

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

**85 LASCELLES ROAD, NARRAWEENA**

**PROPOSED CARPORT**

**PREPARED ON BEHALF OF  
Mr & Mrs Robinson**

**May 2019**

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## 1. INTRODUCTION

This application seeks approval for the construction of a carport ancillary to an existing dwelling upon land at Lot 21 in DP 36196 which is known as **No. 85 Lascelles Road, Narraweena**.

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

- Environmental Planning & Assessment Act, 1979.
- Warringah Local Environmental Plan 2011.
- Warringah Development Control Plan 2011.

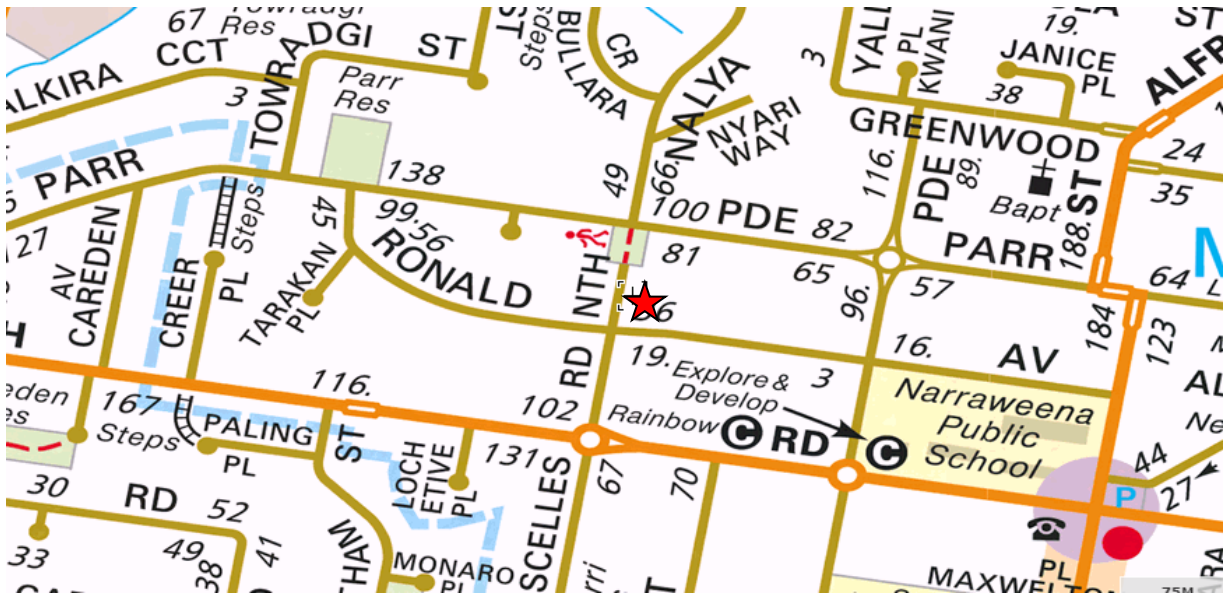
The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by CMS Surveyors Pty Ltd, Ref No. 12796 and dated 28/01/15.
- Architectural Plans prepared by MCA Architects, Revision 1 and dated 12/03/19.
- Preliminary Geotechnical Assessment prepared by White Geotechnical, Job No. J2128 and dated 7 March 2019.

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. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

## 2. SITE DESCRIPTION AND LOCALITY

The site is identified as Lot 21 in DP 36196 which is known as No. 85 Lascelles Road, Narrabeena. The site is located on the eastern side of Lascelles Road with a frontage of 20.115m and a site area of 671.5m<sup>2</sup>. The site has a maximum depth of 39.625m. The locality is depicted in the following map:



Site Location Map

The subject site is relatively level with a slight fall of approximately 1m from the rear boundary to the street frontage. The site currently comprises a two storey clad dwelling with a tiled roof. An attached metal carport is located on the southern elevation of the dwelling.

The existing surrounding development comprises a mix of one and two storey dwellings on similar size allotments to the subject site. The street is a cul-de-sac with limited street parking.

The existing surrounding development is depicted in the following aerial photograph:



**Aerial Photograph of Locality**





**View of Subject Site**

### **3. THE DEVELOPMENT PROPOSAL**

This proposal seeks approval for the construction of a new carport attached to the existing dwelling. The carport is a lightweight structure which is to be constructed of metal posts and flat metal roof.

The proposed carport at the front southwest corner of the existing dwelling. The carport is to be provided with a setback of 3.04m from the street frontage as measured from the carport post. A setback of 900mm is proposed to the southern side boundary. The proposed carport will permit additional under cover parking on site.

All collected stormwater will continue to be discharged to the street gutter in Lascelles Road.

The proposal will result in the following numerical indices:

**Site Area:** **671.5m<sup>2</sup>**

**Proposed Soft Landscape:** **334.96m<sup>2</sup> or 49.88%**

#### 4. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Warringah Council.

##### 4.1 Bushfire Prone Land



Extract of Bushfire Map

The subject site is not identified as bushfire prone land. No further information is required in this regard.

##### 4.2 Warringah Local Environmental 2011

The Warringah Local Environmental Plan 2011 (LEP 2011) came into effect on Friday 9 December 2011.



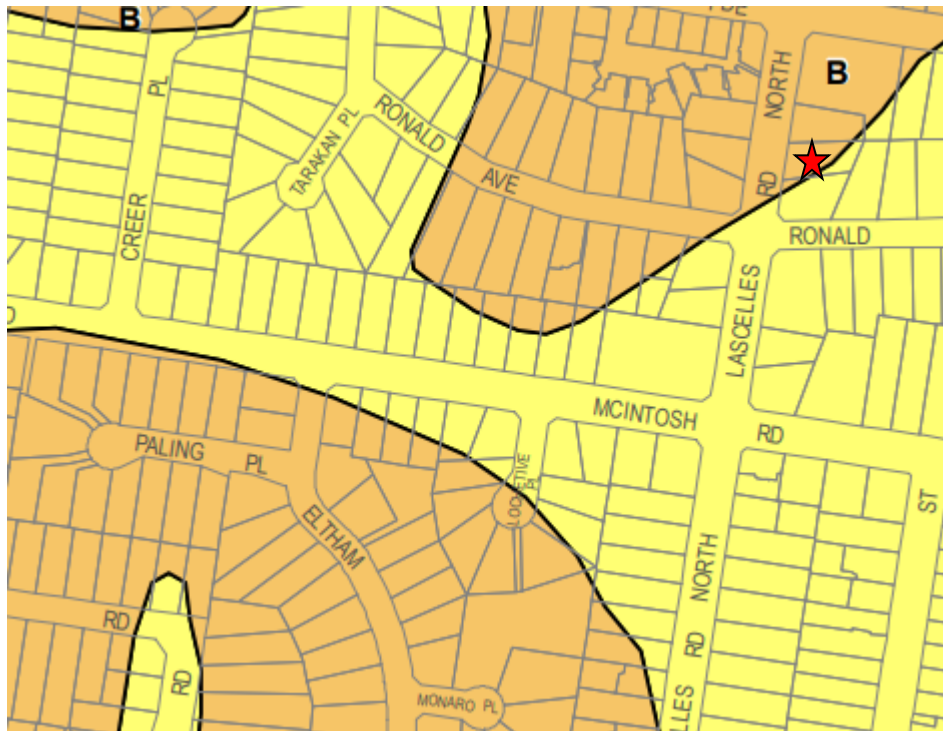
Extract of Zoning Map



The site is zoned R2 Low Density Residential. Development for the purposes of additions/alterations to an existing dwelling house are permissible in this zone with the consent of Council. The following provisions of the LEP are relevant to the proposed development:

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	Refer to plans	Yes

#### Clause 6.4 – Development on Sloping Land



**Extract of Landslip Map**

The site is identified as part Landslip Area B and therefore a Preliminary Geotechnical Assessment is required. A report has been prepared by White Geotechnical which in summary provides:

*The proposed development and site conditions were considered and applied to the Council Flow Chart.*

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

There are no other provisions of the Warringah Local Environmental Plan 2011 that apply to the proposed development.

### 4.3 Warringah Development Control Plan 2011

The Warringah Development Control Plan (DCP) has been prepared by Council and was due to come into effect upon the gazettal of the LEP 2011. The DCP contains detailed planning controls that support LEP 2011.

The following table provides a summary of the relevant controls of the DCP:

Clause	Requirement	Compliance
B3 - Side Boundary Envelope	Building envelope 45 degrees from 4m. Eaves up to 675mm are an allowable encroachment	Yes Proposed works comply with the building envelope.
B4 – Site Coverage	Not Applicable	Not Applicable
B5 - Side Boundary setbacks	Minimum: 0.9m	Yes Setback of 0.9m provided to southern side boundary.
B7 – Front Boundary Setbacks	Minimum 6.5m	See discussion at end of table**
B9- Rear Boundary Setbacks& B10 Merit Assessment of Rear Setbacks	6m rear setback required  The rear boundary setback may be encroached by swimming pools and outbuildings which, in total, do not exceed 50% of the rear setback area	Yes Existing rear setback retained.
B11 – Foreshore Building Setback	Not applicable	Not Applicable
B12 – National Parks Setback	Not applicable	Not Applicable

Clause	Requirement	Compliance
B13 – Coastal Cliffs Setback	Not applicable	Not Applicable
B14 – Main Roads Setback	Not applicable	Not Applicable
B15 – Minimum Floor to Ceiling Height	Not applicable	Not Applicable
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Yes Existing vehicular crossing retained.
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Yes The proposal provides for an open side carport. The setback to the streetscape is discussed at the end of this table.
C4 - Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	Yes All collected stormwater will continue to be discharged to the street gutter.
C5 – Erosion and Sedimentation	Soil and Water Management required	Yes A Site Management Plan has been prepared and forms part of the submission to Council.
C6 - Building over or adjacent to Constructed Council Drainage Easements	Not identified on Council's Stormwater Infrastructure Map	Not Applicable
C7 - Excavation and Landfill	Site stability to be maintained	Yes The proposed additions do not result in any excavation. All works are located in the footprint.

<b>Clause</b>	<b>Requirement</b>	<b>Compliance</b>
C8 – Demolition and Construction	Waste management plan required	Yes Waste Management Plan submitted
C9 – Waste Management	Waste storage area to be provided	Yes There is sufficient area on site for waste and recycling bins.
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	Yes Proposal provides a landscaped area of 49.88% which complies with this clause.
D2 - Private Open Space	Dwelling houses with three or more bedrooms Min 60m <sup>2</sup> with min dimension 5m	Yes Existing private open space in the rear yard is retained.
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Not Applicable
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun Appropriate construction to enhance thermal properties. Compliance with SEPP (BASIX) requirements	Yes The dwelling will continue to receive good solar access throughout the year.

Clause	Requirement	Compliance
D6 – Access to sunlight	The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties' private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	Yes The proposal is for a single storey carport which does not result in any additional overshadowing to adjoining properties.
D7 - Views	View sharing to be maintained	Yes The subject and adjoining sites do not currently enjoy any significant views. The carport does not obstruct any views.
D8 - Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	Yes The proposal provides for a non-habitable structure which will not reduce privacy to the adjoining residents.
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	Yes The proposed carport is a lightweight open structure with a low-pitched roof and does not result in unreasonable bulk or scale.
D10 – Building Colours and materials	External finishes and colours sympathetic to the natural and built environment	Yes External finishes selected to match the existing dwelling.



Clause	Requirement	Compliance
D11 - Roofs	The LEP requires that roofs should not dominate the local skyline.	Yes The proposal provides for a low-pitched roof form to complement the locality and reduce bulk and scale.
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	Yes The proposal will not result in unreasonable glare or reflection.
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.	Not Applicable
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.	Yes Existing facilities retained.
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Not Applicable
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.	Not Applicable

Clause	Requirement	Compliance
D17 – Tennis Courts	N/A	Not Applicable
D18 - Accessibility	Safe and secure access for persons with a disability to be provided where required.	Not Applicable
D19 – Site Consolidation in the R3 and IN1 Zone	Not Applicable	Not Applicable
D20 – Safety and Security	Buildings to enhance the security of the community.  Buildings are to provide for casual surveillance of the street.	Yes The dwelling will continue to provide a good outlook of the driveway and site approach.
D21 – Provision and Location of Utility Services	Utility services to be provided.	Yes Existing facilities on site.
D22 – Conservation of Energy and Water	A BASIX Certificate is not required.	Not Applicable
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 or potentially hazardous road features or traffic control devices.	Not Applicable
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Not Applicable Works do not require the removal of any indigenous vegetation.
E2 – Prescribed Vegetation	Not identified on map	Not Applicable

Clause	Requirement	Compliance
E3 – Threatened species, populations, ecological communities	Not identified on map	Not Applicable
E4 – Wildlife Corridors	Not identified on map	Not Applicable
E5 – Native Vegetation	Not identified on map	Not Applicable
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained	Not Applicable
E7 – Development on land adjoining public open space	N/A – not identified on map	Not Applicable
E8 – Waterways and Riparian Lands	N/A – not identified on map	Not Applicable
E9 – Coastline Hazard	Not identified on map	Not Applicable
E10 – Landslip Risk	Identified on map as part Class B.	Yes Preliminary Geotechnical Report Submitted.
E11 – Flood Prone Land	N/A – not identified on map	Not Applicable

### Clause B7 Front Setback

This clause requires a front setback of 6m. The proposal provides for a new carport with a setback to the street frontage of 3.04m. The stated objectives of Clause B7 are:

- *To create a sense of openness.*
- *To maintain the visual continuity and pattern of buildings and landscape elements.*
- *To protect and enhance the visual quality of streetscapes and public spaces.*
- *To achieve reasonable view sharing.*

It is considered that the proposed carport achieves the objectives of this clause and should be supported for the following reasons:

- The carport is a lightweight open structure comprising metal posts and a flat metal roof. The carport is not proposed to be enclosed on any side but rather is open and will not dominate the streetscape.
- The proposed flat roof further minimises bulk and scale.

- The proposal will assist in reducing demand for on street parking by formalising two additional parking spaces on site.
- The carport does not obstruct any significant views or vistas.
- This portion of Lascelles Road is a cul-de-sac and on-site parking is limited.
- There is no option for a double carport behind the front building line.
- The proposed setback is consistent with the setback provided to the dwelling immediately to the south, No. 83 Lascelles Road. The proposal provides for an appropriate transition between No. 83 and the properties to the north.
- This portion of Lascelles Road is a cul de sac and as such does not have 'through traffic'. There is a limited streetscape and road design is such that there is limited street parking.

There are no other provisions of the DCP that apply to the proposed development.

## **5. EP & A ACT - SECTION 4.15**

### **The Provisions of any Environmental Planning Instruments**

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. The site is zoned R2 Low Density Residential under the provisions of the LEP. Construction of a carport ancillary to a dwelling is permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

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

### **The Likely Impacts of the Development**

It is considered that the development will provide for the construction of a new carport ancillary to a dwelling without any detrimental impacts on the environment, social and economic status of the locality.

### **The Suitability of the Site for the Development**

The subject site is zoned R2 Low Density Residential and the construction of a carport ancillary to an existing dwelling house in this zone are permissible with the consent of Council. The resultant development is of a bulk and scale that is consistent with the existing surrounding development. The proposal does not result in the removal of any significant vegetation.

For these reasons it is considered that the site is suitable for the proposed development.

### **The Public Interest**

It is considered that the proposal is in the public interest in that it will provide for a carport ancillary to the existing dwelling house that are consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.



## 6. CONCLUSION

This application seeks approval for the construction of a carport ancillary to an existing dwelling house. As demonstrated in this report the proposal is consistent with the aims and objectives of the Warringah Local Environmental Plan 2011. The resultant development does not have any detrimental impacts on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed construction of a carport ancillary to an existing dwelling upon land at **No. 85 Lascelles Road, Narraweena** is worthy of the consent of Council.

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