

Statement of Environmental Effects

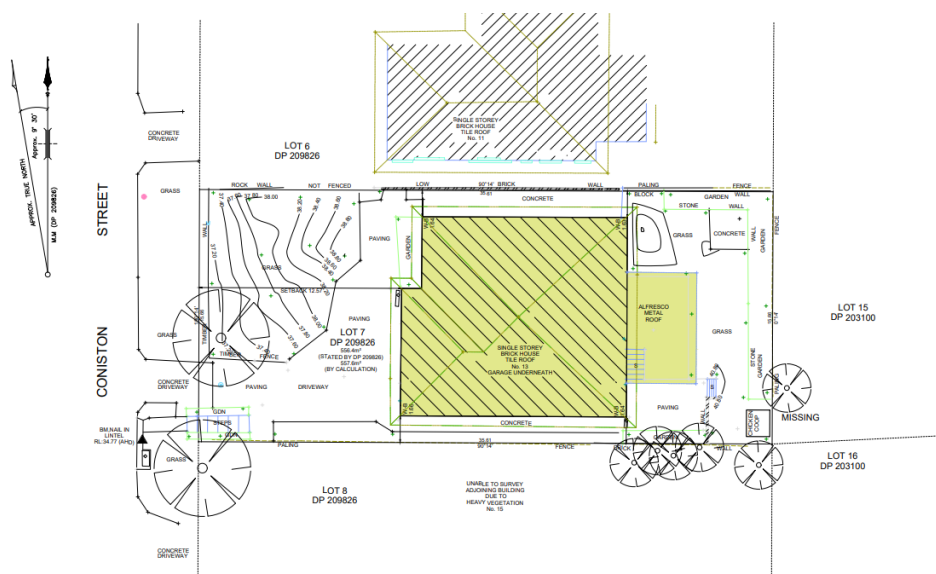
Address: Lot 7 DP 209826, No 13 Coniston street
wheeler Heights, NSW, 2097

Proposal:

- Proposed new Alterations and Additions

LGA: Northern Beaches

Date: 10th November, 2022



SITE PLAN

1 : 200

INTRODUCTION

As a requirement of State Government policy, this statement has been prepared as part of the development application for the construction of new alterations and additions to 13 Coniston street Wheeler Heights NSW, 2097.

Overview

The following report has been prepared to support the accompanying development application for the above captioned property. The site is a regular shape with an area of approx. 556 m² and is currently occupied by a single storey brick home on concrete footings and tiled roof. A new proposed first floor extension of the existing house also maintaining the current off street parking for the owner as well as a rear entertaining area is proposed.

4. Environmental Matter

The proposed development is permissible under the Warringah LEP 2011 Local Environmental Planning Plan which is applicable to the site. The subject site is zoned R2 Low Density Residential Medium Density Residential.

The applicable objectives of the zone are provided below: .

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide a suitable low scale residential character commensurate with a low dwelling density.
- To ensure that a high level of residential amenity is achieved and maintained.

Comment: The proposed development demonstrates compliance with the objectives in the zone.

The developments permitted within this zone are provided below: Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Places of public worship; Recreation

areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings

Comment: The proposed development is permitted within the zone.

Height of Buildings

Comment: The proposed development achieves compliance with the maximum height of buildings map. Height limit is 8.5m

Setbacks and Building Envelope

All adjoining properties are residential homes. Both in single and double storey. Minimum Front Setback - In keeping with the existing established front setback of the existing dwelling.

Side Setback 0.9 metres maintaining the existing side setback

Rear -6m metre. Proposal is not changing the existing rear setback

Comment: The setbacks and vertical building envelope are compliant in accordance with the DCP requirements.

HOUSING DENSITY, DESIGN AND STREETSCAPE

The existing surrounding development is a mixture of single storey and two storey residences.

The proposed development will enhance the streetscape with the garage and front façade being design to be sympathetic to the character of the existing single storey dwelling.

The development will not have any potential environmental impacts associated with the development. Temporary construction measures will be employed to mitigate any environmental impacts during the construction of the proposed development.

The current dwelling has no 4 spots behind the setback. The proposal is to maintain the current 4 car spots behind the setback.

Where a dwelling has a direct public road frontage 1 space per 1 or 2 bedroom dwelling behind the building setback 2 spaces per 3 or more bedroom dwelling behind the building setback

5. SITE ANALYSIS a) EXISTING VEGETATION

Existing vegetation consists of open spaces garden beds and 1x large shed at the rear.

With the proposal we envisage that minimal impact will be carried out throughout the construction process.

We are proposing the removal of 1x shed and replacement of the rear entertaining area. The surrounding rock walls and edging will be maintained. No trees or bushes are to be removed. This is minimal impact due to its significance and existing disturbance to the existing sewer lines on the property.

c) ACCESS

There is one point of access to and from the site and that is off Coniston street. vehicular & pedestrian entry and exit are always via this point' The existing kerb crossing and driveway provide easy and expedient vehicular entry into the site.

This will help street appeal and stop the impact of surrounding vegetation due to car traffic and off street parking.

d) VIEWS AND SOLAR ACCESS - OVERSHADOWING NEIGHBOURING BUILDINGS

The proposed development will not have any adverse effects on the neighbouring properties in terms of increased overshadowing, loss of privacy or views. views from the site are reasonably good and will be focused towards the front of the site. The existing large and overgrown side vegetation offers reduced privacy to the adjoining neighbour. The proposed side windows will incorporate frosted glass which will have no impact to privacy. The low sloping pitch in relation to the existing structure will have minimum impact on the overshadowing.

e) PRIVACY

The Proposal is of a ground floor renovation and first floor extension. The structure built on slightly sloping land toward the street and therefore will not have any impact. The existing large and overgrown side vegetation offers reduced privacy to the adjoining neighbour. The proposed side windows will incorporate frosted glass which will have no impact to privacy

f) SITE SETBACKS

The proposed house has been designed with a front setback that respects the predominant setback along the-street and complies with the required minimum. Front and side setbacks are indicated on the drawing. Side setback has been indicated as 900mm. The proposal is maintaining the existing setbacks of the existing approved dwelling.

g) STREETSCAPE

The streetscape of the immediate area generally consists. of a mix of single and double storey houses on similar sized blocks with generally uniform setbacks. Planting generally consists of a mix of low planting and medium size to large trees with landscaped areas and paved driveways at the front with grass-ed areas occupying most of the backyards' A lot of well-established trees can be seen in the backyards of the surrounding neighbourhoods but also at the fronts. The character of the area is dominated by the majority of dwellings that have been through their life cycle and due to current day living requirements, are in need of extensive upgrading or redevelopment.

The proposal will only enhance the appearance of the street in general.

h) OPEN SPACE

Remains as a minimal impact. No additional footprint is proposed other than replacing the rear entertaining area with a fresh design. The site coverage complies with council requirements.

i) Environmentally SENSITIVE LAND

The area has been developed for many years and is quite stable. The site falls under Warringah LEP 2011 – land slip risk map – Area D. The proposal does not impact or affect the existing subsurface flow conditions by maintaining the existing footprint. An engineer will assess the structural integrity of the dwelling. The design of a low weight construction is also proposed which will not impact on the stability of the existing or adjoining land.

J) HERATAGE AREA

The subject land is not in a heritage impact area.

Proposed Height

The house is within the maximum height limit 8.5m height above NGL) and complies with this standard. The maximum height of the house and ceiling is indicated on the drawings.

Site Coverage

The proposed extensions consist of ground floor = Maintain existing 171.6m²

Rear deck =24m²

First floor = 98.9m²

Site Coverage = 33%

Material Finishes

The new alterations will be enhancing the buildings life and thus creating street appeal. The new Finishes will allow better requirements for thermal conditions and building methods. With the continuation of the roofing, and addition to colorbond steel roof and alfresco areas. The new windows and painted wall surfaces and a building that is timber frame with lightweight cladding will match the existing structure.

Parking Facilities

The current parking facilities will not be affected and will maintain its current 4 off street car spots.

- = 4 off street parking spaces
- = 2 car spaces (garage)
- = 2 car spaces (driveway)

Complies

Energy Efficiency

The proposal complies with the BASIX as per Basix certificate.
 ECOLOGICAL SUSTAINABLE DEVELOPMENT The proposal demonstrates cross flow ventilation throughout the dwelling.

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BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A480652

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Tuesday, 15, November 2022

To be valid, this certificate must be lodged within 3 months of the date of issue.

Description of project

Project address	
Project name	Mark Grove
Street address	13 coniston Street wheeler heights 2097
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 209826
Lot number	7
Section number	
Project type	
Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Trees & Vegetation

The proposed is not requesting any tree or vegetation removal. Mainly building on the existing rock structures will be proposed.

Earthworks/ Sedimentation and Erosion Control

The proposal has allowed for geotextile barriers to be installed as required to allow for any erosion or overland flow of water that may take place during the course of construction.

There are minimum earthworks proposed to the site. There will be minimal removal of soil from site.

All existing vegetation will not be impacted outside of the building zone

Waste and Stormwater Disposal

Waste disposal will be via the existing onsite sewer connection located at the side and front of the property. Stormwater will be collected into the existing storm water lines located on either side of the dwelling and flow will be to the existing street kerb side

Bushfire

The subject lot is not affected by bushfire

Public Interest

It is considered that the proposed development will conform to all Council requirements, will provide a safe and attractive family residence and will be a valuable asset to the area with minimal adverse environmental impact.

6. DESIGN CONCEPT

The basic design concept was to maximize as much as possible, the potential of the site by providing a larger house that will meet the owner's requirements and incorporate all the positive features of the site into the design. The development has been designed to retain the predominant setbacks as much as possible of the existing streetscape.

Conclusion

We believe that the proposal will fit well within the architectural character of the street and will only have a positive impact on the surrounding area as it replaces an older house. We believe that this development will only bring benefit to the neighbourhood and we recommend it for Approval.

The proposed development has been designed to meet the objectives and requirements outlined in the planning instruments, codes and guidelines relevant to the site.

Yours Faithfully

Mr Shane Leggatt
Tekton Building Group