

DEVELOPMENT APPLICATION

NORTHERN BEACHES COUNCIL
(PREVIOUSLY WARRINGAH COUNCIL)

STATEMENT OF ENVIRONMENTAL EFFECTS

UNIT 3 & 4 13 CORELLA ST FRESHWATER

LOT 3 & 4

STRATA PLAN 92

ISSUE A

STATEMENT OF ENVIRONMENTAL EFFECTS
U 3 & 4 CORELLA ST FRESHWATER

SITE:

13 CORELLA ST
LOT 3 & 4
STRATA PLAN 92
Site Area APPROX 558 m²

SUMMARY OF PLANNING CONTROLS:

Local Environmental Plans	Warringah Local Environmental Plan 2011 (pub. 14-2-2014)
Local Environmental Plans Land Zoning	R2 - Low Density Residential: (pub. 9-12-2011)
Height Of Building	8.5m
Floor Space Ratio	NA
Minimum Lot Size	450 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Foreshore Building Line Landslide Risk Land	Area A - Slope < 5



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This document has been prepared with reference to the:

- Warringah Local Environment Plan 2011
- Warringah Development Control Plan

1.0 PRELIMINARIES

1.1 SITE DESCRIPTION

This report presents the environmental impacts and likely effects of the proposed combining of units 3 and 4 at 13 Corella st Freshwater.

The building is a residential unit block currently consisting of 4 units a carport for 3 carapaces and a shared common laundry. Units 1 & 2 are at ground level and units 3 & 4 are on level 1.

The existing building is 2 storey Brick building and a tiled roof. There are stairs of the street boundary giving access to units 3 & 4. The carport and the laundry are to the rear of the property.

To the north of the property is zoned RE1.

1.2 THE LOCALITY

The subject site is located in the Warringah locality in Freshwater. It is a short drive to local schools, shops and Warringah Mall .

1.3 DESCRIPTION OF NEIGHBOURING PROPERTIES

The neighbourhood is characterised by a mix low density residential development to medium density residences. There a single and 2 storey homes and 2-3 storey unit blocks



1.4 DESCRIPTION OF PROPOSED WORKS

The proposed work is to remove a common wall between units 3 & 4 to create one residence and provide structural support as to the roof .

Some minor interior alterations are proposed with a new kitchen in the some location as the existing.

2.0 WARRINGAH LOCAL ENVIRONMENT PLAN 2011

PART 1 PREMILINARY

Aim of Plan: This Plan aims to make local environmental planning provisions for land in This Plan aims to make local environmental planning provisions for land in Warringah in accordance with the relevant standard environmental planning instrument under section 33A of the Act.

PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

Land use zone: R2 Low Density Residential.

PART 3 EXEMPT AND COMPLYING DEVELOPMENT

This section does not apply to this site.

PART 4 PRINCIPAL DEVELOPMENT STANDARDS

4.1 LOT SIZE MAP – 450 m²

The subject property has a site area of 558m². There is to be no change to the lot size.

4.2 RURAL SUBDIVISION LOT

This section does not apply to this site.

4.3 HEIGHT OF BUILDINGS

The subject property has a maximum building height control of 8.5 metres on the Height of Buildings Map. There are no external changes to the building, the height of the building does not change

4.4 FLOOR SPACE RATIO

Not adopted

4.5-4.6

Not applicable

PART 5 MISCELLANEOUS PROVISIONS

PART 5.1 - 5.9A, 5.11, 5.12, 5.13

Not applicable

5.10 HERITAGE CONSERVATION

The subject property does not fall within a heritage conservation area nor is it a heritage item. Therefore, heritage conservation does not apply to the site.

PART 6 ADDITIONAL LOCAL PROVISIONS

6.1 ACID SULPHATE SOILS

The subject property is not located in an Acid Sulphate Soils area

6.2-6.9

NOT APPLICABLE

PART 7 DEE WHY TOWN CENTRE

NOT APPLICABLE

WARRINGAH LOCAL ENVIRONMENT PLAN 2011 COMPLIANCE TABLE

Provision	Standard/ Control	Comply	Comment
Min Allotment Size	450m2	YES	No change to site
Building Height	4.3- 8.5m		No change to height
Floor Space ratio	4.4	NA	No change
Land Reservation Acquisition	5.1	NA / YES	
Heritage	5.10	NA	
Foreshore Building Line		NA	
Acid Sulfate Soils	6.1	NA	
Earthworks	6.2	Yes	No new earth works proposed
Development on sloping land	6.4		Area A - Slope < 5. No change to footprint go the building

3.0 WARRINGAH DEVELOPMENT CONTROL PLAN

PART A INTRODUCTION

The subject property falls within the development control plan.

Objectives: The overriding objective of the DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability.

PART B BUILT FORM CONTROL

B1 Wall Height

Maximum wall height of 7.2. No change proposed

B2 Number of Storeys

Currently 2 Storey building. No changes of proposed

B3 Side Boundary Envelope

Side Boundary Envelope control is 4m.

No changes to building envelope proposed.

B4 Site Coverage - No changes proposed

B5 Side Boundary Setbacks

Side boundary setback control is 900mm. No Changes proposed

B7 Front Boundary Setbacks

No changes proposed

B9 Rear Boundary Setback

The rear boundary setback control is 6m. No Changes proposed.

PART C SITING FACTORS

C1 Subdivision NA

C2 Traffic, Access & Safety

No change to the location of the vehicle crossing or pedestrian access.

C3 Parking Facility

Unit 3 and 4 have an allocated parking spot on site.

C4 Stormwater

No changes to roofing proposed

C5 Erosion & Sedimentation

There is no excavation or any ground works required for the proposal

C6 Building over or adjacent to constructed council drainage easements
NA

C7 Excavation and Landfill

There is no excavation required for the proposal

C8 Demolition and Construction see Waste Management Plan

C9 Waste Management

The proposed holding area as shown on the plan towards the rear of the property. See Waste Management Plan

PART D Design

D1 Landscape Open Space and Bushland Setting

No proposed change to landscaping and the footprint of the building

D2 Private Open Space

No external changes to private open space

D3 Noise

NA

D4 Electromagnetic Radiation

NA

D6 Access to Sunlight

No Changes to nay windows for either unit, so access to sunlight is unchanged

D7 Views NA

D8 Privacy

As the to units are a made in to one residence it will enhance the privacy on the upper level

D9 Building Bulk

The proposal makes no changes to the building bulk

B10 Building Colours and Materials

There are no changes to the external materials of the building

D11 Roofs

There are no changes to the existing roof

D12 Glare and Reflection Complies with requirements

D13 Front fences and front walls

No proposed front fence or wall

D14 Site Facilities NA

D15 Side and Rear Fences

No changed proposed

D16 Swimming Pools and Spas
No existing or proposed pool and spa

D17 Tennis Courts NA

D18 Accessibility
The proposed design encourages safe access for both pedestrians and vehicles

D19 Site Consolidation in the R3 and IN1 Zone
NA

D20 Safety and Security
Complies with requirements

D21 Provision and Location of Utility Services
Existing utility services will be retained

D22 Conservation of Energy and Water
No major changes proposed

COMMENTS IN SUPPORT OF APPLICATION

The proposed renovation allows 2 units to be made into 1 unit. This will be done by the removal of the common wall between units.

The units will remain as 2 separate lots. A bylaw has been approved by the owners corporation to allow removal of the common property wall which will allow access between units 3 & 4

Units 3 & 4 each have a car space on title so there will be no impact on parking.

There are no changes proposed to the footprint or floor of the building. There are no external changes proposed.

The proposed renovation is modest in its scale but provides the occupants with the usability, space and security the current home is lacking in.