

## Statement of Environmental Effects



### Proposed Carport

**10 Carlton Street Freshwater 2096**

**LOT B DEPOSITED PLAN 406895**

by

**Connect Drafting**

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The proposed development at **10 Carlton Street Freshwater 2096** is subject to the **NSW State Environmental Planning Policy, Warringah Local Environmental Plan 2011** and the **Warringah Development Control Plan 2011**

## 1. Site Description & Analysis

The proposed development site is located at **10 Carlton Street Freshwater 2096**. The site is known as Lot B in Deposited Plan 406895 and is **zoned R2, "Low Density Residential"**. The lot is a battleaxe shaped parcel of land with a site area of approximately 689.2m<sup>2</sup>.

The subject site is located within an established residential area. The immediately surrounding housing styles are generally a mix of single-storey and two-storey houses. The size and style of dwellings, as well as the size of allotments in the immediate vicinity of the subject site, is typical of the locality and lends itself to the proposed development.

The property in question is subject to the zoning objectives of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011 which state the following:

### Zone R2 Low Density Residential

#### 1 Objectives of zone

- 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.

#### 2 Permitted without consent

Home-based childcare; Home occupations

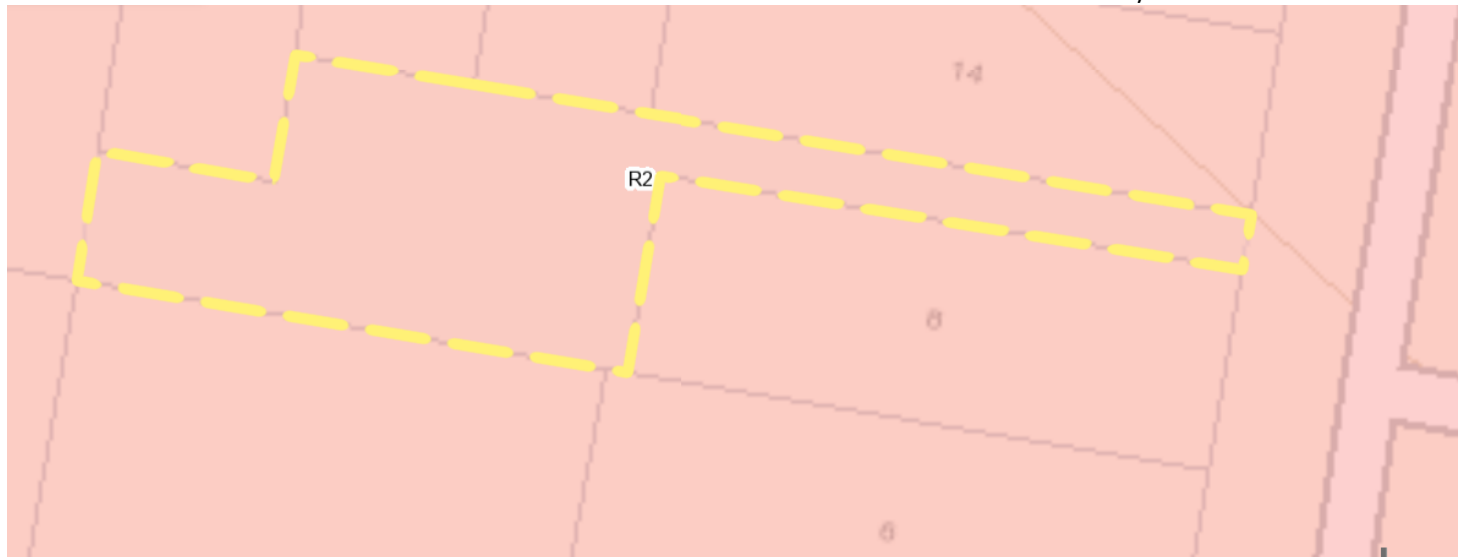
#### 3 Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

#### 4 Prohibited

Any development not specified in item 2 or 3

In consideration of the proposal, none of the above Zoning objectives will be changed.



Aerial location map of subject site 10 Carlton Street Freshwater 2096



Aerial location map of subject site 10 Carlton Street Freshwater 2096

## 2. Description of the proposal

The proposed works involve the construction of a Carport to the front of the existing. The Carport is to be installed at the end of a 29x4m driveway which leads to an existing single storey brick dwelling and will be approximately 0 m from each side boundary.

## 3. Relevant Planning Controls

The property is subject to the controls established in:

- the Warringah Local Environmental Plan (WLEP) 2011
- the Warringah Development Control Plan (WDCP) 2011
- State Environmental Planning Policy (SEPP) 2008

## 4. Existing uses

The existing site use is residential and there is no change to this usage.

- The proposal requires approval for the construction of a Carport.

The Principal Development Standards in accordance with the Warringah Development Control Plan (WDCP) 2011 are the following:

Part B Built Form Control

B1 Wall Heights – **Complies**

B2 Number of Storeys – **Complies**

B4 Site Coverage - **Complies**

B5 Side Boundary Setbacks – **Does not comply**

B6 Merit Assessment of Side Boundary Setbacks

B7 Front Boundary Setbacks – **Complies**

B8 Merit assessment of front boundary setbacks

B9 Rear Boundary Setbacks -**Complies**

B10 Merit assessment of rear boundary setbacks

B11 Foreshore Building Setback – **N/A**

B12 National Parks Setback – **N/A**

B13 Coastal Cliffs setback – **N/A**

B14 Main Roads Setback – **N/A**

And Part C in relation to the Garage and Parking Facilities and conforms with the standard AS 2890.1:2004: *Parking facilities - Off-street car parking*

C1 Subdivision – **N/A**

C2 Traffic, Access and Safety - **Complies**

C3 Parking Facilities - **Complies**

C3(A) Bicycle Parking and End of Trip Facilities – **N/A**

C4 Stormwater – **Complies** – **Attached to existing stormwater infrastructure**

C6 Building over or adjacent to Constructed Council Drainage Easements - **N/A**

C7 Excavation and Landfill – **N/A**

C8 Demolition and Construction - **Complies**

C9 Waste Management – **Complies** – **See Waste Management Report**

## Landscaped Open Space and Bushland Setting – D1

*Applies to Land*

This control applies to land shown on DCP Map Landscaped Open Space and Bushland Setting.

*Objectives*

- To enable planting to maintain and enhance the streetscape. – **No change**
- To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife. – **No change**

- 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. – **No change**
- To enhance privacy between buildings. - **Complies**
- To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants. - **Complies**
- To provide space for service functions, including clothes drying. – **No change**
- To facilitate water management, including on-site detention and infiltration of stormwater. – **Complies**

## 5. Setbacks

### Front Setback

#### *Objectives*

- To create a sense of openness.
- To maintain the visual continuity and pattern of buildings and landscape elements.
- To protect and enhance the visual quality of streetscapes and public spaces.
- To achieve reasonable view sharing.

#### *Requirements*

1. Development is to maintain a minimum setback to road frontages. - **Complies**
2. The [front boundary setback](#) area is to remain the same and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, [garbage](#) storage areas and fences. - **Complies**
3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways. – **Complies**

### B5 Side Boundary Setbacks

#### *Applies to Land*

This control applies to land shown coloured on the [DCP Map Side Boundary Setbacks](#), with the exception of land identified as 'Merit Assessment'.

#### *Objectives*

- To provide opportunities for deep soil landscape areas.
- To ensure that development does not become visually dominant.
- To ensure that the scale and bulk of buildings is minimised.
- To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.
- To provide reasonable sharing of views to and from public and private properties.

#### *Requirements*

1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.
2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.
3. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.

*Note On corner allotments, to measure the side setback and side boundary envelope, the side boundaries are taken to be the boundaries that do not have frontage to a public street.*

#### Exceptions

Land Zoned RU4 with frontage to The Greenway

For land with frontage to "The Greenway", Duffy's Forest:

- Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above [natural ground level](#) (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback

#### Land Zoned R2

All development:

- Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback

#### Ancillary to a dwelling house:

- Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause

### B6 Merit Assessment of Side Boundary Setbacks

#### *Applies to Land*

This control applies to land shown colored as 'Merit Assessment' on the [DCP Map Side Boundary Setbacks](#).

#### *Objectives*

- To provide ample opportunities for deep soil landscape areas.
- To ensure that development does not become visually dominant.
- To ensure that the scale and bulk of buildings is minimized.
- To provide adequate separation between buildings to ensure a reasonable level of amenity and solar access is maintained.
- To provide reasonable sharing of views to and from public and private properties.

#### *Requirements*

1. Side boundary setbacks will be determined on a merit basis and will have regard to:
  - streetscape;
  - amenity of surrounding properties; and
  - setbacks of neighboring development
2. Generally, side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences. – **The side setback is 0m due to the width of the driveway and limited location options due to topography.**

#### **Side Boundary Variation due to**

- **Width of driveway prevents achieving 900mm to side boundaries**
- **Location of Carport only suitable place as proposed due to topography**

## Flooding, drainage and storm water

### Objectives

- Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland;  
To minimize the risk to public health and safety;  
To reduce the risk to life and property from any flooding and groundwater damage;

Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximize live ability and reduce the impacts of climate change.  
Mimic natural stormwater flows by minimizing impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle  
Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources

To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities - **The proposal will not adversely affect the drainage of the subject site or adjoining sites. New works shall be connected to the existing system. The proposed additional footprint causes no adverse flooding impact on the site or surrounding properties.**

## 6. Erosion & sediment control

The property in question is classified Area B - Flanking Slopes 5 to 25. This being the case, the property is subject to clause 6.4 of the Warringah Local Environmental Plan 2011 which states the following:

### 6.4 Development on sloping land

- (1) The objectives of this clause are as follows—
  - (a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,
  - (b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised to not adversely affect the stability of the subject and surrounding land,
  - (c) to ensure subsurface flows are not adversely affected by development to not impact on the stability of existing or adjoining land.
- (2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
  - (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and
  - (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and
  - (c) the development will not impact on or affect the existing subsurface flow conditions. - **The subject site is not prone to landslip and the proposed development shall not result in soil erosion. Appropriate measures during construction shall be maintained to minimize additional soil erosion and runoff.**



**Compliance schedule:**

Warringah Development Control Plan (WDCP) 2011

| Performance Criteria             | Design Solution                  | Compliance | Comment                          |
|----------------------------------|----------------------------------|------------|----------------------------------|
| <b>Zoning:</b>                   | R2 Low Density Residential       | <b>YES</b> | Existing will not be changed     |
| <b>Minimum lot size:</b>         | 700 square metres                | <b>YES</b> | 708.25m <sup>2</sup> - Unchanged |
| <b>Scale and Building Height</b> | Maximum 8.5m                     | <b>YES</b> | Height – 3.1m                    |
| <b>Building setbacks</b>         | The minimum front setback is 4.m | <b>YES</b> | Front setback – 8.5m             |
|                                  | The minimum side setback is 0.9m | <b>NO</b>  | Side setback – 0m                |
|                                  | The minimum rear setback is 4m   | <b>YES</b> | Rear setback – approx. 25m       |

**Conclusion**

Our investigation of the property in question and the surrounding area concludes that the proposal will have minimal impact on the adjoining dwelling and neighborhood. The proposal will complement the existing dwelling and streetscape.

Council was contacted regarding a Geotech Report previously mentioned and the builder was advised it was not required.

We seek council to view this application favorably

Kind Regards,

Connect Drafting