

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED STUDIO AT REAR OF THE PROPERTY

19 Yallumba Close, Forestville, NSW, 2087

Lot 53; DP:221367

1.0 SITE

The subject premises have an existing two-storey dwelling. The site is trapezoid in shape with frontage arc of 16.46m arc and a rear boundary of 28.34m.



Fig 1 – 19 Yallumba Close aerial photo

1.1 SURROUNDING DEVELOPMENT

The surrounding development comprises residential development with similar single or two storey development.

1.2 PROPOSED DEVELOPMENT

The proposal is for a studio at the rear of the property.

ADDRESS:	19 Yallumba Close, Forestville, NSW 2087
LOT/DP	LOT:53 / DP:221367
ZONING	R2: Low Density Residential
FLOOR AREA/SITE COVERAGE CALCULATIONS (SQ.M)	
SITE AREA:	669.40
FLOOR AREA CALCULATION DETAILS (sq.m)	
MAIN DWELLING FLOOR AREA:	231.00
EXISTING SHED FLOOR AREA:	11.00
PROPOSED STUDIO FLOOR AREA:	35.70
TOTAL FLOOR AREA:	277.70
SITE COVERAGE CALCULATION DETAILS	
TOTAL SITE COVERAGE AREA: (MAIN DWELLING FLOOR AREA + EXISTING SHED FLOOR AREA + PROPOSED STUDIO FLOOR AREA):	$237.0 + 11.0 + 35.7 = 283.70$ sqm
SITE COVERAGE PERCENTAGE (Max. 50%):	$283.70/669.40 = 42.38\%$
TOTAL LANDSCAPED AREA:	367.8 sqm
LANDSCAPED AREA RATIO (Min. 20%): $669.40 \times 0.20 = 133.88$	$367.8/669.40 = 54.94\%$
LANDSCAPED AREA PERCENTAGE BEHIND THE BLDG. LINE TO THE PRIMARY ROAD (Min. 50%):	$258.80 / 367.80 = 70.36\%$

2.0 PLANNING CONTROLS

The following environmental planning instruments are applicable to the assessment of the development proposal for a studio at the rear of the property.

- ▶ Warringah Local Environmental Plan 2011
- ▶ Warringah Development Control Plan 2011

2.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The subject site is zoned R2 (Low Density Residential) under Waverley Local Environmental Plan 2012.

2.1 LAND USE : Zone R2 - Low Density Residential

"The objectives of Zone no. R2 are-

- *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 works are permitted in R2 zone

2.2 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The proposal is compatible to the desired built form expressed by the DCP and does not give rise to any significant environmental impact on the community or adjoining residents. The proposal is consistent in siting and design with buildings in the immediate locality.

The relevant numerical and performance-based controls under WDCP are discussed below:

Part B - Built Form Controls			
Standard	Required	Proposed	Compliance
B1 – Wall heights	Max 7.2m	Under 7.2m	Yes
B2 – Number of storeys	No requirement identified on map		N/A
B3 – Side Boundary Envelope and Side Setback	Building envelope 45 degrees from 4m. Setback 0.9m		Yes
B4 – Site Coverage	No requirement identified on map		N/A
B5 – Side Boundary setbacks	R2 zoned land 0.9m	0.984m-1.461m side setback	Yes
B6 – Merit assessment of Side Boundary Setbacks	No requirement identified on map		N/A
B7 – Front Boundary Setbacks	Minimum 6.5m	No structure proposed in front setback	Yes
B8 – Merit assessment of front boundary setbacks	No requirement identified on map		N/A
B9 – Rear Boundary Setbacks	Min 6m rear setback	920mm	Merit based
B10 – Merit Assessment of rear boundary setbacks	No requirement identified on map		N/A
B11 – Foreshore Building Setback	No requirement identified on map		N/A
B12 – National Parks Setback	No requirement identified on map		N/A
B13 – Coastal Cliffs Setback	No requirement identified on map		N/A

B14 – Main Roads Setback	No requirement identified on map		N/A
B15 – Minimum Floor to Ceiling Height	No requirement identified on map		N/A
Part C – Siting Factors			
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	No changes	N/A
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	No changes	N/A
C4 – Stormwater	Hydraulic Design to be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments and Minor Works Specification	Stormwater to connect to existing lines to street outlet.	Yes
C5 – Erosion and Sedimentation	Soil and Water Management required	The proposal will provide for sediment and erosion control during the construction period.	Yes
C6 – Building over or adjacent to Constructed Council Drainage Easements	N/A		N/A

C7 – Excavation and Landfill	Site stability to be maintained	Minimal and complies	Yes
C8 – Demolition and Construction	Waste management plan required	Waste management measures to be employed	Yes
C9 – Waste Management	Waste storage area to be provided	No changes proposed	Yes
Part D – Design			
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	54.94%	Yes
D2 – Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	N/A to studio and no changes proposed to existing POS	YES
D3 – Noise	Mechanical noise is to be attenuated to maintain adjoining unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Given the residential nature of the proposal, no noise impacts are anticipated.	Yes
D4 – Electromagnetic Radiation	N/A to proposed development		N/A
D8 – Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties	The proposal incorporates privacy screening which ensures that the proposal will not result in any adverse privacy impacts to neighbouring properties.	Yes
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby and adjoining properties and not to visually dominate the street or surrounding spaces	The existing surrounding development comprises a mix of one and two storey dwellings. The form of the proposed development is modest in height and scale, with the works sited over the dwelling, and will not visually dominate.	Yes

D10 – Building Colours and materials		The proposed new works will be finished in colours which complement the existing development on site and the locality.	Yes
D11 – Roofs	The LEP requires that roofs should not dominate the local skyline.	The proposal provides for a low profile roof form that does not dominate the skyline. Further the roof minimises bulk and scale and maximises view retention to adjoining properties.	Yes
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimised	The proposed new finishes will complement the existing dwelling.	Yes

D13 – Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street	N/A – no new front fencing proposed	N/A
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities	No changes proposed	N/A
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991	The existing side and rear fencing will be maintained.	N/A
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	No pool	N/A
D17 – Tennis Courts	N/A		N/A
D18 – Accessibility	Safe and secure access for persons with a disability to be provided where required	Not applicable to residential development	N/A
D19 – Site Consolidation in the R3 and IN1 Zone	N/A		N/A
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual	The proposed works will not reduce the security of the street area or the subject property.	Yes

D21 – Provision and Location of Utility Services	Utility services to be provided	Normal utility services are available to the site	Yes
D22 – Conservation of Energy and Water	Compliance with SEPP BASIX	A BASIX Certificate is provided to support the development	Yes
D23 – Signs	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views vehicles, pedestrians or potentially hazardous road features or traffic control devices.	No signage proposed	N/A
Part E – The Natural Environment			
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented	No significant protected trees are affected by the works.	Yes
E2 – Prescribed Vegetation	Not identified on map		N/A
E3 – Threatened species, populations, ecological communities	Not identified on map		N/A
E4 – Wildlife Corridors	Not identified on map		N/A
E5 – Native Vegetation	Not identified on map		N/A
E6 – Retaining unique environmental features	Not identified on map	No significant features within site	Yes
E7 – Development on land adjoining public open space	Not identified on map		N/A
E8 – Waterways and Riparian Lands	Not identified on map		N/A
E9 – Coastline Hazard	Not identified on map		N/A

E10 – Landslip Risk	Identified on map as Area A.	In this instance, no further site investigation is required.	Yes
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CONCLUSION:

The proposed development submitted to Council has been designed appropriately in accordance with Council's Development Control Plan.

The development is consistent with the objectives of the LEP and DCP in that Council's planning objectives have been achieved by a modern design that reflects the diversity of building materials and finishes that contributes positively to the locality.

Accordingly, in the circumstances of the case and lack of detrimental impacts, the proposal is considered appropriate and is submitted to Council for favorable consideration.

Mark Marsden
DIY Granny Flat