

Statement of Environmental Effects

DA Proposal: Demolition of existing garage. Proposed secondary dwelling and garage and carport.

Address: Lot 12 DP 840790, No. 2 Cherana Crescent,
Forestville NSW 2035

Prepared by: Paperseed Design

Version/Date: Revision 01, 26th March 2025

Contents

1 Introduction 3

2 Site suitability..... 4

3 Present and previous uses of the land..... 4

4 Proposal 4

5 Compliance with development standards 5

6 Heritage..... 8

7 Access and traffic 8

8 Privacy, views and overshadowing 8

9 Drainage & Flooding..... 9

10 Finishes Schedule 9

11 Justification – Rear Setbacks..... 9

12 Justification – Landscaping 9

13 Conclusion..... 9

1 Introduction

The proposal consists of the following works at Lot 12 DP 840790, No. 2 Cherana Crescent, Forestville NSW 2035

- Demolition of existing garage. Proposed secondary dwelling and garage and carport.

The statement accompanies plans prepared by:

- Architectural Plans by: Paperseed Design

In this document, the scheme is presented and appraised having regard to the relevant planning controls of Warringah Development Control Plan 2011 and Warringah LEP 2011.

2 Site suitability

The subject site is located at No. 2 Cherana Crescent, Forestville NSW 2035. The site is 962.2 m² in size, battleaxe irregular block, with frontage to Cherana Crescent facing West. The site falls to the rear.

The site is zoned 'R2', which permits dwelling houses, associated outbuildings and secondary dwellings in the LEP requirements. Adjoining development surrounding the property include a variety of single and two storey dwellings of various styles and periods.

The proposal meets the local planning objectives being compatible with the established character and streetscape, with no changes to the front façade and cannot be viewed from the street. The proposal is of a scale and density that is compatible with the predominant character of the locality.

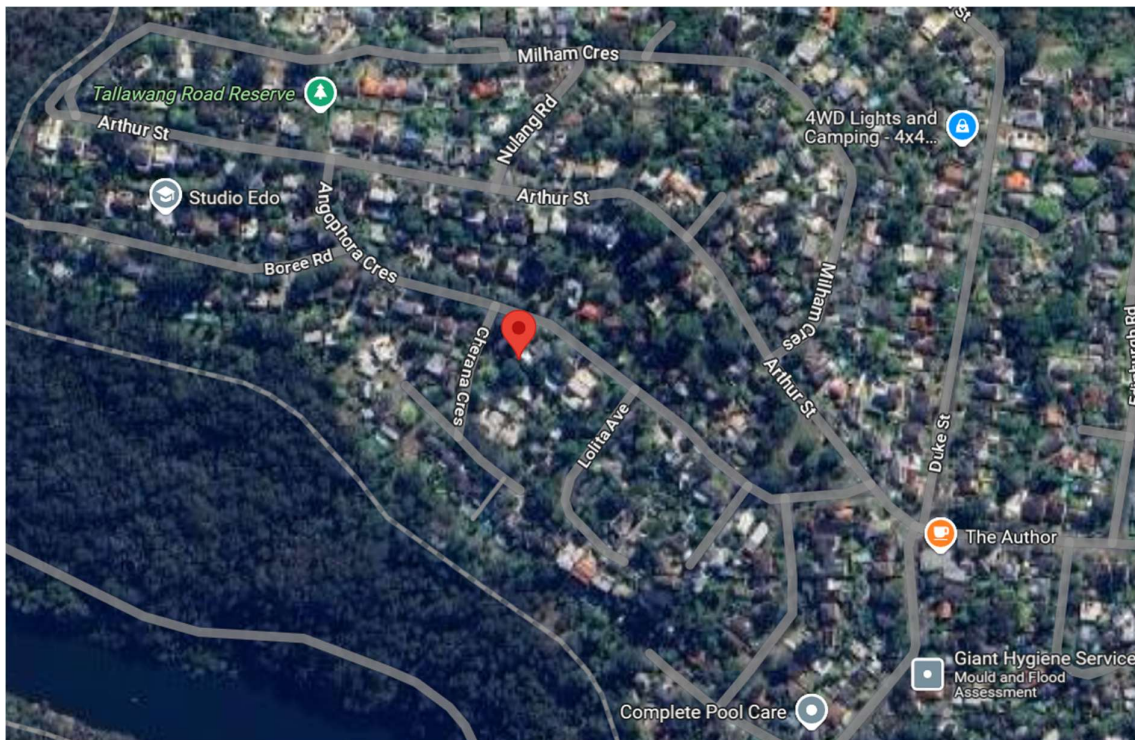


Figure 1 - Location of house

3 Present and previous uses of the land

The present use of the site is a two storey dwelling and detached garage and pool. The present uses of adjoining land are residential dwellings.

There are no potentially contaminating activity on the property or nearby the property that we are aware of. No testing of the site for land contamination has been done.

4 Proposal

The proposed application is for: Demolition of existing garage. Proposed secondary dwelling and garage and carport.

5 Compliance with development standards

The following planning instruments impact on the proposed development:

- The Warringah Development Control Plan 2011
- The Warringah Local Environment Plan 2011

The proposed development complies with the requirements of each code that is set out by Warringah Council. Refer to the compliance table below:

Site Area	962.2m2
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Part B Built Control Forms			
	B1. Wall height	Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	Complies. Overall height is 5.392m
	B2. Number of storeys	Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.	Complies. 1 Storey
	B3. Side boundary envelope	Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: <ul style="list-style-type: none"> • 4 metres, or • 5 metres as identified on the map..	Complies.
	B4. Site Coverage	Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as: <p>33.3% - the total building footprint(s) must not cover more than 33.3% of the site area</p>	24.5% site coverage. Complies.
	B5. Side Boundary Setbacks	1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side	0.9m required. Complies.

Statement of Environmental Effects

		<p>boundaries as shown on the map.</p> <p>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.</p>	
	B6. Merit Assessment – Side Setbacks	<p>1. Side boundary setbacks will be determined on a merit basis and will have regard to:</p> <ul style="list-style-type: none"> • streetscape; • amenity of surrounding properties; and • setbacks of neighbouring development <p>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.</p>	Complies.
	B9. Rear Boundary Setbacks	<p>1. Development is to maintain a minimum setback to rear boundaries.</p> <p>2. The rear setback area is to be landscaped and free of any above or below ground structures.</p>	6m required. 3m provided. Non-compliance. Refer to Justification.
	B10. Merit Assessment – Rear Setbacks	<p>1. Rear boundary setbacks will be determined on a merit basis and will have regard to:</p> <ul style="list-style-type: none"> • streetscape; • amenity of surrounding properties; and • setbacks of neighbouring development 	Refer to justification.
Part D Design			
	D1. Landscaped Open Space	The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting.	9.5% Non-compliance. Refer to Justification.
	D2. Private Open Space	Residential development is to include private open space for each dwelling.	35m2 required. Complies.
	D3. Noise	Noise from combined operation of all mechanical plant and equipment must not generate noise levels that	Complies.

Statement of Environmental Effects

		exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.	
	D6. Access to Sunlight	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 dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	Complies.
	D7. Views	Development shall provide for the reasonable sharing of views.	Complies.
	D8. Privacy	<ol style="list-style-type: none"> 1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties. 2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking. 3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass. 4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings. 5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment. 	Complies.
	D9. Building Bulk	<ol style="list-style-type: none"> 1. Side and rear setbacks are to be progressively increased as wall height increases. 2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief. 3. On sloping land, the height and bulk of development (particularly 	Complies.

Statement of Environmental Effects

		<p>on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular:</p> <p>The amount of fill is not to exceed one metre in depth.</p> <p>Fill is not to spread beyond the footprint of the building.</p> <p>Excavation of the landform is to be minimised.</p> <p>4. Building height and scale needs to relate to topography and site conditions.</p> <p>5. Orientate development to address the street.</p> <p>6. Use colour, materials and surface treatment to reduce building bulk.</p> <p>7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.</p> <p>8. Articulate walls to reduce building mass.</p>	
	D11. Roofs	Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.	Complies.

6 Heritage

The property is not located within the immediate vicinity of any heritage items.

7 Access and traffic

The existing dwelling currently has a driveway along Cherana Crescent.

8 Privacy, views and overshadowing

The rear neighbour's windows and doors faces the secondary dwelling of the subject property. The proposed secondary dwelling is located on the ground floor, which does not allow for overlooking into neighbour's properties and with no windows facing neighbour's windows.

As the proposed secondary dwelling is located on the ground floor, there is no overshadowing to neighbour's properties and private open spaces, with sufficient solar access, light and air provided to the spaces.

9 Drainage & Flooding

Refer to stormwater engineer's drawings.

10 Finishes Schedule

Location	Material	Colour
General External Walls	Brick	To match existing
Roofing	Tiled roofing	To match existing

11 Justification – Rear Setbacks

The proposal does not meet the rear setback requirements set out in the DCP. The proposed rear setback is 3m, which does not meet the 6m rear setback requirements.

The justification for the variation of the rear setback is to create optimum private open space in suitable in proportion for a secondary dwelling. The required 6m setback would be excessive for a secondary dwelling and would be wasted amenity for the primary dwelling. The proposed rear setback has no adverse impacts upon neighbouring amenities with regard to solar, visual or acoustic privacy.

12 Justification – Landscaping

The proposal does not meet the numerical controls for the 40% landscape requirement. The proposed landscaping is 36.19%, which is a non compliance of 9.5% from the requirements.

The existing landscaping is at 23.3% landscape, which is a non compliance of 40% from the requirements. Currently there is an existing garage which surroundings are paved.

This existing garage is proposed to be demolished ready for the proposed secondary dwelling.

The proposed secondary dwelling with additional landscaping increases the landscaping requirements and provides a better landscaping outcome for the site.

The justification for the variation of the landscaping requirement is to make consideration of the existing non compliance and efforts to meet the landscaping requirement with 9.5% non compliance. Despite the non compliance, the landscaping still meets the objectives of the DCP to allow for plants, enhance privacy between buildings, and meet the needs of the occupants.

13 Conclusion

In conclusion, the proposal compliant and consistent with the relevant controls:

- Complies with the development standards
- Complies with Privacy, Acoustic and overshadowing
- Complies with drainage requirements

The proposal is consistent with complying with the Warringah Control Plan 2011 and therefore recommended that Council give supportive consideration to the proposed application.