

Statement Of Environmental Effects

Address: 165A Fisher Road North Cromer NSW
Council: Northern Beaches

Executive Summary

Brief Description of Proposal:

Development approval is sought for a new single carport and single car stand at 65A Fisher Road North Cromer. Change of use of garage to bedroom ensuite.

Background

The existing garage was converted to a store, bedroom with ensuite. All works were carried within the existing footprint and the previous owners were unaware that consent was required for the proposed works. This application seeks a remedy for the new owners and provides a solution which on merit would comply and provide no adverse effects for the amenity of surrounding neighbours.¹

The site is irregular shape with the house location set back off the street with a minimally visible street frontage.

This Statement of Environmental effects explains how the change of use and carport addition has responded in terms of the performance of the building against the Council's development controls and the context of the site and its locality. The following describes how the development will or will not adversely affect the amenity of the surrounding residences/area.

Streetscape

The Dwelling will not be viewed from the street. The Topography of the site in relation to the road will result in no additional adverse visual effect or character of the street in this regard.

Privacy

The carport is at ground level, it is considered that there will be no additional adverse effect to privacy in this regard.

Views

The carport is at ground level, resulting in no additional adverse effect to the amenity in this regard.

Overshadowing

The carport is at ground level, resulting in no additional adverse effect to the amenity in this regard.

Landscaping

NA

Drainage

Connected to existing stormwater drainage system

Noise

NA

Height

The proposal satisfies the numerical LEP controls in the zone of 8.5M max height

Building Setbacks

The proposal satisfies the numerical DCP and LEP controls in this regard.

Other

What natural features of the land will be affected by the development? (i.e. trees, landform, drainage systems)

There will be no additional adverse or unreasonable effect on any natural features on the land due to the proposed development. Standard sediment and erosion control measures will be implemented to minimise the effect on the environment during construction (provided at the construction certificate stage).

LEGISLATION Planning for Bushfire Protection The subject site is not identified as bushfire prone land and therefore the provisions of Planning for Bushfire Protection do not apply to any development the site. **Warringah Local Environmental Plan 2011** The subject site is zoned R2 Low Density Residential under the provisions of the Warringah LEP 2011. Development for the purposes of dwelling houses and associated development are permissible in this zone with the Consent of Council. The following development standards of the **Warringah LEP** are applicable to the works as constructed.

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	Works within existing single storey envelope	Yes

The following clauses also apply:
Clause 6.4 Development on Sloping Land

The subject site is identified as Class A on the Landslip map. Works were contained within the existing footprint. No additional information is required in this regard. There are no other controls of the Warringah LEP that apply to the subject site.

Warringah Development Control Plan 2011

The works as constructed were contained within the existing approved building envelope and as such the majority of the controls of the DCP are not relevant. However, the following table provide a summary of the DCP controls:

Clause	Requirement	Compliance
B1 – Wall heights	7.2m	Yes Works are internal to an existing single storey building.
B3 - Side Boundary Envelope	Building envelope 45 degrees from 4m. Eaves up to 675mm are an allowable encroachment	Yes All works within the approved and required building envelope.
B5 - Side Boundary setbacks	Minimum: 0.9m	Yes Setbacks of 1.49m to northwest boundary.
B7 – Front Boundary Setbacks	Minimum 6.5m Secondary frontage 3.5m	Yes Existing ample front setback retained. Not Applicable
B9- Rear Boundary Setbacks & B10 Merit Assessment of Rear Setbacks	6.5m Pools and outbuildings that do not exceed 50% of the rear setback are an allowable variation.	Yes Works within existing footprint.
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Yes Existing vehicular access retained.
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Yes The site provides for parking forward of the dwelling at grade. Given that the site is a battle axe allotment, the parking will not be visible from the street or public domain.

Clause	Requirement	Compliance
C4 - Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	Yes Works within the existing footprint and will not result in any additional stormwater runoff.
C5 – Erosion and Sedimentation	Soil and Water Management required	Yes A Soil Erosion Management Plan has been prepared and forms part of the submission to Council.
C6 - Building over or adjacent to Constructed Council Drainage Easements	Not Applicable	Not Applicable Works were within the existing footprint and are not within proximity of any easement.
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	The works were contained within the existing footprint and did not reduce the amount of landscaping previously provided on site.
D2 - Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Yes Existing private open space in rear yard is retained.
D6 – Access to sunlight	The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties' private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	Yes All works were contained within the existing building envelope and did not result in any additional overshadowing to the adjoining properties.

Clause	Requirement	Compliance
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	Yes The dwelling will continue to provide a good outlook of dwelling approach and street.
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained	Not Applicable
E7 – Development on land adjoining public open space	N/A – not identified on map	Not Applicable
E8 – Waterways and Riparian Lands	Not identified on map	Not Applicable
E10 – Landslip Risk	Identified on map as Class A	No Applicable – no further information required

There are no other provisions of the DCP that apply to the proposed development.

JUSTIFICATION

The works as carried out are considered to be justified for the following reasons:

- The works as constructed comply with Building Code of Australia.
- The works are compatible with the existing surrounding development and do not reduce amenity to the adjoining properties.
- The works do not result in any loss of views or solar access to the adjoining properties.
- The works as constructed comply with the current LEP and the DCP.
- There is ample parking forward of the dwelling and not visible from the public domain.
- The arrangement of the car parking facilities will enable the cars to exit in a forward direction.

Executive Summary

This DA application provides the necessary documentation for the change of use the existing garage to a bedroom ensuite and storage. The addition of the proposed carport and car stand will provide compliance with car parking code and will have no additional adverse impact as a result. It can be concluded that the proposed development satisfies the aims and objectives Northern Beaches Council Development Control Plan in all the above areas and will not have an unreasonable effect or adverse effect on the amenity of surrounding properties and residents.

Regards

A handwritten signature in black ink, consisting of a series of loops and a final vertical stroke, followed by a period.

Rodney Bowry
Director ba.architecture (UTS),
b.industrial design hons.(UTS)

Signature of Applicant Date 23 Aug 2021