addition COMPLIES with this control.

WALL HEIGHT- B1

The max. wall is 7.2m

The proposed first floor deck addition COMPLIES with this control.

SIDE SETBACKS – B5

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

FIRST FLOOR DECK

North side setback –1.267m matches existing dwelling-----COMPLIES

South side setback –3.9m to stair -----COMPLIES

REAR BOUNDARY – B9

To be a minimum of 6.0m

The proposed deck will have rear setback which varies between 23.6m –26.2m– COMPLIES

FRONT SETBACK – B7

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

There will be no change to the existing front setback which varies between 10.5m –12.4m

4.2) Design**LANDSCAPED OPEN SPACE – D1**

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

Site area of this allotment is 560.8sqm

40% – require 224.32sqm

Existing landscaped open space area is -----310.85sqm ---55.4% – complies

There will be no change to the existing open space landscape area

PRIVACY – D8

There will be no loss of privacy, due to the proposed deck addition.

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.

VIEWS – D7

Neighbours views will not be affected by the proposed deck addition.

PRIVATE OPEN SPACE – D2

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

Existing private open space is located to the rear of the dwelling with an area of 78sqm which COMPLIES.

4.3) The Natural Environment**WILDLIFE CORRIDOR – E4**

The proposed deck addition will not affect the wildlife corridor, there will be no disturbance to the existing natural habitat and native vegetation

NATIVE VEGETATION – E5

The proposed deck addition will not disturb or remove any existing vegetation.

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 applying to the site.

5.2) 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.

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

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

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

5.5) 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 proposal, which seeks consent for alterations and additions to an existing 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.

5.6) 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 to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.7) Submissions made in accordance with this Act or the regulations

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

5.8) 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 proposed alterations and additions will not have a detrimental impact on the adjoining properties or the locality.

The proposed alterations and additions are in keeping with Warringah Development Control Plan 2011 and WLEP 2011.

There will be no effect on local fauna and flora.

As the proposed alterations and additions 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.



Streetview looking east.



Rear view of dwelling –existing concrete balcony to be removed and new timber deck with an adjustable roof proposed.

54 Monash Parade, Dee Why

SCHEDULE OF EXTERIOR FINISHES

WALLS-----to match existing,

Timber to be stained

WINDOW AND DOOR FRAMES-----To match existing

TRIMS -----White to match existing