

# STATEMENT OF ENVIRONMENTAL EFFECTS

## PROPOSED DEVELOPMENT

Proposed construction of a Vergola Louvered Roof System (awning) to ground floor terrace of existing dwelling

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## SUBJECT PREMISES

Unit 6, 21 Caville Street, Queenscliff

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## OWNER

Mr M Evens

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## BUILDER

Vergola (NSW) Pty Ltd

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## COUNCIL

Northern Beaches Council

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## DATE

24<sup>th</sup> September 2023

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## **1.0**

## **EXISTING SITE FEATURES**

The development site is known as Unit 6, 21 Caville Street, Queenscliff and is located on the eastern side of the street. The site is a small allotment, which currently is developed by a multi level strata block. Access to the site is via the existing driveway.

The property has an area of 574m<sup>2</sup>.

The locality as characterised by a mixture of single and two storey dwellings with a mixture of brick and tile and 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 attached to the top floor terrace of the existing residence, with a proposed area of 30.69m<sup>2</sup>. The proposed Vergola will be built over existing impervious surface and therefore adds no addition to the built upon area of the residence.

## **3.0**

## **ASSESSMENT CRITERIA**

The proposed development has been assessed in accordance with the relevant matters for consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

## **3.1**

## **WARRINGAH LEP 2011 (WLEP)**

Warringah Local Environmental Plan 2011 (WLEP 2011) is the primary environmental planning instrument applying to the site and the proposed development. The premises are situated in area zoned R2 Low Density, under the LEP and the alterations and additions associated with a dwelling is permissible in this zoning, with Council consent. The proposed development is consistent with the zone objectives.

The principal controls are:

<b>LEP Requirements</b>	<b>Existing</b>	<b>Proposed</b>	<b>Control</b>	<b>Compliance</b>
<b>Building height</b>	n/a	10.4	8.5m	No
<b>Floor Space Ratio</b>		Not applicable		Yes

## **3.2**

## **Warringah DCP**

Compliance with Warringah (residential) DCP is summarised in the following: Please note only the relevant sections have been selected for consideration and analysis.

### **3.2.1**

### **STREETSCAPE**

The proposed is at the front of the property. It integrates well with existing architectural design themes of the dwelling and it is considered that the proposed integrates into the existing streetscape of the area.

### 3.2.2 BULK, SCALE AND SOLAR ACCESS

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

### 3.2.3 SETBACKS

There is no change to existing setbacks.

### 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 Vergola has a total height from existing ground level of 10.4m and is not within councils control for Height of Building of 8.5m. A variation statement is supplied with this application.

### 3.2.6 HERITAGE

The WLEP has outlined the site is not considered to be a heritage item.

### 3.2.7 LANDSCAPING

The proposed Vergola adds no additional impervious area to the site. Considerable landscaped area will be retained.

### 3.2.8 DRAINAGE CONTROL

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

### 3.2.9 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.

### 3.2.10 HAZZARDS

The property falls within a Landslide Risk Area (Area A and B). A separate GeoTech report can be supplied at councils request.

## 3.3 STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies may apply:

State Environmental Planning Policy (Planning Systems) 2021  
State Environmental Planning Policy (Biodiversity and Conservation) 2021  
State Environmental Planning Policy (Resilience and Hazards) 2021  
State Environmental Planning Policy (Transport and Infrastructure) 2021  
State Environmental Planning Policy (Industry and Employment) 2021  
State Environmental Planning Policy (Resources and Energy) 2021  
State Environmental Planning Policy (Primary Production) 2021  
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021  
State Environmental Planning Policy (Precincts – Central River City) 2021  
State Environmental Planning Policy (Precincts – Western Parkland City) 2021  
SEPP (Precincts – Regional) 2021  
State Environmental Planning Policy (Housing) 2021

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

### **3.4**

### **SUBMISSIONS**

The proposed development is considered in the public interest for the following reasons:

- The proposal is consistent with relevant State and Local strategic plans and complies with the relevant State and Local planning controls.
- No significant adverse environmental, social or economic impacts will result from the proposal.

### **3.5**

### **PUBLIC INTEREST**

It is acknowledged that submissions arising from the public notification of this application will need to be assessed by Council. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

### **4.0**

### **CONCLUSION**

The development proposal has demonstrated compliance with the DCP and LEP, achieving the outlined requirements in relation to landscaped areas, bulk, scale & setback 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.