

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT

Proposed construction of a Vergola Louvered Roof System (awning)

SUBJECT PREMISES

No 50 Dundilla Road, Frenchs Forest

OWNER

Mr Merkert

BUILDER

Vergola (NSW) Pty Ltd

COUNCIL

Northern Beaches Council

DATE

11th December 2020

1.0

EXISTING SITE FEATURES

The development site is known as 50 Dundilla Road, Frenchs Forest and is located on the eastern side of Dundilla Road. The site is a standard sized allotment, which is currently developed by a 2 storey dwelling. Access to the site is via the existing driveway. The total site area = 696.6

The locality as characterised by a mixture of single & 2 storey dwellings with a mixture of brick & tile & timber clad and tile dwellings. The construction of the Vergola does not involve the removal trees, or vegetation.

2.0

PROPOSED DEVELOPMENT

The proposal is for construction of a Vergola louvered roof system to the side first floor terrace area of the existing dwelling, with the proposed area of the Vergola 24m². The proposed Vergola will be build over existing impervious surface and therefore adds no addition to the built upon area of the residence.

3.0

ASSESSMENT CRITERIA

Pursuant to Section 79C(1) of the Environmental Planning & Assessment Amendment Act 1979 the following heads of consideration apply: -

3.1

WARRINGAH LEP 2011 (WLEP)

The premises are situated in area zoned Residential R2 low density under the WLEP and the construction of an awning associated with a dwelling is permissible in this zoning, with Council consent. Compliance with LEP is summarised in the following: -

The WLEP has outlined the site is not considered to be a heritage item or to impact upon an item of Heritage significance

3.2

Warringah DCP

The following table examines the controls outlined the in the Development Control Plan and the proposals compliance with these controls.

DCP Requirements	Proposal	Compliance
Front Setback	no change to front setback	Yes
Minimum Landscaped area 40%	There is no change to landscaped area	Yes
Side Setback	No change	*No

3.2.1

STREETSCAPE

The proposed awning is at the side of the dwelling and has been designed to be sympathetic with the existing streetscape, and therefore is not a dominate feature from the street.

3.2.2

BULK, SCALE AND LOCATION

The height, setback and location of the proposed Vergola will not adversely impact on the amenity currently enjoyed by the neighbouring properties.

3.2.3 SETBACKS

There is no change to existing setbacks. There is a zero setback existing and proposed for the awning. A variation statement is supplied with this application.

3.2.4 PRIVACY

The height, setback and location of the proposed awning will not adversely impact on the level of privacy currently enjoyed by the neighbouring properties.

3.2.5 HEIGHT

The proposed awning is within councils height control (8.5m).

3.2.6 LANDSCAPING

The proposed Vergola adds no additional impervious area to the site and is within councils 40% landscaping control. Considerable landscaping is to remain onsite.

3.2.7 DRAINAGE CONTROL

The downpipes will be connected to the existing stormwater drainage system.

3.2.8 SOIL AND WATER MANAGEMENT

Due to the minor size and scale of the development it is not considered necessary to implement further soil and water management strategies during the construction of the Vergola.

3.2.9 LANDSLIP RISK

The property falls within Landslip Risk area B. The increase in load on the existing structure is minimal. The Vergola will be installed in accordance with good engineering practice and will not cause detrimental impacts due to stormwater discharge.

As downpipes will be connected to the existing drainage system, the proposed awning will not cause any impact on the existing subsurface flow conditions including those of other properties. Due to the minor nature of the development a Geotech report is not supplied but can be provided at councils request. Ref Duty planner.

3.2.10 WASTE MANAGEMENT

All materials brought onsite will be used in the construction of the Vergola, therefore no waste management plan is required or provided.

3.3 STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies apply to the site:

- ◆ State Environmental Planning Policy No 1 – Development Standards.
- ◆ State Environmental Planning Policy No 4 – Development without consent and Miscellaneous Exempt and Complying Development.
- ◆ State Environmental Planning Policy No 6 – Number of Stories.
- ◆ State Environmental Planning Policy No 8 – Surplus Public Land.
- ◆ State Environmental Planning Policy No 9 - Group Homes.
- ◆ State Environmental Planning Policy No. 10 – Retention of Low-Cost Rental Accommodation

- ◆ State Environmental Planning Policy No 11 – Traffic Generating Development.
- ◆ State Environmental Planning Policy No 14 – Coastal Wetlands
- ◆ State Environmental Planning Policy No 16 – Tertiary Institutions.
- ◆ State Environmental Planning Policy No 19 – Bushland in Urban Areas
- ◆ State Environmental Planning Policy No 21 – Caravan Parks.
- ◆ State Environmental Planning Policy No 33 – Hazardous and Offensive Development.
- ◆ State Environmental Planning Policy No 34 – Major Employment – Generating Industrial Development.
- ◆ State Environmental Planning Policy No 35 – Maintenance Dredging of Tidal Waterways.
- ◆ State Environmental Planning Policy No 37 – Continued Mine and Extractive Industries.
- ◆ State Environmental Planning Policy No 38 – Olympic Games and Related Projects.
- ◆ State Environmental Planning Policy No 55 – Remediation of Land.
- ◆ State Environmental Planning Policy No 63 – Major Transport Projects.
- ◆ State Environmental Planning Policy No 64 – Advertising and Signage
- ◆ State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings.
- ◆ State Environmental Planning Policy (Seniors Living) 2004
- ◆ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- ◆ State Environmental Planning Policy (ARTC Rail Infrastructure) 2004.

Consideration has been given to the abovementioned policies, no additional requirements are outlined which impact on the proposed development.

3.4

SUBMISSIONS

The neighbouring properties will be advised of the development proposal in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

3.5

PUBLIC INTEREST

Public interest should be considered when assessing any submissions made in relation to the development proposal.

4.0

CONCLUSION

The development proposal has demonstrated compliance with DCP and LEP, achieving the outlined requirements in relation to bulk, scale & location and heritage provisions.

The minor size and scale of the development compliments the existing character of the area without having an adverse impact on the amenity, privacy and existing levels of solar access currently enjoyed by the neighbouring properties.

Accordingly, it is recommended that the development proposal be supported.