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STATEMENT OF ENVIRONMENTAL EFFECTS

FOR PROPOSED FRONT FEATURE ROOF DORMER, SIDE DECK EXTENSION WITH NEW PARTIAL ROOF OVER AND REAR WALL ADJUSTEMENT TO EXISTING DWELLING AT

4 GOODWIN STREET, NARRABEEN 2101

Prepared by: Design 'n' Sketch

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REVISION CONTROL:


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FOR PROPOSED FRONT FEATURE ROOF DORMER, SIDE DECK EXTENSION WITH NEW
PARTIAL ROOF OVER AND REAR WALL ADJUSTEMENT TO EXISTING DWELLING
DEVELOPMENT APPLICATION – 4 GOODWIN STREET, NARRABEEN**

1.0 Introduction

This Statement of Environmental Effects seeks to explain and appraise the impact of the proposed design on the site, neighbouring properties and environment.

In this Statement the proposed development is presented and assessed against the relevant Planning regime.

2.0 Site Description

The subjected site is located among residential dwellings in a local street setting. The site is situated on a roadway where it is accessed directly from Goodwin Street with surrounding properties consisting of a mix of existing single to two storey residential homes and multi residential configurations. There is adjoining neighbouring properties to the rear and both sides. The site generally falls from the southern rear boundary to the northern front boundary with a fall of almost 0.5m in 30.479 metres. The site has a total area of 622.40 square metres with width of approximately 21.335m and is orientated long axis south - north and short axis west - east.

The site contains existing small shrubs and small to medium tree's with surrounding neighbour's boundaries presenting same make up. Council is to note that the proposal does not adversely impact on the existing streetscape and that proposal does not require removal of any significant plantation to achieve proposed works of the existing property.

The site is currently occupied by a single storey dwelling with 4 Bedrooms, living, dining, kitchen, Hub Room, 2 bathrooms and finally associated existing pathways and landscaping surrounds. Refer to below on following page of an aerial image for reference to relating subject site:



Figure 1: Location of Subject Site

3.0 Proposed Development

As detailed within the accompanying plans the proposal seeks to provide better streetscape of the existing residents whilst providing better amenity to the existing residents. In carrying this proposal out the main front yard remains the same with presence of the proposed feature dormer roof that is complimentary to the existing façade in which engages positively with the streetscape.

The design has been documented in consideration to the requirements of Warringah Local Environmental Planning 2011 and Warringah Development Control Plan 2011, relating to proposed front feature roof dormer, side deck extension with new partial roof over and rear wall adjustment to existing dwelling. This proposal serves to actively contribute to street presence with the front façade to include a feature roof dormer to compliment the surrounding neighbours. And with providing better amenities for the existing residence with new internal alterations to create larger living/dining space with larger bi-fold doors opening onto timber deck that now has side extension and weather protection from extended partial roof over. A high degree of attention has been given to the matters of privacy and sunlight access to the neighbouring properties, and has no impact in this regard.



Further, majority existing landscaping for the proposed development is being retained. The materials used in the external fabric seek to combine the character of the locally built environment suitable for the suburb.

The proposal will not require considerable excavation and earthworks.

4.0 Warringah Local Environmental Plan 2011 Appraisal

LEP requirements affecting the proposal include:

- Zoning: R2-Low Density Residential. The residential proposal is compliant with the zoning.
- Bush fire Prone Land: The subject site “not” identified as being in bushfire prone land.
- Flood related controls: The subject site is “not” identified as being in flood affected area.
- Heritage Map indicates the subject land is “not” listed as having Heritage significance. There are also no Heritage listed items within close proximity to the subject site.
- Acid Sulphate Soils map: The map indicates the subject site is within class 4 acid sulphate soil.
- Mine Subsidence: The subject site is “not” affected by mines subsidence.
- Biodiversity map: The map indicates the subject site is “not” within Biodiversity nominated areas under the Biodiversity Values Maps.
- Height of Buildings map: The map indicates the subject site Maximum height of building is 8.5m. The highest building element of the proposal is 5.402-5.940m above natural ground level (refer dimension on northern elevation).

5.0 Warringah Development Control Plan 2011 Appraisal

Built Form Controls

Further the proposed building complies with Councils relating affecting Built Form Controls as shown in Table 1 below;

Table 1: Built Form Controls – Schedule – Warringah WDCP 2011 & WLEP 2011

APPROX. LOT SIZE: 622.4m ²			
STANDARD	REQUIRED	PROPOSED	COMPLIANCE
WDCP '11 Part B BUILT FORM CONTROLS			
Front Setback DCP B7 Map Front Boundary Setback	Zone F Minimum 6.5m	Existing Front Wall maintained 3.580m	(Existing) Yes
Side Setback	Zone B	Ex. walls to Boundary maintained varies	Yes



DCP B5 Map Side Boundary Setbacks	Minimum 0.9m	0.9m to 4.53m Prop. Side Deck extension 4.895m Prop. wall adjustment 8.132m	
Rear Setback DCP B9 Map Rear Boundary Setbacks	Zone D Minimum 6.0m	Proposed timber deck roof support post 6.001m	Yes
WLEP '11 BUILDING HEIGHT			
Building Height WLEP '11	Zone 'I' Maximum 8.5m	Existing Approx. 5.940m Prop. Feature Dormer 5.940m Prop. extended roof 5.402m	Yes
WDCP '11 LANDSCAPING			
Landscaping DCP D1 Map Landscaped Open Space	Minimum 40% or 248.96m ²	Proposed 44% or 273.81m ²	Yes
WDCP '11 PRIVATE OPEN SPACE			
PPOS Size DCP D2 PPOS	PPOS Size Min. 60m ²	PPOS Size Existing 60m ²	Yes
WDCP '11 ACCESS TO SUNLIGHT			
Access to Sunlight DCP D6	Min. 3hrs during 21 st June 9am-3pm	3hrs during 21 st June 9am-3pm	Yes – Refer to A.01.2 – Shadow Diagram

Expanded on relevant Built Form Controls

Part B (WDCP 2011) - Dwelling Setbacks

The rear & side setbacks proposed for rear deck support posts will comply with objectives and requirements outlined under the Land Zoned R2 *Low Density Residential* as shown on Architectural Drawings



D2 (WDCP 2011) - Private Open Space

The existing principal private open space accessed through the rear of the property will be retained. The proposal provides for a sufficient area of open space in the rear yard. All these areas will be provided with good connectivity from the internal living areas as existing will be maintained to this area.

D1 (WDCP 2011) - Landscaping

The proposed well design side deck extension with partial roof cover over and the more pleasing façade treatments and rear deck extension, Development Application allows for adequate landscaping per requirements as it has 273.81m² of soft landscaped making up 44% of the property. Land Zoned R2 *Low Density Residential* requires a minimum landscaped area of 40%. Therefore, the proposed landscaped area of 44% complies and betters the minimum numerical requirements of the Locality.

Furthermore, the proposal does not result in the removal of any protected or existing trees from the site and will maintain the current environment.

D6 (WDCP 2011) - Access to Sunlight

The site is orientated with its long access south-north and the proposed will provide adequate solar access whilst maintaining majority of existing solar access. (Refer to A.01.2 Shadow Diagram)



8.0 Conclusion

When the proposed additions and alterations are analysed in terms of the DCP controls, which limit the bulk and scale of the development, the proposal is generally well within the controls and set outcomes outlined by council. This proposal does not seek to maximise it's potential at the expense of it's surroundings.

We believe the proposed front feature roof dormer, side deck extension with new partial roof over and rear wall adjustment is well articulated design that not only offers privacy also improves the streetscape and thereby public domain.

We note that the principle controls have been satisfied and believe the proposal will be a positive asset to the neighbouring community. We request that Council be in favour of it's approval.

If Council requires any further information, please make contact with the undersigned.

Yours faithfully,

Steven Rowtliep Director
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