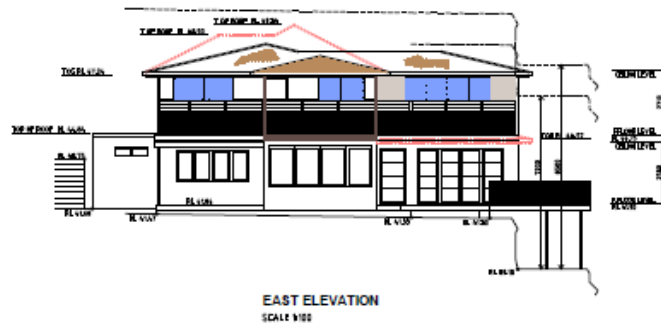
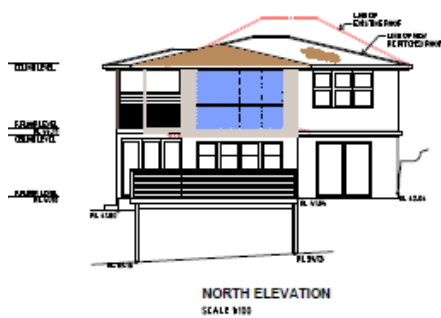


Statement of Environmental Effects

Alterations and additions to an existing dwelling house with ancillary works at 13 Lynwood Avenue, NARRAWEENA NSW 2099



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1. Introduction

The development proposal entails alterations and additions to an existing 2 storey dwelling house with ancillary works at H/N 13 Lynwood Avenue, Narraweena NSW 2099.

The development proposal is permissible in the R2- Low Density Residential zone under the provisions of Warringah Local Environmental Plan (LEP) 2011.

The proposed works are defined as ancillary alterations and additions to an existing dwelling house.

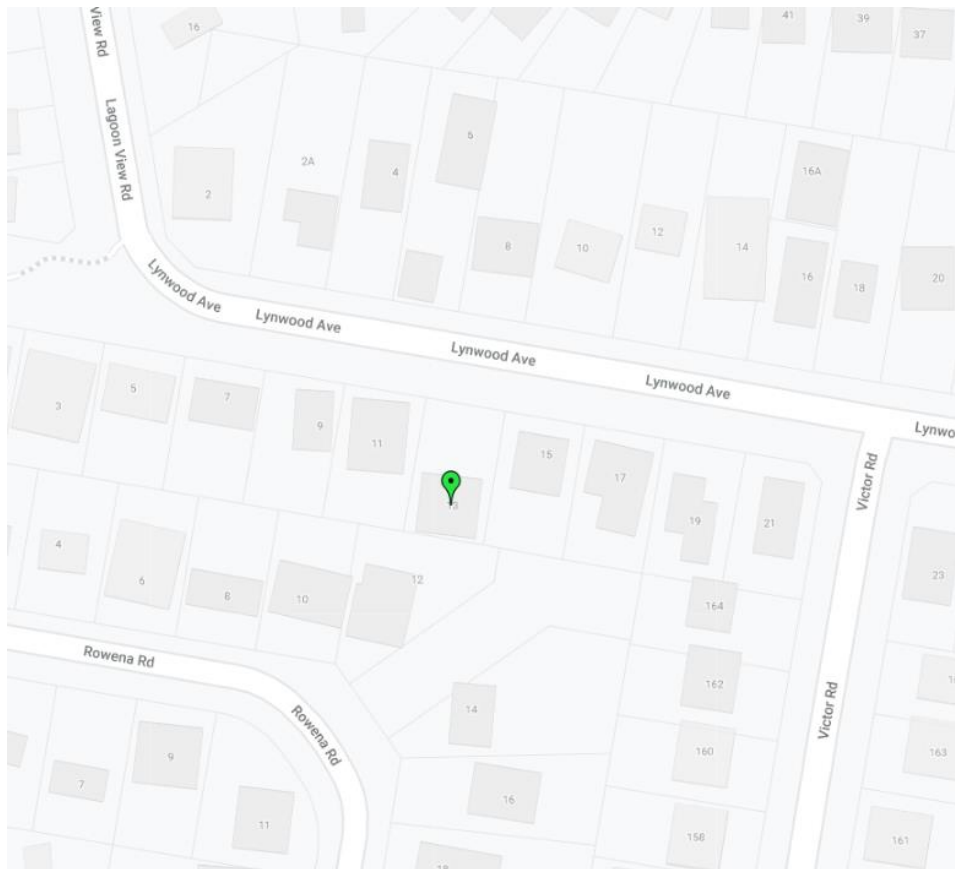
The main body of this report will review the key planning considerations for a consent authority under the heads of consideration of Section 4.15 of the Environmental Planning and Assessment Act 1979 and recommends approval.

2. Site Details

2.1. Location

The subject site is a conventional residential rectangular land holding on the southern side of 13 Lynwood Avenue and is legally identified as Lot 13 in DP 22811, known as H/N 13 Lynwood Avenue, Narraweena.

A location plan of the site is provided below.



The site is regular in shape with a total surface area of 557.5 sq.m and a road frontage of 18.29 metres.

At the site stands a large 2 storey dwelling that was built in the mid 1970's from red face brickwork and tiled roof construction. Other site improvements include a garage, retaining walls, open style verandahs and landscape embellishment.

Vehicle access to the site is provided by a curving concrete driveway from Lynwood Avenue to a double garage.

The site is situated within an established low-density residential area and is zoned as R2 Low Density.

A Council drainage reserve is located to the south east of the site.

Adjoining and surrounding development is generally characterised by one and two storey dwelling houses of varying age, scale and design within a landscape setting.

2.2. Zoning

The site is located within the R2 Low Density Residential zone pursuant to Warringah Local Environmental Plan 2011.

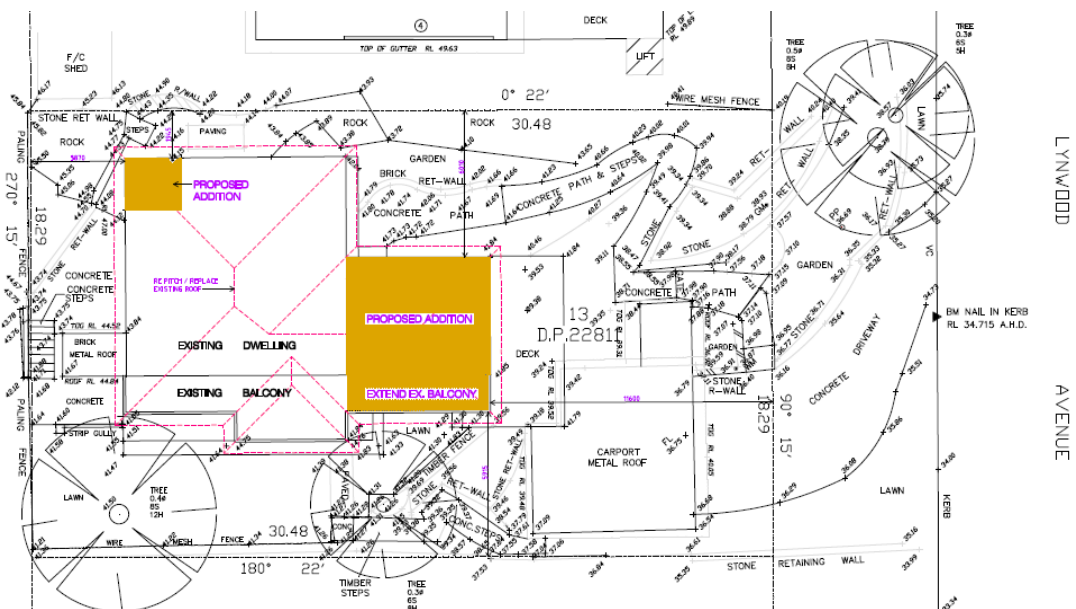
A zoning map is provided below.



3. Development Proposal

The Development Application proposes the following works to the first floor:

- New master bedroom, walk in robe and ensuite.
- Extension to balcony.
- Enlargement of the rear bathroom.
- Internal modification of the existing layout.
- Window replacements.
- Chimney removal.
- New roof line.



Proposed changes shown in colour.

The relevant architectural plans, survey plan and other supporting documents accompany the Development Application.

4. Permissibility

The proposed development is permissible in the R2- Low Density Residential zone under the provisions of Warringah Local Environmental Plan 2011.

The development is classified as Local Development.

5. Matters of Consideration

5.1. Section 4.15(1)(A)(I) – any environmental planning instruments

SEPP 55 - Remediation of Land

Clause 7 (1) (a) of SEPP 55 requires the Consent Authority to consider whether land is contaminated.

The subject site has been used for residential purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under Clause 7 (1) (b) and (c) of SEPP 55 and the land is considered to be suitable for the residential land use.

SEPP (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been submitted with the application and complies with the SEPP policy.

Warringah Local Environmental Plan 2011

The objectives of the R2 Low Density Residential zone are as follows:

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

Compliance Analysis

Clause of LEP	Compliance with Requirements
2.7 Demolition requires consent	Yes
4.3 Height of buildings	Yes
4.6 Exceptions to development standards	N/A
6.2 Earthworks	Yes

6.4 Development on sloping land	Yes
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The alterations and additions to an existing dwelling house, result in a permissible development in the R2 Low Density Residential zone pursuant to Warringah Local Environmental Plan 2011 and complies with the objectives of this zone.

5.2. Section 4.15(1)(A)(ii) – any draft environmental planning instrument(s)

There are no known draft environmental planning instruments which affect the development proposal.

5.3. Section 4.15(1)(A)(iii) – any development control plan(s)

The proposed changes do not compromise the core objectives of Warringah Development Control Plan.

Given the location of the new works are predominantly located towards the eastern side boundary line, there are no privacy, solar access constraints and amenity impacts for the adjoining property at 15 Lynwood Avenue given a setback of 5.9 metres to the first-floor balcony is proposed from the common side boundary line.

In addition, the sites topography and positioning of the floor plates, landscaping and tree canopy screening along the side setback does not raise overlooking concerns.

These works do not impact on planning considerations such as; stormwater drainage, car parking, private open space, landscaping area, solar access, building height and floor space ratio.

Compliance Analysis

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	N/A	Yes
B1 Wall Height	Yes	Yes
B3 Side Boundary Envelope	Yes	Yes
R2 Side Boundary Envelope Exceptions	Yes	N/A
B5 Side Boundary Setbacks	Yes	Yes
Side Setbacks - R2	Yes (in line with existing external walls/floor plates)	Yes

B7 Front Boundary Setbacks	Yes	Yes
B9 Rear Boundary Setbacks	Yes (in line with existing external walls/floor plates) Unreasonable to impose the 6 metre control for a bathroom.	Yes
R2 - All other land in R2 Zone	Yes	Yes
Front Boundary Exceptions - R2	Yes	Yes
All other land under R2	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D1 Landscaped Open Space and Bushland Setting	Yes	Yes
D2 Private Open Space	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D16 Swimming Pools and Spa Pools	Yes	Yes
D20 Safety and Security	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
E1 Private Property Tree Management	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

5.4. Section 4.15(1)(A)(iiia) – any planning agreement or draft planning agreement

There are no related matters for consideration in terms of a planning agreement or draft planning agreement which affects the proposal.

5.5. Section 4.15(1)(A(iv) – the regulations

The proposal is viewed sufficient to enable a proper evaluation to be carried out by Council under the planning regulations and under Section 4.55 of the EP & A Act 1979.

5.6. Section 4.15(1)(B) – the likely impacts of the development

There are no undesirable socio-economic impacts that will result from the alterations and additions to the existing dwelling house.

There would be no undue impact upon the natural and built environment within the vicinity of the subject site as a result of the proposed works.

5.7. Section 4.15(1)(C) – the suitability of the site

The proposal will improve both the internal and external arrangements and appearance of the existing 2 storey dwelling.

The proposal improves the articulation and visual appearance of the building façade to the public domain is considered compatible and consistent with surrounding dwelling houses that are set in a landscape setting.

The development will still maintain the existing landscape setting and the proposed reduced roofline reduces the bulk of the 2-storey dwelling.

There are no significant or iconic views affected by the development proposal.

5.8. Section 4.15(1)(D) – any submission made

Council will review any submissions made during the exhibition process and we welcome the opportunity to comment on any such submissions.

5.9. Section 4.15(1)(e) – the public interest

The proposal is not contrary to the public interest and allows an existing dwelling house to be made more comfortable and the appearance of the dwelling to the streetscape is to be substantially improved as a result of the works.

6. Conclusion and Recommendation

The main body of this report reviewed key planning considerations for a consent authority under the matters of consideration in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The proposed development is permissible with consent and is considered not to unreasonably impact upon the amenity of the adjoining properties or the Lynwood Avenue streetscape and landscape setting.

On balance, it is considered that the development which involves additions and alterations to the existing dwelling house will have minimal amenity impacts on the residents of the adjoining and nearby properties.

On this basis, it is recommended that the development proposal be approved subject to conditions.

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