



NAIRB DRAFTING

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26 November 2021

STATEMENT OF ENVIRONMENTAL EFFECTS FOR PROPOSED ADDITIONS AT LOT 'B' DP.371705 No 3 COOLANGATTA AVE – ELANORA HEIGHTS FOR :- K & R PARKER and D & J LESPIERRE

1.0 THE PROPOSAL

This proposal involves upper level additions to include the construction of a master bedroom suite; a parents retreat area with front balcony; a bathroom and another bedroom above the existing Residence at Lot 'B', DP 371705 (No.3) Coolangatta Ave, ELANORA HEIGHTS.

2.0 THE SITE AND SURROUNDING AREA

The site (Lot 'B') is located on the Western side of Coolangatta Avenue. The allotment has a total site area of 617 m². It is accessed via Coolangatta Avenue.

The land falls at a grade of approximately 1:11 from west to east. A single storey brick-veneer residence with garage under currently occupies the site and a number of small trees and shrubs are growing within the site boundaries.

Surrounding development consists of single and two storey housing on the nearby allotments.

3.0 STATUTORY/POLICY CONSIDERATIONS

The site is zoned R2 residential under the Northern Beaches Council Local Environmental Plan.

From the following table, the proposal has been illustrated, to comply with Council's development standards.

TABLE 1 – DEVELOPMENT STANDARDS

	REQUIRED	PROPOSAL	COMMENT
SITE AREA Total	Min 500 m ²	617 m ²	Complies
FLOOR AREAS (Floor Area) Dwelling (existing)	N/A	137.84 + 83.76 = 221.6 m ²	No DCP standard
MAXIMUM FLOOR AREA Dwelling (Exist + Proposed)	380 m ²	221.60 m ²	Complies
SITE COVERAGE	50% = 308.5 m ²	186.61 m ²	Complies
OPEN SPACE (minimum 3.0m x 3.0m dimensions) Dwelling	Min 24 m ²	> 100 m ²	Complies
CAR PARKING	One spaces (covered)	Two spaces (covered)	Complies
MINIMUM SETBACKS Front Side (north) Side (south) Rear (west)	Min 6.0 m 0.9 m & 1.50 m 0.9 m & 1.50 m Min 8.0 m	7.49m 1.33 m & 3.33m 1.475 m & 3.475m 12.5 m	Existing Existing Complies Complies
ENERGY EFFICIENCY Dwelling	Min 3.5 stars	3.5 stars	Complies
MAX HEIGHT	8.5 m	8.45 m	Complies
LANDSCAPED AREA	Min 30% =185.1m ²	130.56 + 118.0 = 248.56 m ²	Complies

4.0 ENVIRONMENTAL EFFECTS

4.1. The Site

Site dimensions, and existing structures are shown on the Site Plan which accompanies the Development Application.

Services

Adequate sewer, water, electricity and drainage services are available in the locality to serve the proposed development.

Microclimates – Northerly Aspect

The site is generally protected from the prevailing winter winds. Prevailing winds in the locality would be from the north east and east in summer and from the south and west in winter.

Over-shadowing

Shadow diagrams have been prepared for the proposal however because the development casts a shadow predominantly to the southern side of the existing residence and the land is falling from southwest to northeast the property most effected is the property on the eastern side of the subject property but it still enjoys the at least 3 hours of direct sunlight to their POS.

The nature of the development is such that there will be minimal overshadowing to the backyard of the adjoining property to the south because the development is located more towards the front of the property. The shadow impact of the proposal is considered to be acceptable.

4.2. The Surrounds

Surrounding development consists of two storey and single storey residences. The locality is characterised by residential development of mainly single storey residences of varying periods of construction. The proposed development is in character with this existing development.

Privacy

Privacy conflicts between the existing and proposed additions, in relation to adjoining development have been minimised by placement and design of the proposed additions and by the fact that the windows predominantly face the front.

Level differences between the site and adjacent properties.

The site of the proposed Additions is generally on the grade with adjacent properties; this level relationship is considered to be acceptable in terms of privacy and site drainage.

Views and solar access

The proposal achieves an acceptable level of solar access into the private open space areas of the dwelling. Solar penetration onto the subject site and to adjoining properties is maintained and considered satisfactory. Solar access to adjoining properties is maintained by virtue of the house orientation.

Major trees

There are a number of existing trees and shrubs on the site, none of which are proposed to be removed.

Heritage features

There are no heritage items in the immediate vicinity and the property is not in a heritage area. The proposed development generally complies with the objectives of the DCP and is consistent with other similar developments in the nearby vicinity.

Adjoining bushland or environmentally sensitive land

The site does not adjoin bushland. It is considered that the proposal will have no detrimental impact on the bushland.

Sources of nuisance

The only source of nuisance in the locality would be from traffic noise associated with Powder Works Road. This is not expected to be a significant problem.

4.3. Neighbourhood amenity

The development will not cause significant impacts upon the existing or future amenity of the neighbourhood in general or of the adjoining properties in particular. The siting and scale of the proposed additions is in keeping with the character of the locality and nearby development.

4.4. Drainage

It is proposed to drain stormwater generated from the development to the existing stormwater system as the existing roof area of the development remains unchanged with the construction of the proposed additions.

5.0 CONCLUSION

The proposal complies generally with the standards and objectives of the Northern Beaches Council Local Environment Plan and DCP. The architectural design, character and scale of the proposal is consistent with the locality and the development will have an acceptable impact on the neighbourhood amenity.

Having regard to this assessment, it is considered the proposal warrants approval by Council.

Yours faithfully

A handwritten signature in black ink, appearing to read 'B. G. VERNON', with the number '1422' written below it.

BRIAN G VERNON
DIP TECH ENG