

35 Inglebar Avenue
Allambie Heights NSW 2100

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Statement of Environmental Effects

Alterations and Additions to a Dwelling
35 Inglebar Avenue, ALAMBIE HEIGHTS, NSW, 2100

Lot 8 DP 246804

The Site

The site contains an existing one storey residential dwelling with a detached single garage/carport and a swimming pool. It is located on a rectangular block with a generous 18.29m frontage facing north-east and an area of 864m² (by survey). The site falls approximately 3m from back to front.



The surrounding context is characterised by one and two storey detached suburban houses and is a typical low-density residential environment.



google street view of front facade

Description

The proposal consists of alterations and additions to an existing detached dwelling including:

- Expansion of the existing lounge room by enclosing the existing front tiled verandah with a weatherboard exterior.
- A new verandah added to the front of the newly enclosed verandah.
- Relocation of off-street parking to a double width hardstand in lieu of the redundant rear garage/carport.

Design

The design maximises the use of the existing house where possible and reconfigures it so that the spaces are more functional and meet the needs and aspirations of the current owners.

Additions to the existing building envelope include enclosing the existing verandah to expand the small existing lounge room and adding the amenity of a new accessible north facing verandah in front of the existing building line. The roof line will be reconfigured to suit.

Environmental Impacts

There are no particular or identifiable environmental impacts resulting from the proposal when measured against the primary development standards and in the context of the existing and adjoining dwellings or the existing suburban environment generally.

The dwelling remains a single storey structure on a gently sloping site and the proposal maintains the existing low-density residential environment. The total footprint of the dwelling has only been increased by 12.3sqm, or 1.4% of the site area.

The proposal does not contain any non-compliances as being evident.

Applicable Planning controls

Warringah LEP 2011
Warringah DCP 2011

Warringah LEP 2011

Zoning – R2 low Density residential

The development is allowable within the zoning and complies with the following objectives of the zone.

- *To provide for the housing needs of the community within a low-density residential environment.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

Principal development standards

HEIGHT OF BUILDINGS = 8.5m complies

FLOOR SPACE RATIO – Not applicable

Warringah DCP 2011

Built Form Controls

Wall Heights

Maximum wall height 7.2m

Proposed = 3.4m complies

No. of stories – Not applicable

Proposed = 1 storey – enlarged but as existing

Maximum building height (m)

Maximum height 8.5m

The ridge line of the roof will increase to 6m complies

Side boundary envelope (4m)

Single storey complies

Site coverage – Not applicable

Side boundary setbacks (0.9m)

South east Boundary

1.21m (no change) complies

North west boundary

2.84m (no change) complies

Front boundary setback (6.5m)

7.1m @ north east boundary

complies

Rear boundary setback (6m)

No change

complies

Parking Facilities

The proposal includes relocating the existing parking from the redundant rear garage/carport to a new hardstand 5.7m wide by 6m deep in front of the building yet behind the 6.5m minimum requirement. The rear concrete driveway is to be removed and landscaped. The parking facilities are designed to comply with AS 2890.1- 2004.

Stormwater

Any new downpipes will be connected to the existing underground stormwater pipes and drain to the existing kerb outlets.

Waste management

Waste management conditions are unchanged. The waste function of the existing dwelling is serviced by the council. Bins are located in the driveway, behind the building line.

Landscaped Open Space and Bushland Setting

The proposal does not comply with the 40% control and includes 300 sqm or 35% of site area, of landscaped area. The proposed landscaped area is *17sqm larger* than the existing landscaped area – the widened driveway (+18sqm) and new verandah (+12sqm) will be mitigated by removing the redundant rear driveway (-47sqm) which will be landscaped. We would suggest that the proposal complies with the objectives of the control including:

- *To enable planting to maintain and enhance the streetscape.*
- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*
- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*
- *To enhance privacy between buildings.*
- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*
- *To provide space for service functions, including clothes drying.*
- *To facilitate water management and infiltration of stormwater.*

Trees

The proposal aims to retain the existing mature Bangalay in the front yard and the proposed new verandah is located outside the Structural Root Zone (shown as SRZ on the plans). The encroachment on the TPZ is minimal and the light weight verandah will be constructed on isolated piers to protect roots in the TPZ.

Private Open Space

Private open space includes an existing deck, rear garden, pool deck and is located at the rear of the dwelling and is directly assessable from the kitchen. The space is adequate in size, 200 sqm, for a dwelling of this size and meets the objectives of the control.

Noise

There are no foreseen noise issues with the development.

Access to sunlight

The primary open space is orientated south east and to the rear of the property and receives more than 3 hours of direct sunlight on June 21st. Shadow diagrams are not applicable since the development remains 1 storey.

Views

The proposal does not interfere with any existing views.

Privacy

There are no discernible privacy issues with the proposal.

Building Bulk

Proposed changes to the building bulk are minor and additions are added in a graduated way.

Building colours and materials

Proposed materials and colours are selected to be generally rendered brickwork and FC weatherboards painted light grey with white trim. The roof will be Colorbond Windspray (mid-grey).

Roofs

New roofs are designed using traditional hip and gable roofs.

Front Fences

There is currently no front fence.

Swimming Pools

The swimming pool is existing.

Safety and Security

The façade of the building addresses the street and promotes casual surveillance of the street, maintaining and enhancing the security and safety of the community.

Provision and Location of Utility Services

Utility services are existing on site and all new or upgraded connections will connect to existing services within the site.

Conclusion

The proposal has little to no environmental impacts and satisfies the following objectives of the DCP:

- *To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood*
- *To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome*
- *To inspire design innovation for residential, commercial and industrial development*
- *To achieve environmentally, economically and socially sustainable development for the community of Warringah*

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