

STATEMENT OF ENVIRONMENTAL EFFECTS

Project:

Proposed Alterations & Additions to existing dwelling
29 Waratah St. Freshwater NSW

Issue: A (April 2024)

For Ms. Susan Natilli

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1. Introduction

1.1 Purpose of Report

This Statement of Environmental Effects (SEE) addresses the potential environmental impact of the proposed alterations & additions to No: 29 Waratah St. Freshwater NSW, to assist Northern Beaches Council in the assessment of the Development Application (DA). The document outlines the development site characteristics, proposed development and discusses how it complies with the relevant planning controls.

1.2 Development Background

APPLICANT

The applicant is Visionata Architects.

LAND OWNER

The landowner is Ms. Susan Natilli.

THE SITE & EXISTING BUILDING

The site address is at No: 29 Waratah St. Freshwater NSW, located on the western side of Waratah St. The real property description is Lot 64, D.P.12072 being land in the Local Government Area of Northern Beaches.

DA SUBMISSION DOCUMENTS

The DA submission comprises of the following supporting documentation;

- Statement of Environmental Effects prepared by Visionata Architects
 - Architectural drawings prepared by Visionata Architects
 - BASIX Certificate prepared by A1741553
 - Waste Management Plan by Visionata Architects
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Site and Context

1.3 Site and context suitability

The site is described as Lot 64 of DP 12072, 29 Waratah St. Freshwater. The site is a rectangular site with a frontage of 12.5m to Waratah St. a depth of approx. 45m to Wyadra Ave. and an area of 653m². The site is relatively flat with a slight fall west to east.

The site is flanked to the north, south and west by dwelling houses and to the east by the corner of a park.

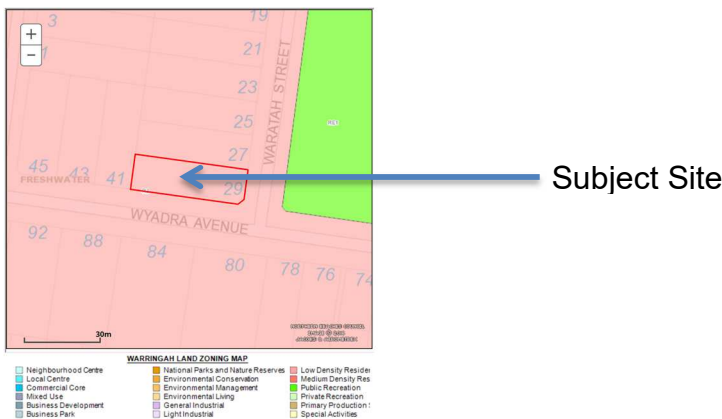


Figure 1 – Aerial view of subject site

(Source: Extract from Council website)

1.4 Present and previous uses

The site is currently zoned R2 - Low Density Residential and is used for home occupation and to our knowledge has always been used for this purpose since improvement.



2. The Proposal

2.1 Proposal Overview

The proposal aims to construct a secondary dwelling above the current garage, creating additional living space for the family, who are both owners and residents.

Development approval is sought for the following:

- Demolish the existing garage roof.
- Construct a first-floor extension to accommodate a room, small kitchen, and bathroom.

Refer to architectural plans for the proposed development of the site.

2.2 General accessibility & amenity

The proposed extension will greatly increase the amenity for the occupants by adding a granny flat over the existing garage increasing the sleeping without affecting the existing accessibility of the garage, existing dwelling or site configuration.

2.3 Privacy, views and sunlight

Visual & Acoustic Privacy:

The proposed development will not compromise existing or future privacy issues:

- Proposed new windows to the east facade in the main living space is facing the street not afford any views to neighbouring properties.
- Proposed windows to the East façade facing the existing dwelling.
- The proposed north-facing bathroom window is designed to be elevated, offering privacy and sunlight without views of adjacent properties

Views:

The proposed development does not affect any cross site views or vistas. It will also be unperceivable from distant vantage points looking toward the site.

2.4 Overshadowing

- The proposed development will not affect any adjoining properties and will maintain existing solar access to the rear yard of all properties to the east beyond noon on 21st June.
- Overshadowing will only increase to a minor extent on the driveway at the property at N.41 of Wyadra Ave.

2.5 Drainage

The proposed development has only minor effect on the existing drainage provisions.

- Soft landscaping:

There is no proposed alteration to existing landscape provisions or footprint of development.

- Roofing:

As the proposal seeks to raise an existing roof, current roof drainage provisions will be maintained & utilised by the new roof.

2.6 Site management

The building process shall be managed and staged to ensure public safety and minimise public inconvenience.

- Site access will be on Wyadra Ave. via an existing gate entry.
- All construction activities will be confined to within the site and at times stipulated by a development consent.

3. Relevant Planning Controls

3.1 Site and Context Development standards

This section of the report identifies and reviews the package of planning controls applicable to the site and provides discussion demonstrating how the proposed development or investigations completed address these. The planning controls that need to be considered are:

- Provisions of the Warringah Environment Plan (WLEP)
- Provisions of the Warringah Development Control Plan

3.1.1 WARRINGAH LOCAL ENVIRONMENT PLAN 2011

The site is currently zoned R2 Low Density Residential under the Warringah Local Environment Plan 2011 (WLEP).

WLEP 2011 also contains a number of Clauses relevant to the assessment of the application as listed and commented on below:-

Table 1: Warringah Local Environmental Plan 2011

CI	Requirement	Comment	Compliance
ASSESSMENT			
2.1	Land use zones	The site is zoned 'R2- Low Density Residential'. The proposal seeks to retain the current 'home occupation' use.	Yes
2.3	Zone objectives	The proposal seeks to retain the current use as 'home occupations'.	Yes
4.3	Height of buildings	The site has a Maximum Height of Building of 8.5 metres. The proposed addition will increase the existing ridge height to 6.69m	Yes
4.4	Floor Space Ratio	Not applicable	Yes
5.9	Preservation of trees or vegetation	There is no proposed modification to existing landscaping.	Yes

4.2 Design guidelines

4.2.1 WARRINGAH DEVELOPMENT CONTROL PLAN

The Council has adopted a DCP to provide more detailed provisions to and supplement Warringah LEP 2011.

The relevant sections of WDCP include part B: Development Control

The table on the following page reviews compliance of the proposed development with the DCP.

Warringah Development Control Plan			
Element	Standard	Comment	Compliance
Part B: Built Form Controls			
Height	- The maximum height of buildings is to be in accordance with the Height of Buildings Map in WLEP 2011.	- The proposed addition at 6.69m does not exceed the roof height limit of 8.5m.	Yes
B.1 Max. wall height	- The maximum height of buildings is to be 7.2m	Max. proposed height is 6.69m	Yes
B.3 Side boundary envelope	- Side setbacks: min 900mm from boundary (1-2 storey) 5m rise + 45deg. Incline	- There is a minor incursion of the building envelope by the new roof eaves line however this is at the base of the envelope and the roof form quickly recedes into the permissible envelope	Yes
B.4 Site cover	- The maximum site cover to be 33.3%	No change is proposed to existing footprint.	Yes
B.5 Side boundary setback		Exceeds 1.5m - No change is proposed to existing setback.	Yes
B.9 Rear boundary setback	- Min. 6m	0.45m - No change is proposed to existing footprint and setback	Yes
D1 Landscaping		No change to existing	Yes
D2 Private open space		No change to existing	Yes
D6 Solar Access	- At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining	No change to existing	Yes

	dwelling are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21		
D7 Views	- Development shall provide for the reasonable sharing of views.	No change to existing	Yes
D8 Privacy	- To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.	Proposed windows will not increase or compromise visual privacy of neighbours. No high level windows overlook adjoining properties.	Yes
D9 Building Bulk	- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.	The proposed extension incorporates hipped rooves and articulated building forms minimising perceived bulk & scale.	Yes
D10 Building materials & colours		All proposed materials and colours are to match existing.	Yes
D11-23	Various	Not change to existing	Yes
Sustainable Development		Refer BASIX Report and Sustainability Scorecard	☐
Waste Management	-	Refer Waste Management Report	

4. Conclusion

The subject proposal is a construction of a second dwelling over the existing garage, contained within the existing footprint of the garage that will greatly improve the amenity of the dwelling for its occupants. All aspects of relevant controls have been addressed and the new construction does not result in undesirable bulk, scale or overshadowing. Furthermore, it is demonstrated through this analysis, the proposal does not adversely affect the locality, neighbouring properties or environmental context.

For these reasons the proposal is recommended to Northern Beaches Council for approval.