

Application for a Development Application
of Alteration and Addition

at

20 Warringah Road, Dee Why NSW 2009

Statement of Environmental Effects



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Figure 1: Street View (source Google Map)

1. INTRODUCTION

The subject property is a Two-Level Residence built around 2003. The residence is constructed with Brick Veneer and Tile roof with deck.

This Statement of Environmental Effects provides a description of the subject site and surrounds, and the proposed addition.

1.1 SITE AND LOCATION

The site is located on a major Road with kms from the main shops center of Dee Why NSW and 2km to Dee Why Beach. The property is at 20 Warringah Road, Dee Why and the land is legally described as Lot 51 DCP1018396.

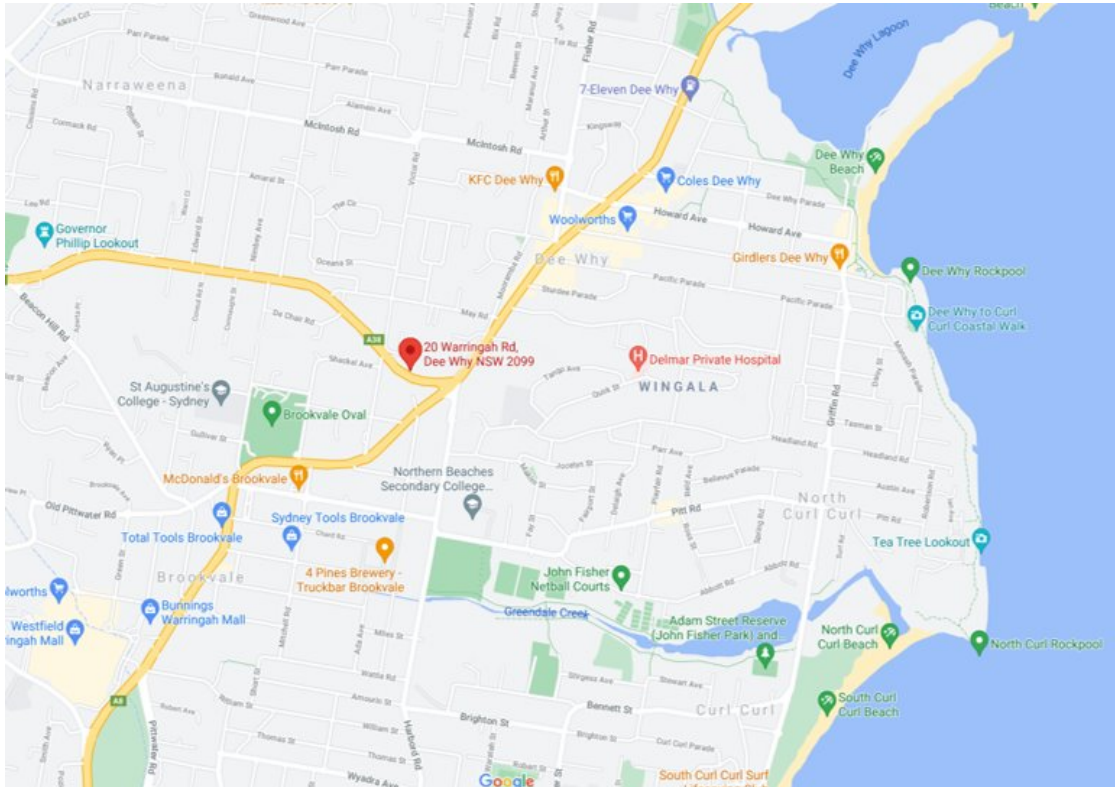


Figure 2: Site locality (source Google Map)

The Building is constructed of Brick Veneer building, Tile Roof roof. The residence two level building with 5 Bed Rooms, 2 Bathrooms, Kitchen, Laundry, Dinning, Living and Family Room with a Deck accessed from rear path and Dinning Room.

The site is situated within the Northern Beaches Council Local Government Area.

Site Area – 548.4m²

Two-Level Residence – total floor area – 190.4m²

Double Garage – 33.4m²

Deck – 88.4m²

Neighbouring properties

The property is surround by Two level residential properties with a single level property to the east.

1.2 PROPOSED DEVELOPMENT

The proposed development entails a new extension above the existing double garage to the east side of the residence. The new extension will be a Rumpus / Games room with addition storage space above the garage.

1.3 EXTERNAL FINISHES

The finishes are to match existing colour scheme of the building.

2.0 PLANNING CONTEXT

2.1 APPROVAL REQUIRED

The project requires a Development Application approval.

2.2 ZONING

The location of the proposed building is Zoned R2 Low Density Residential. Warringah LEP 2011 and Warringah DCP 2011.

2.3 DEVELOPMENT COMPLIANCE

Compliance table as per Warringah LEP 2011 and Warringah DCP 2011.

SIZE OF PROPERTY = 548.4 m²

	REQUIRED/ALLOWED	PROPOSED/EXISTING
Front set back	6.00m	6.1m - Unchanged
Rear set back	6.5m	7.8m - Unchanged
Side set back (west)	no west boundary	
Side set back (east)	0.90m	0.9m
Building height	9m	6.9m - Unchanged
Private open space	60m ²	88.4m ² (deck)
Landscaped open space	219m ² (40%)	228m ²
Floor Space	430m ²	160m ² - Unchanged (main dwelling)
Site coverage	182.6m ² (33%)	128.6m ² Unchanged
Wall Heights	7.2m from ground	6.08m from ground

The proposed development is compliant.

B3 Side Boundary Envelope

Objectives

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*
- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*
- *To ensure that development responds to the topography of the site.*

Requirements

1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:

- *4 metres*

The floor area is within the side boundary envelope with small part of the eave's to the south east of the building encroaching into the setback refer to Architectural drawings DA03.

3.0 EXISTING ENVIROMENT

3.1 SITE SUITABILITY

The new extension faces east allowing for morning sun.

3.2 ACCESS AND TRAFFIC

Access and Traffic is unchanged.

4.0 ENVIROMENTAL IMPACTS AND MANAGEMENT

4.1 LAND SLIP - SOIL EROSION

Subject land is not subjected to Landslip.

4.2 FLORA AND FAUNA

Flora and Fauna is not affected by this development. No landscape is to be change or adjusted as part of this application.

4.3 WASTES

There will be no additional waste from this development.

4.4 STORMWATER

Stormwater to be directed into existing stormwater drains shown on the drawings.

4.5 DUST AND NOISE

Any dust that may be produced during demolition or ground works will be controlled by wetting down where necessary.

Construction work being carried out will be required to adhere to working hours stipulated by Council as part of the Conditions of Consent. The builder will be required to minimise any excessive noise and be considerate of neighbouring properties.

4.6 PRIVACY, VIEWS AND OVERSHADOWING

Overshadowing -

There are no significant changes to overshadowing to the site or surrounding residences. Property 18 Warringah road is already overshadowed on the 21st June 3pm and all other shadows only impact Warringah Road.



Drawing: Site shadows

Views-

Properties to the rear of the property are significantly higher in elevation the little to no impact to the views from their properties.

Privacy- Property 18 Warringah Road has two high frosted windows above carport on the western side of the building. Privacy is unaffected by proposal see photo below.

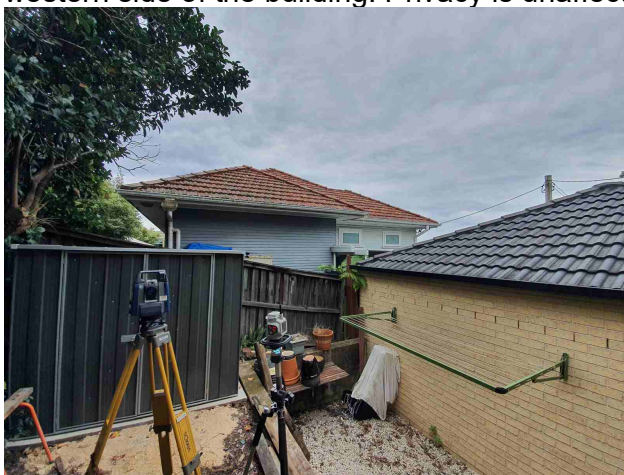


Photo: 18 Warringah Road

4.7 SOLAR ACCESS

The new room will benefit from the solar access with morning sun from the east.

4.8 HERITAGE

There is not Heritage significance to the subject property.

4.9 BUSHFIRE

The development is not within bushfire prone land.

4.10 STREETScape

The house is setback from the busy Warringah road and the streetscape change is insignificant. Refer to figure 1 page 2 SOEE.

5.0 CONCLUSION

Based on the above, the Proposed Alteration and Addition at 20 Warringah Road, Dee Why in our view is considered supportable.

The environmental impacts of the proposal have been considered insignificant.

The new development complies with the zoning objectives and warrants an approval.

We trust the above is of assistance and request that you contact the applicant should you have any queries or require any further information.

In the event that any concerns remain, we request an opportunity to discuss these with Council officers prior to any determination being made.