



STATEMENT OF ENVIRONMENTAL EFFECTS

Replacement of Glazed Roof Cladding

LOCATED AT;

Dee Why Gardens Retirement Village
151-171 Fisher Road North, DEE WHY

Prepared for;

Lendlease Retirement Living Holding Pty Ltd
As trustee for the Lendlease Retirement Living Trust

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Table of Contents

1.0	SITE LOCATION AND DESCRIPTION	1
2.0	BACKGROUND.....	2
2.1	Supporting Documentation	2
3.0	THE PROPOSED DEVELOPMENT	2
4.0	ENVIRONMENTAL ASSESSMENT	3
4.1	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.....	3
4.2	Warringah Local Environment Plan 2011 (WLEP)	3
4.3	Warringah Development Control Plan 2011	4
5.0	KEY IMPACT CONSIDERATIONS	5
5.1	Social and Economic Impact	5
5.2	Design, Layout and Visual Impact.....	5
5.3	Waste Management	5
5.4	BCA and Accessibility	5
6.0	SUITABILITY OF THE SITE	5
7.0	CONCLUSION	6
8.0	APPENDIX A – Photographs	7
9.0	APPENDIX B – Development Plans	11

1.0 SITE LOCATION AND DESCRIPTION

The subject site has the following characteristics;

- The property address is 151 – 171 Fisher Road North, Dee Why
- The legal description of the site is Lot 61 DP869675.
- The site has an area of 3.14 hectares.
- Dee Why Gardens Village is a retirement village containing independent living and serviced apartments, associated common amenities and facilities.
- The area of the subject work is denoted on the enclosed drawings.
- The development site is identified on the locality and site plans below;



Figure 1: Aerial photo- Courtesy of Google Earth

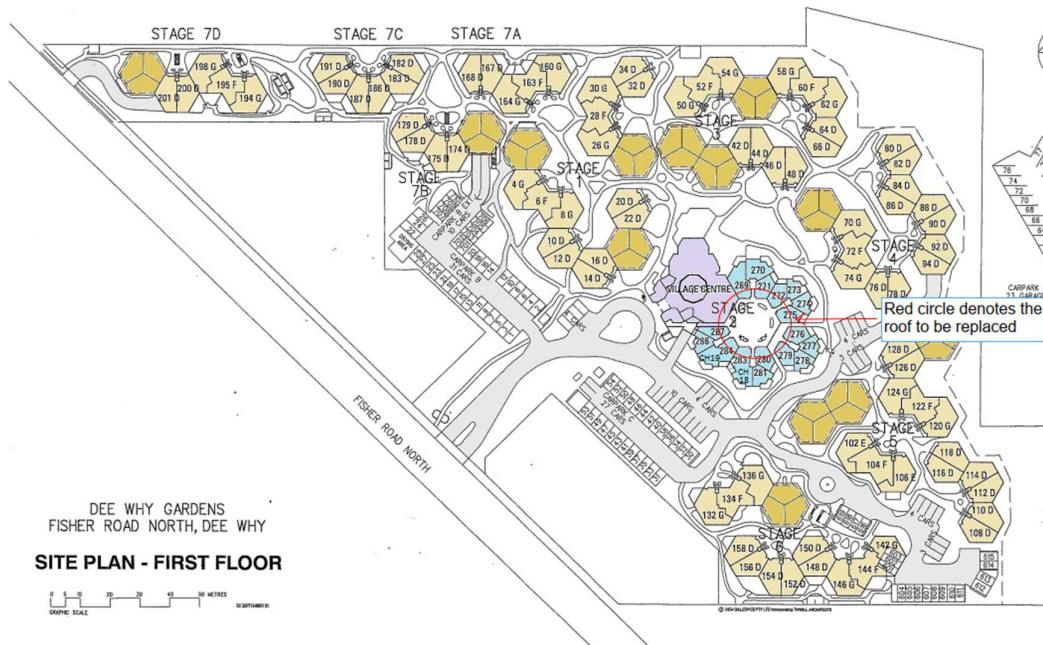


Figure 2: Site plan showing location of the roof

2.0 BACKGROUND

The proposal seeks development consent to replace the glazed roof with a metal roof to the dining room of the Serviced Apartment building which is located in the middle of the building.

2.1 Supporting Documentation

This Statement of Environmental Effects should be read in conjunction with the supporting plans and documentation that is submitted as part of the DA package which includes;

- Appendix B – Development Plans, architectural drawings, prepared by Mostaghim & Associates

3.0 THE PROPOSED DEVELOPMENT

The development application seeks consent for the following;

- Replacement of the glazed roof cladding with metal roof cladding
- Construction of a new ceiling to the area where the roof is being replaced

4.0 ENVIRONMENTAL ASSESSMENT

The following section addresses the relevant matters pursuant to Section 4.15 of the Environment Planning and Assessment Act 1979. Given the nature of the proposal being limited to replacement works, the provision of the relevant Environmental Planning Instruments and development policies have limited applicability. The proposal will meet the relevant statutory and policy provisions as detailed below;

- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- Warringah Local Environmental Plan (WLEP) 2011
- Warringah Development Control Plan (DCP) 2011

There are no draft environmental planning instruments relevant to this proposal.

4.1 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The proposed development is consistent with the aims of the policy;

- The proposed development will make efficient use of the existing infrastructure.
- The proposed development will maintain adequate daylight to the dining room through the provision of skylights

4.2 Warringah Local Environment Plan 2011 (WLEP)

The WLEP is the relevant Environmental Planning Instrument applying to the land.

The site is zoned R2 (Low Density Residential.) The proposed development does not introduce any additional land uses and is consistent with the approved use of the site and the objectives of the zoning- the proposal is therefore permissible with consent.

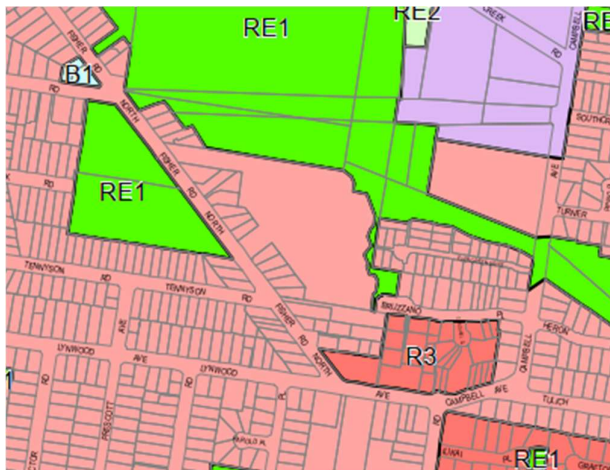


Figure 3: WLEP 2011 Zoning Map

The WLEP has limited applicability to the proposal due to the minor nature of the development, the relevant provisions of the WLEP are detailed below;

Clause 2.7- Demolition;

Consent for the demolition of the existing roof glazing is sought.

Clause 4.3- Height of buildings;

The maximum permissible building height of 8.5 metres.

The works will result in a slight increase to the building height to this part of the building being the height of the new roof purlins added to the existing roof structure and thickness of the new roof cladding and insulation. The overall building height will not be increased as there are sections of roof on other areas of the building which have ridges higher than the apex of this roof.

The height to the underside of the roof apex is 6.97 metres above finished ground floor level (refer photo 1 in Appendix A.) The depth of the existing roof rafter is approximately 200mm, the combined additional height of the new roof purlins and roof sheeting will be approximately 400mm - 600mm. The height of the finished roof apex above finished ground floor level will be approximately 7.8 metres.

4.3 Warringah Development Control Plan 2011

The DCP primarily sets the built form parameters for new buildings and has limited applicability to the proposal due to the minor nature of the development. The relevant provisions of the DCP are detailed below;

Part D – Design

Part D6 - Access to Sunlight

Skylights will be installed in the roof which will provide sunlight to the dining area

Part D11 - Roofs

The proposed development will not be visible from ground level as the ridges of the adjacent roofs on the building are higher than the new roof.

For this reason, as the new roof is not visible from ground level or adjacent property, metal roofing is proposed to be used instead of roof tiles for longevity and reduced maintenance.

Part D12 – Glare and Reflection

The proposed roof colour is Windspray and is a medium tone which will reduce glare and reflection.

5.0 KEY IMPACT CONSIDERATIONS

The development proposal has been compiled with consideration to the desired character of the area, Council's planning controls and any potential impacts on the surrounding land.

The following addresses the key planning issues for the proposed development.

5.1 Social and Economic Impact

An assessment of potential social and economic impacts has been undertaken as follows;

- The proposed development is consistent with the approved residential use of the property.
- Providing improved lighting and thermal comfort in the dining room allowing more comfortable conditions for the residents dining in the relocated cafe area.

5.2 Design, Layout and Visual Impact

An assessment of the design, layout and visual impact has been undertaken to ensure there will be no unreasonable impacts on the amenity of neighboring business's or residents and the public domain as follows;

- The impact of the proposed roof replacement when viewed from the surrounding area remains unchanged as the area of roof that is being replaced is not visible from inside the property or the public domain.
- The colour of the metal roof will be sympathetic to the existing tiled portions of the adjacent roof.

5.3 Waste Management

A waste management plan is submitted with this DA submission.

5.4 BCA and Accessibility

The development will comply with the BCA and current applicable standards.

6.0 SUITABILITY OF THE SITE

The proposed development is considered appropriate for the site for the following reasons;

- The site is located in a residential zone that permits the proposed development.
- The proposed development is consistent with the approved use of the site.
- The development will not have any adverse impacts on adjoining properties or surrounding lands and respects the objectives of the Heritage Conservation Area.

For the above reasons, the proposed development is considered suitable for the site.

7.0 CONCLUSION

The proposal has been assessed in accordance with the relevant matters for consideration contained in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The assessment of the proposal identifies the following;

- The works are permissible with consent as the proposed development is consistent with Local and State Government planning controls
- The development will not result in any unacceptable impacts on the environment or surrounding property

The proposal is considered to be reasonable and appropriate, it is recommended that approval be granted for the proposed development.

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by
1	08.01.20	R Treloar	R Treloar

8.0 APPENDIX A – Photographs



Photo 1: Floor to ceiling height = 6.97 metres



Photo 2: Adjacent rooves to the proposed works



Photo 3: Western façade. The roof is not visible from ground level. The glazed roof shown in the picture is on the adjacent building which no works are proposed to this roof



Photo 4: South Western facade



Photo 5: South Eastern facade



Photo 6: Eastern facade

9.0 APPENDIX B – Development Plans