

**Statement of
Environmental Effects
For
An Open
Carport Addition
at
105 Sir Thomas Mitchell Drive
Davidson
for
M & P COOLENTIANOS**

Prepared by
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12th December 2024

Northern Beaches Council
(Formerly Warringah Council)
725 Pittwater Road,
Dee Why NSW 2099

Attn: The General Manager

Dear Sir/Madam

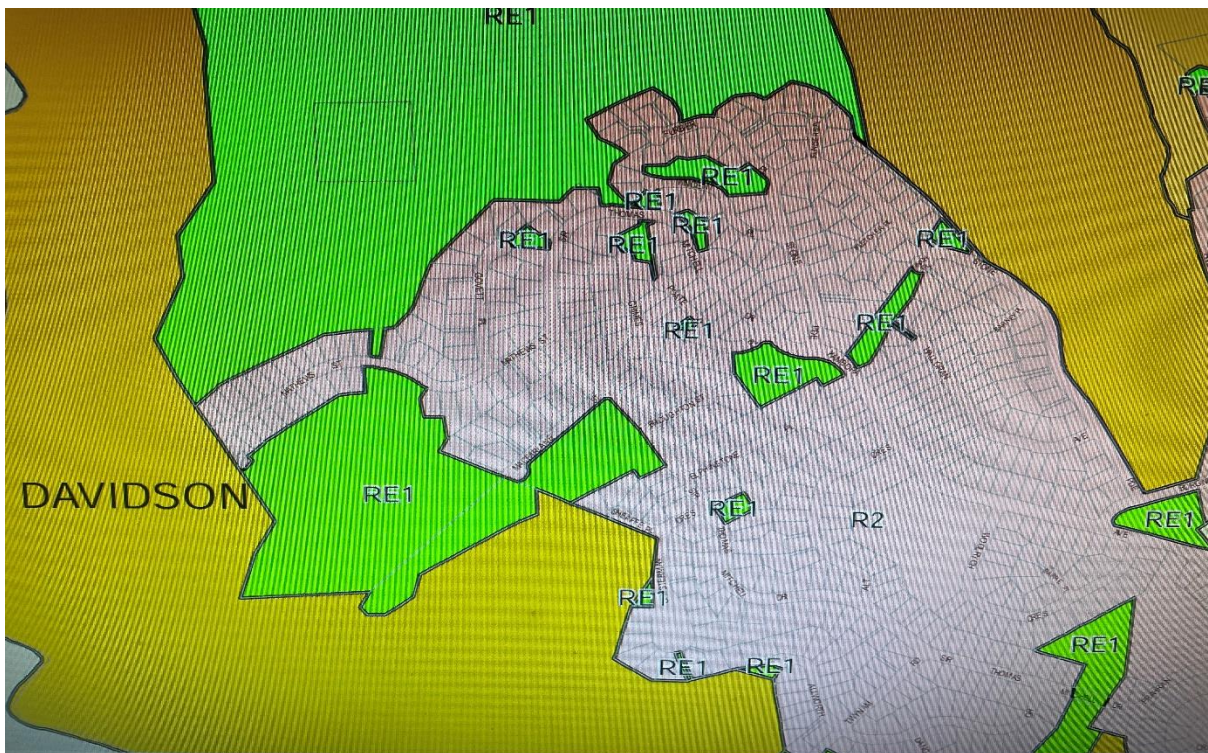
This Statement of Environmental Effects is in relation to the Development Application for proposed Alterations & Carport addition at 11 Elouera Road, Westleigh (DP 251101 Lot 4)

Please accept our Statement of Environmental Effects which addresses the following issues:

- Locality Statement
- The Proposal
- Environmental impact
- Streetscape and Design impact
- Building form/Setbacks
- Building height
- Traffic
- Waste disposal
- Stormwater disposal
- Views
- Solar Access
- Services
- Social impact
- Economic impact
- Soft Landscaping
- Noise impact
- Privacy
- Impact of Flora and Fauna
- Excavated land
- Floor Space Ratio

- **Locality Statement**

The subject site, situated at 105 Sir Thomas Mitchell Drive is located within an established residential area known as the Davidson residential area. The land is zoned R2 Low Density residential. The site consists of a rectangular shaped allotment, accessed from its street address, 105 Sir Thomas Mitchell Drive. The site slopes gradually in one direction, approximately 0.5 meters from South-West to North-East along both the South-East and North-West boundary lines. The site area being 799.20 m². There is vehicular access to the site, accessed via an existing crossover & layback from Sir Thomas Mitchell Drive. Vegetation on the site consists of grassed areas and terraced shrub gardens, no rocky outcrops are visible on the site.



Description of the Existing Building.

The existing building is a (circa 1980's) free standing, rendered brick one and two storey brick veneer construction dwelling, with a concrete tiled roof on a timber framed roof system. The rear of the block faces towards the North-East.

The existing building consists of four bedrooms, kitchen, ensuite, two bathrooms, lounge, dining, family room, rumpus, study, TV room and laundry located on two floors. The laundry, powder room, family room, kitchen, TV room and rumpus are located on the ground floor.

The existing building has a maximum roof ridge height of RL 148.50 (Garage roof) RL 145.20. The parking on the site consists of an existing attached single garage and parking hardstand forward of the building line.

It is noted the existing Garage has been constructed too narrow and the function as a Garage has been abandoned due to the difficulty of opening the car doors when parking inside the garage.

- **The Proposal**

The Proposal has been assessed under the following relevant controls:

- **Warringah Local Environmental Plan 2011**
- **Warringah Development Control Plan 2023**
- **Environmental Planning & Assessment Act 1979**

The proposal is to:

GROUND FLOOR

- Construct a steel framed Open carport, detached to the existing residence on the South-East side of the block, forward of the building line. The choice of roof sheeting for the carport roof shall be chosen on the basis of reducing reflectivity so as to preserve the amenity of the adjoining residences of Sir Thomas Mitchell Drive.

- **Environmental Impact**

The land, as described above, slopes in the one direction from the South-West Street front boundary line to the rear of the property at the North-East boundary line. Flooding is not an issue due to the rapid dispersion of water over the site and the existing stormwater drainage system.

All new stormwater collected from the roof of the proposed Open Carport shall be piped to the existing stormwater system which then discharges via gravity into Council infrastructure in Sir Thomas Mitchell Drive.

No increase in hard surfaces (site coverage) has been proposed due to the carport located on the existing hardstand driveway area. The existing stormwater system complies with Council controls for stormwater management.

The carport has been proposed to have a 900mm minimum setback from the Southern side boundary line. The structural elements of the Open Carport have been proposed to be constructed from durable galvanized steel materials.

Due to the level nature of the block, the site is not prone to landslip and we do not envisage a problem in this area.

The site is not within a bush fire or flood prone area. No other natural hazards are foreseen. No mature trees are threatened or need removing due to the proposed development.

- **Streetscape and Design Impact**

The Open Carport has been designed to minimize the impact on the streetscape, reducing the bulk.

B7 Front Boundary Setbacks

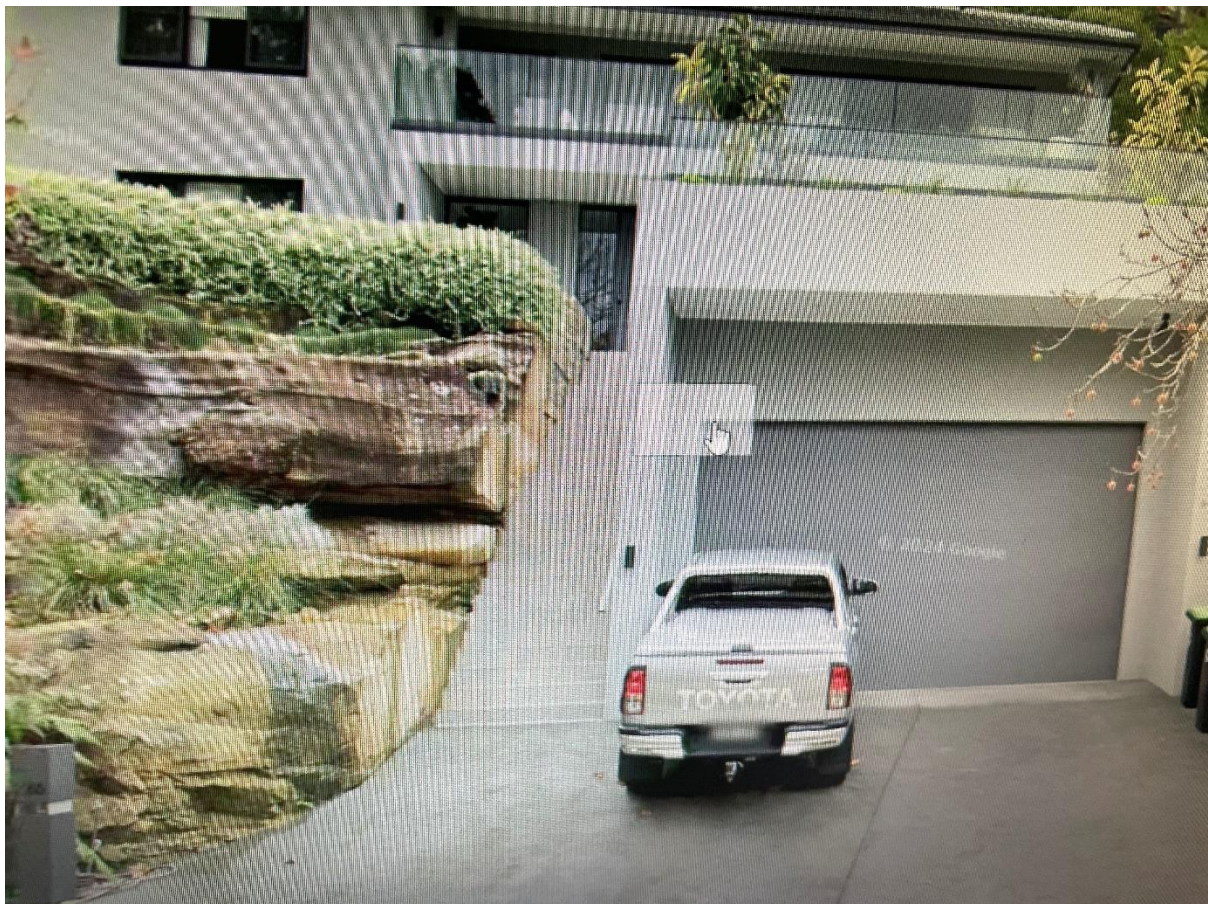
Objectives

- 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.

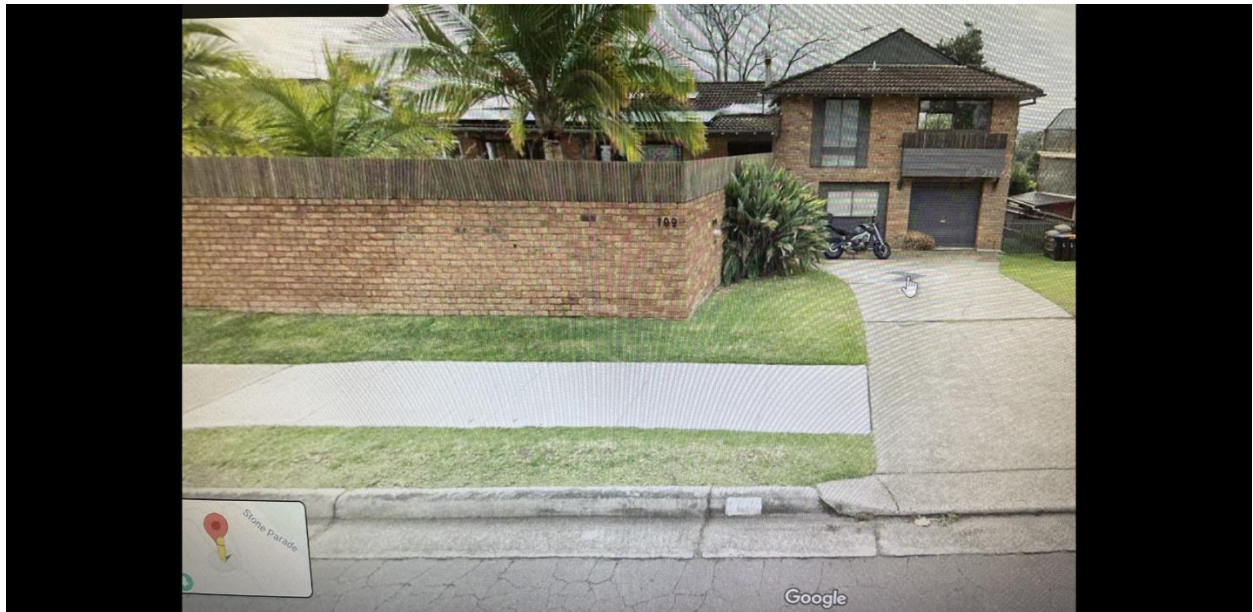
The Open Carport has been proposed forward of the building line and a variation to the DCP control is requested due to the current situation, where the Existing Single Garage's function is compromised due to the internal width being too narrow for purpose and is currently used as storage.

Similar Carports, Parking structures and structures forward of the building line are located in Sir Thomas Mitchell Drive, refer to images attached:

Garage forward of the building line
86 Sir Thomas Mitchell Drive



A neighbouring fence constructed on the street-front boundary line for a Pool structure located in the front yard at 109 Sir Thomas Mitchell Drive.



Site constraints and merit have been taken into consideration and applied to proposals that strictly don't meet the controls of the Northern Beaches DCP in the photos attached, we are requesting a merit assessment for this proposal, based on the poor design of 105 Sir Thomas Mitchell Drive's initial construction, constructing a parking space that is not fit for purpose in the existing home.

The existing driveway entry Layback is 3.4m wide and is to proposed to be widened to 4.5m to make access and turning for 2 cars easier than the current parking situation, with no loss of parking spaces in the street.

- **Building Form/Setbacks**

The building form, setbacks and the overall height of the existing residence remains unchanged due to the proposed Open Carport structure.

The Open Carport has been proposed to minimize the impact of sight lines when entering and exiting Sir Thomas Mitchell Drive, maintaining the sense of openness for the Subject site and Sir Thomas Mitchell Drive.

The Open Carport is consistent with adjoining residential parking arrangements in Sir Thomas Mitchell Drive and surrounding areas.

The Front setback proposed has been nominated at 4.504m minimum.

- **Building Height**

The existing overall building height of 105 Sir Thomas Mitchell Drive Davidson complies with the Northern beaches LEP control of 8.5m for building height and is unchanged due to the proposed development.

- **Traffic**

There is currently an existing driveway, two carparking hardstand located in the proposed carport zone. No increase in traffic is expected from the proposal.

- **Waste Disposal**

All demolition and construction waste removal to be carried out in accordance with AS2601. The existing designated areas for garbage and recycling bins remain unchanged by the proposal.

- **Stormwater Disposal**

All new roof water gutters and downpipes shall be connected to the existing stormwater system, stormwater is conveyed by gravity to Council infrastructure in Sir Thomas Mitchell Drive.

- **Views**

Views and view sharing is considered unchanged by the proposed development as prominent views for the subject property and adjoining properties are directly to the North.

- **Solar Access**

The proposed development has no effect on the internal living areas or private open spaces of the subject property or adjoining properties between 9 am and 3 pm at the winter and summer solstice.

- **Services**

All utility services that are currently available to the existing dwelling are to be used, as needed, for the proposed Open Carport.

- **Social Impact**

The proposal has been designed in the context of existing carports seen in the immediate area and as such it is considered to have a minimal social impact upon the local area.

- **Economic Impact**

Construction of the proposed new dwelling will create employment in the area. The accommodation of a family in the dwelling benefits local retail outlets in the area.

- **Soft Landscaping/Private Open Space**

The Existing Soft landscape remains unchanged due to the proposed Development. No mature trees are threatened or to be removed due to the proposed alterations and additions.

106m² in the front yard.

239.00m² in the rear yard

345.00² total soft landscaped area or 43% of site area.

A minimum 60m² Private open space has been provided with the Development.

- **Noise Impact**

To address any issues of noise interference with neighbouring residents, the following noise reduction measures have been incorporated into the building design:

- The existing area is currently being used for parking, as such, no increase in noise is expected than is currently being emitted.

- **Privacy**

The visual privacy of adjoining residents was carefully considered during the design process. The design measures that have been incorporated into the building to maintain the existing levels of visual privacy are as summarized below:

- The Proposed Carport is located where cars currently use the area for parking, as such, loss of privacy is not considered to be an impact for adjoining residences.

- **Impact upon Flora and Fauna**

No issues of adverse impact upon the sites existing flora and fauna have been identified in relation to the proposal.

- **Excavated Land**

Mass concrete footings for the steel structural elements are proposed with this development. The ground works are considered minor in nature, no impact on adjoining residences is foreseen due to these works.

- **Floor Space Ratio**

291m² Floor Space area or 0.36:1 has been identified in relation to the Site .

Floor Space Ratio remains unchanged due to the proposal.

Conclusion

For the aforementioned reasons we feel the proposed alterations & Carport addition satisfies the objectives of Northern Beaches Council's Development Control Plan and LEP 2011.

We look forward to Council's support of our proposal.

Yours sincerely

Bradley Bullen
Alinea Dzine Pty Limited