

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS

5 NENAGH STREET, NORTH MANLY

LOT 40 DP 20771

Prepared By JJDrafting Australia P/L.

APRIL 2022

1) INTRODUCTION

This Statement of Environmental Effects accompanies documents prepared by JJDrafting Aust. P/L, Job Number 975/21, Drawing numbers DA 1 – DA 16 dated December 2021 to detail proposed alterations and additions to an existing dwelling.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

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

The Environmental Planning and Assessment Act 1979 as amended

The Environmental Planning and Assessment regulation 2000

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Warringah Local Environmental Plan 2011

Warringah Development Control Plan 2011

Warringah development Control Plan Map 2011

2) SITE CHARACTERISTICS AND DESCRIPTION

The subject allotment is described as 5 Nenagh street, within Deposited Plan 20771 and lot 40. It is located in R2 Low-Density Residential

The site is rectangular in shape with an area of approximately 724.2 sqm.

The site is not listed as heritage or in a conservation area.

It is not located in a bushfire area and does not require an arborist report.

It is located in Area A (Slopes less than 5 degrees) and in Area B (Flanking slopes 5 to 15 degrees) on the landslip risk map. *A preliminary geotechnical assessment report attached*

The property addresses Nenagh Street to the north-west

The site is currently developed with a two-storey, brick and weatherboard dwelling with a rear tiled patio and a large rock at the rear of the property. The Driveway access is provided via an existing driveway off Nenagh Street to a double garage below the house

The site descends from the rear of the boundary towards the front boundary by approximately 3.2m.

Areas of existing vegetation and lawn areas are located to the front and rear of the property.

Vegetation is primarily native to the front of the property however it also consists of mixed endemic and introduced species primarily to the rear. Exposed natural rock is featured at the rear of the site. No excavation or landscaping is proposed.



3) THE PROPOSAL

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to an existing dwelling.

The proposal will consist of the following:

GROUND FLOOR LEVEL

- New internal staircase located in the dinnig area and accessed from a hall
- New external and enclosed rear staircase with storage below storage
- existing Kitchen to be slightly relocated

PROPOSED FIRST FLOOR LEVEL

A New first floor addition is proposed located above the rear section of the existing floor below.

The new floor addition will consist of 3 bedrooms, 2 bathrooms, a rumpus/family room/home office with a wet bar

A new internal stair is provided to connect the existng ground floor and first floor. An external enclosed stair is provided for a side entry

Construction will be of lightweight timber-framed walls and colorbond skillion roof with raked ceiling to match existing.

There will be no significant affect on neighbouring properties due to the proposed alterations and additions.

The proposed alterations and additions will follow the bulk and scale of other developments in the area and in the streetscape.



EXISTING FRONT



PROPOSED FRONT



EXISTING BACK



PROPOSED BACK

ABOVE: PHOTOS OF THE EXISTING DWELLING AND MODELLED PROPOSED ALTERATIONS & ADDITIONS. ARTISTS' INTERPRETATION ONLY.

4) ZONING AND DEVELOPMENT CONTROLS

4.1 Warringah Local Environmental Plan 2011

The site is zoned R2 Low-Density Residential under the provisions of the WLEP 2011. The proposed alterations and additions are permissible with the consent of the council.

4.2 BUILDING HEIGHT (LEP 4.3)

The maximum building height is not to exceed 8.5m.

The new roof height does not exceed 8.5m. **COMPLIES**

4.3 General Principles of the Development control plan (WDCP)

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner. Good design has been implemented to incorporate the existing style and materials of the dwelling.

BUILT FORM CONTROLS**WALL HEIGHT- B1**

The max. wall is 7.2m

The proposed development slightly contravenes the 7.2m wall height on the south and north elevations. It is requested that this non compliance be supported as it will not affect adjoining properties in view loss, privacy loss or overshadowing.

SIDE BOUNDARY ENVELOPE -B3

The side boundary envelope control is a height plane of 4 metres along the side boundary and with a projection of 45 degrees.

The proposed addition complies with the side building envelope

SIDE BOUNDARY SETBACKS – B5

The proposal provides compliance with Warringah Development Control Plan 2011 side setbacks of min. 900mm.

Ground floor

Existing north east side setback varies between 2.16m - 3.56m - COMPLIES

Existing south west side setback 1.4m

Proposed First floor

Proposed north east side setback varies between 2.16m - 4.375m --COMPLIES

Proposed south west side setback 3.08m --COMPLIES

FRONT SETBACK – B7

Warringah DCP control is a min. of 6.5m or an average of the adjoining properties.

Existing front setback varies 6.59m-8.82m

New first floor front setback 14.38m --COMPLIES

REAR BOUNDARY – B9

To be a minimum of 6.0m

The proposed alterations and additions will have a rear setback as follows

Existing rear setback varies 13.24m-14.03m

New addition rear setback varies 6.04m-13.03m -- COMPLIES

DESIGN**LANDSCAPED OPEN SPACE – D1**

The minimum landscaped open space required is 40% of the site area.

Site Area 724.20sqm

Landscape Controls 289.68sqm 40%

| | | | |
|--------------------------|-----------|------------|-----------------|
| Existing Landscape Area | 340.4sqm | 47% | |
| New Total Landscape Area | 302.09sqm | 41% | COMPLIES |

PRIVATE OPEN SPACE – D2

The requirement is a total of 60sqm with a minimum dimension of 5m.

Proposed private open space area located on the natural ground level – 65sqm --**COMPLIES**

The private open space is directly accessible from the proposed rumpus/family room on the first floor

PRIVACY – D8

There will be no loss of privacy due to the proposed additions.

SOLAR CONTROL – D6

There will be no loss of daylight and solar access to main living areas in adjacent dwellings. Adjoining properties will receive a minimum of 3hours of solar access.

VIEWS – D7

Neighbours' views will not be affected by the proposed alterations and additions.

TRAFFIC, ACCESS AND SAFETY -

No changes will be made to the driveway or vehicle access to the site.

PARKING FACILITIES – C3

No changes will be made to the parking facilities on the site.

STORMWATER – C4

To be provided in accordance with councils' stormwater drainage design guidelines.

All new gutters and downpipes to connect to the existing stormwater drainage system.

Builder to check compliance of existing stormwater prior to construction.

5) MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

5.1 The provisions of any environmental planning instrument

The proposed development is subject to the provisions of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions

There are no other environmental planning instruments applying to the site.

5.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3 Any development control plan

The development has been designed to comply with the requirements of the Warringah Development Control plan 2011 and the general principles of WLEP 2011.

It is considered that the proposal respects the aims and objectives of the DCP, however it is noted that the Environmental Planning and Assessments Amendment Act 2012 No. 93 (amendment Act) which received assent on 21 November 2012 commenced on 1st March 2013.

Key amongst the amendments are requirement to interpret DCP's flexibly and to allow reasonable alternative solutions to achieve the objectives of the DCP standards .

The new section 74BA provides that the principal purpose of the DCP's is to provide guidance on:

- * giving effect to the aims of any applicable environmental planning instrument
- * facilitating permissible development
- * achieving the objectives of the relevant land zones.

The key amendment is the insertion of section 79C(3A) which:

- * prevents the consent authority requiring more onerous standards than a DCP provides
- * Requires the consent authority to be flexible and allow reasonable alternative solutions in applying DCP provisions with which a development application does not comply.
- * limits the consent authority's consideration of the DCP to the development application (preventing consideration of previous or future applications of the DCP).

We request that council applies considered flexibility where the application seeks variations to the numerical development controls in the DCP as justified in this report. In particular we consider that the variation to the wall height requirements is a reasonable alternative solution to compliance as the proposal effectively responds to the site constraints.

It is considered that the proposed design respects the desired character objectives of the WDCP 2011 and WLEP 2011 in that it reinforces the existing and new residential character of the area and is compatible with the existing uses in the vicinity.

5.4 Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance are raised in regard to the proposed development.

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

It is considered that the proposed alterations and additions will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the WLEP 2011 and WDCP 2011.

5.6 The suitability of the site for the development

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions without having a detrimental impact on the amenity of the adjoining properties or any adverse impact on the streetscape.

5.7 Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

5.8 The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

CONCLUSION

The proposal is consistent with and compliments the existing development in the area.

The proposed development respects the scale and form of other new and existing developments in the vicinity. The proposal does not have any significant impact on views.

The proposal does not present any significant impacts on the privacy and solar access for the subject and neighbouring properties.

The proposal will not have a detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with Warringah Development Control Plan 2011 and WLEP 2011. There will be no effect on local fauna and flora.

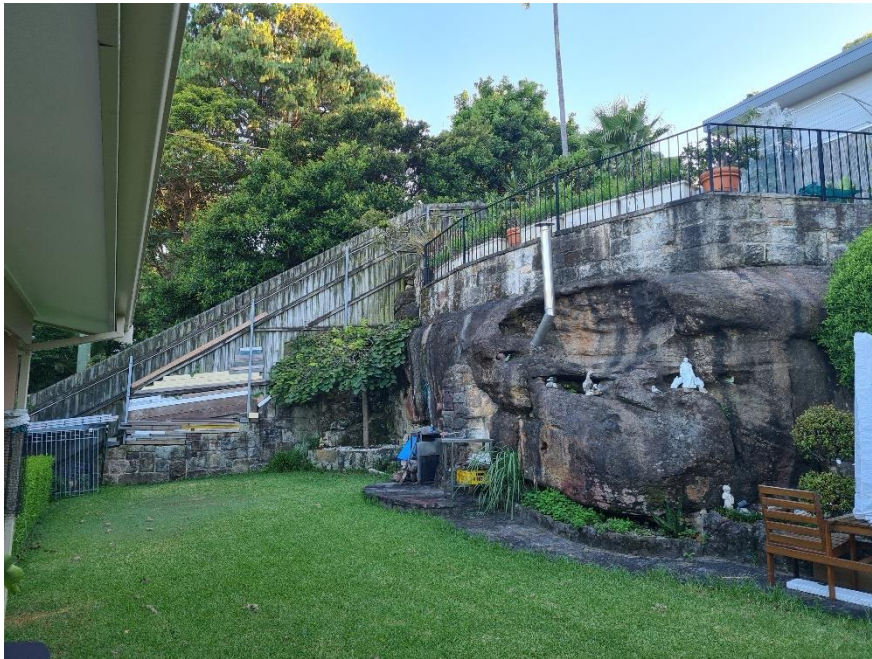
The proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



Front view of the property from west



Side view of the property from the south



View from the existing dwelling east to the rear of the property



Rear View of the property from the east



The sloping natural ground outside the boundary North east side



VIEW LOOKING TO THE REAR OF THE DWELLING TOWARDS THE NORTH

5 NENAGH STREET, NORTH MANLY.

SCHEDULE OF EXTERIOR FINISHES

| | | |
|----------------------|--|---|
| ROOF | -COLORBOND ROOF SHEETING - MEDIUM TO MATCH EXISTING | |
| WALLS | -TIMBER WITH CLADDING MEDIUM TO MATCH EXISTING | - |
| WINDOW & DOOR FRAMES | -WHITE POWDERCOATED ALUMINIUM | |