



**STATEMENT OF
ENVIRONMENTAL EFFECTS**

Minor additions and alterations to the
existing dwelling

**8 James Wheeler Place,
Wheeler Heights**

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Statement of Environmental Effects

Minor additions and alterations to the existing dwellin.

8 James Wheeler Parade, Wheeler Heights

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1.0 INTRODUCTION

This document has been prepared as a component of a development application proposing the minor additions and alteration to the existing dwelling.

The additions and alterations are justified on the basis of being minor internal work (new ensuite & wet bar) to the existing dwelling and one new external door.

In preparation of this document consideration has been given to the following:

- The Environmental Planning and Assessment Act, 1979 as amended ("The Act").
- Warringah Local Environmental Plan 2011 ("The LEP").
- Warringah Development Control Plan ("The DCP").

Architectural drawings including floor plans, sections, elevations and have been prepared in relation to the development proposed. The application is also accompanied by a site analysis plan, geotechnical report, waste management plan.

The proposed works are permissible and compliant with the applicable built form controls as reasonably applied to an application proposing legitimate minor alterations and additions given the established built form circumstance.

The proposal succeeds when assessed against the Heads of Consideration pursuant to s4.15(1) of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, succeeds on merit and is appropriate for the granting of consent.

2.0 SITE DESCRIPTION AND LOCATION

The site known as Lot 33, DP 262862, No. 8 James Wheeler Parade, Wheeler Heights is generally rectangular in shape having splayed frontage and address to James Wheeler Parade of 21.360 metres, variable depth of between 37.48 and 35.985 metres and a site area of 725.80 square metres. The property falls towards James wheeler parade in a westerly direction and does not contain any remarkable landscape features.

3.0 DEVELOPMENT PROPOSAL

The proposed works are shown coloured on the accompanying plans DA1 to DA14, dated 26 May 2019, prepared by Northern Beaches Designs.

The proposed alterations and additions to the existing dwelling are minor in nature with a new internal ensuite on the entry level, wet bar and door. The proposed works do not require any external works beyond the existing dwelling footprint, nor the removal of any trees or landscape features with all existing stormwater gravity drained to the existing drainage system.

4.0 STATUTORY PLANNING FRAMEWORK

4.1 General

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15(1) of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.2 Warringah Local Environmental Plan 2011

4.2.1 Zone and Zone Objectives

The subject property is zoned R2 Low Density Residential pursuant to the provisions of the Warringah Local Environmental Plan 2011 (WLEP). Dwellings are permissible in the zone with consent. The site is not heritage listed or located within a heritage conservation area.

The stated zone objectives 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.*

This report demonstrates that the development is permissible and not antipathetic to the zone objectives given the maintenance of a detached dwelling house within a landscaped setting.

4.2.2 Height of Buildings

Unaltered by the proposal.

4.2.3 Development on Sloping Land

Pursuant to clause 6.4 of WLEP 2011 the land is identified as being within Landslip Risk Area D & E. Accordingly, the application is accompanied by a geotechnical assessment prepared by White Geotechnical Group which concludes:

Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development

4.2.4 Riparian Land / Coastal Management

The proposed development being minor internal works to the existing dwelling does not alter coastal processes to the detriment of the environment or other land and does not reduce public amenity or existing access to and use of the foreshore.

4.3 Warringah Development Control Plan

The following built form controls are unaltered by the proposal for minor internal works.

Wall Height

Number of Storeys

Side Boundary Envelope

Side Boundary Setbacks

Front Boundary Setbacks

Rear Boundary Setbacks

Parking Facilities

Stormwater. (connected to the existing drainage system.)

Landscaped Open Space

Private Open Space

Access to Sunlight

Views

Privacy

The established privacy interface/ relationship between adjoining development is not compromised as a consequence of the external door work proposed.

Building Bulk

Glare and Refection

4.4 Matters for Consideration Pursuant to Section 4.15(1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15(1) of the Act. Guidelines (*in italic*) to help identify the issues to be considered have been prepared by the Department of Urban Affairs and Planning. The relevant issues are:

4.4.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations.

The proposed works are permissible and compliant with the built form controls as they are reasonably applied to the proposed works having regard to the established built form circumstance.

4.4.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality.

Context and Setting

- i) *What is the relationship to the region and local context on terms of:*
- *the scenic qualities and features of the landscape?*
 - *the character and amenity of the locality and streetscape?*
 - *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
 - *the previous and existing land uses and activities in the locality?*

The minor works have no unacceptable residential amenity impacts in terms of visual bulk, views, privacy or overshadowing.

- ii) *What are the potential impacts on adjacent properties in terms of:*
- *relationship and compatibility of adjacent land uses?*

- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The minor works are internal and have no impacts.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

The proposal maintains the existing compliant off-street parking circumstance.

Public domain

The proposed development will have no adverse impact on the public domain.

Utilities

Existing utility services will adequately service the development.

Flora and fauna

The proposal does not require the removal of any trees or landscape features.

Waste collection

Normal domestic waste collection applies.

Natural hazards

The application is accompanied by a geotechnical assessment prepared by White Geotechnical Group which concludes:

Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

Economic impact in the locality

The proposed development will not have any significant impact on economic factors within the area notwithstanding that it will generate short term employment opportunities through the construction period of the development.

Site design and internal design

i) *Is the development design sensitive to environmental conditions and site attributes including:*

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

There are no impacts and are within the scope of the general principles, desired future character and built form controls.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development can comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

Construction

i) *What would be the impacts of construction activities in terms of:*

- *the environmental planning issues listed above?*
- *site safety?*

Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

4.4.3 The suitability of the site for the development.

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual or impossible development constraints. The site is well located with regards to public transport and utility services. The development will not increase transport demand.

Are the site attributes conducive to development?

The internal works proposed is of moderate nature and adequate. Having no identified physical or engineering constraints the site is suitable for the works proposed.

4.4.4 Any submissions received in accordance with this Act or the regulations.

It is envisaged that Council will appropriately consider any submissions received.

4.4.5 The public interest.

The proposed works are permissible and compliant with the built form controls as they are reasonably applied to the proposed works having regard to the established built form circumstance. Approval of the development would not be contrary to the public interest.

5.0 CONCLUSION

The proposed works are permissible and compliant with the applicable built form controls as reasonably applied to an application proposing legitimate minor alterations and additions to an existing dwelling given the established built form circumstance. This report demonstrates that the proposed works will not give rise to any adverse streetscape or residential amenity impacts and maintain a complimentary and compatible built form outcome on this particular site.

Having given due consideration to the matters pursuant to section 4.15(1) of the Act is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.

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