



## **STATEMENT OF ENVIRONMENTAL EFFECTS**

This Statement Of Environmental Effects has been prepared to identify the subject site, consider the effects on the surrounding environment, streetscape and adjoining properties. Council's DCP has been taken into account in the preparation of this report.

### **Property**

The subject property is known as 63a Victor Road, Dee Why. The subject property is located within the Local Government Area of "Northern Beaches Council". The subject property allotment size is 448m<sup>2</sup>, therefore being capable of sustaining the proposed development.

### **Proposal**

The proposal consists of the construction of replacement Sunroom to the rear of the property, using colours that will complement the existing dwelling. The total area of the proposal is 28m<sup>2</sup>.

### **Existing Infrastructure**

Given the nature of the proposal, we do not believe the proposed sunroom will affect the existing infrastructure services related to the subject site in anyway.

### **Environmental Issues**

The property in question does not appear to have any environmental constraints. The property does not appear to be in a mine-subsidence area.

### **Bushfire Prone Land**

The subject property has been identified as NOT Bushfire Prone Land in accordance with Council's online mapping.

### **Vegetation**

The proposal will have no effect on the existing vegetation on the subject property, or the adjoining properties.

## **Stormwater**

The effect of the proposal on the existing stormwater run-off will be minimal. The total amount of hard surfaces shall not be increased, therefore ensuring that sufficient landscaped area will remain for natural absorption of rainwater. All new stormwater shall be connected to the existing stormwater system currently on site.

## **Streetscape**

The proposal has been designed in such a way that will harmonise with the existing dwelling and surrounding properties. Shape and colour selection will ensure that the proposal will compliment the existing dwelling and streetscape.

## **Setbacks**

The proposal meets the setback requirements of the BCA.

## **Privacy & Noise**

The proposal will have minimal effect on the privacy of the adjoining and surrounding properties. The proposal will also not generate additional noise, which would affect the adjoining properties or neighbourhood.

## **Warringah Local Environmental Plan 2011**

The subject property is zoned **R2 Residential** as per WLEP2011.

The objectives of the zone are as follows:

- 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.

The proposed sunroom meets the objectives listed above.

The proposed sunroom shall have a height of 6.0m. This is within the 8.5m height as allowed in the "Height of buildings map", as referred to in **Warringah Local Environmental Plan 2011 Part 4.3**.

The proposed sunroom shall not increase the current floor space ratio, as per **Warringah Local Environmental Plan 2011 Part 4.4**, as the proposal is a replacement structure.

## **Warringah Development Control Plan 2011**

The proposed sunroom shall have a side setback of 1.44m and 3.13m, therefore meeting the setback requirements of **Warringah Development Control Plan 2011 Part B5**.

The proposed sunroom shall have a rear setback of 8.9m. This would be in accordance with **Warringah Development Control Plan 2011 Part B7**.

The proposed sunroom shall have no effect on landscaping on site. Private open space on site shall not be affected by the replacement sunroom, therefore meeting the requirements of **Warringah Development Control Plan 2011 Part D1 and D2**.

The proposed development shall not create any additional noise, therefore meeting the requirements of **Warringah Development Control Plan 2011 part D3**.

**Warringah Development Control Plan 2011 part D4** (electromagnetic radiation) does not apply to this particular development.

The proposed sunroom shall not affect solar access to the dwelling or private open space. The proposed sunroom – being constructed on the eastern side of the dwelling – will provide some protection from the summer sun, helping reduce cooling costs. Being full glass ensures passive solar heating in the winter months. This is in accordance with **Warringah Development Control Plan 2011 Part D6**

**Warringah Development Control Plan 2011 Part D7** requires reasonable sharing of views. The proposed development shall be located to the rear of the existing dwelling, therefore having minimal impact on any view sharing.

Given the proposed sunroom is an outdoor area and shall include privacy screens, visual and acoustic privacy for dwellings occupants and adjoining dwellings shall remain unaffected by the proposal. This meets the requirements of **Warringah Development Control Plan 2011 Part D8**.

Bulk and scale shall be kept to a minimum by the proposed development, given the proposal shall match the existing dwelling eave height – therefore complying with **Warringah Development Control Plan 2011 Part D9**.

Colour selection has been in accordance with the theme set by the existing dwelling. This has been detailed on the Architectural Plans. Colour selection is in accordance with **Warringah Development Control Plan 2011 Part D10**.

The proposed sunroom shall have a roof shape to compliment the existing dwelling, while providing suitable shading. The proposed sunroom shall be located under the existing dwelling roof – as per **Warringah Development Control Plan 2011 Part D11**.

Glare and reflection shall be kept to a minimum, given the proposal shall be constructed using colours complimentary to the dwelling. These colours have been indicated on the Architectural Plans. Glare and reflection shall be in accordance with **Warringah Development Control Plan 2011 Part D12**.

No front fences or front walls form part of this proposal, therefore **Warringah Development Control Plan 2011 Part D13** does not apply to this particular development.

Site facilities shall not be affected by the proposed sunroom, therefore **Warringah Development Control Plan 2011 Part D14** does not apply to this particular development.

No side or rear fences form part of this proposal, therefore **Warringah Development Control Plan 2011 Part D15** does not apply to this particular development.

No pool or spa's form part of this proposal, therefore **Warringah Development Control Plan 2011 Part D16** does not apply to this particular development.

No Tennis Courts form part of this proposal, therefore **Warringah Development Control Plan 2011 Part D17** does not apply to this particular development.

The proposed development does not affect dwelling accessibility, therefore **Warringah Development Control Plan 2011 Part D18** does not apply to this particular development.

The subject property is NOT located within a R3 or IN1 zone, therefore **Warringah Development Control Plan 2011 Part D19** does not apply to this particular development.

The proposed development shall not affect building security, and shall not affect any existing building outlooks, therefore complying with **Warringah Development Control Plan 2011 Part 20**.

The proposed sunroom shall not require any utility services, therefore **Warringah Development Control Plan 2011 Part D21** does not apply to this particular development.

No water or energy usage shall result from the proposed sunroom, therefore **Warringah Development Control Plan 2011 Part D22** does not apply to this particular development.

No signage shall form part of this proposal, therefore **Warringah Development Control Plan 2011 Part D23** does not apply to this particular development.

### **Conclusion**

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

We seek Council to view this application favourably.