

Statement of Environmental Effects

Alterations and additions to an existing residential property at
92 Alfred Road,
NARRAWEENA NSW 2099

Rev 1_ 12 November 2024

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Table of Contents

1. Background & Introduction	4
2. Site Details	5
2.1. Location.....	5
2.2. Zoning.....	8
3. Development Proposal	8
4. Matters of Consideration	9
4.1. Section 4.15(1)(A)(i) – any environmental planning instruments.....	9
4.2. Section 4.15(1)(A)(ii) – any draft environmental planning instrument(s).....	10
4.3. Section 4.15(1)(A)(iii) – any development control plan(s)	10
4.4. Section 4.15(1)(A)(iia) – any planning agreement or draft planning agreement.....	13
4.5. Section 4.15(1)(A)(iv) – the regulations.....	13
4.6. Section 4.15(1)(B) – the likely impacts of the development	13
4.7. Section 4.15(1)(C) – the suitability of the site	14
4.8. Section 4.15(1)(D) – any submission made	15
4.9. Section 4.15(1)(e) – the public interest	15
5. Conclusion and Recommendation	15

1. Background & Introduction

A previous development proposal was filed to the Council on 22 November 2023 with a reference no. DA2023/1713 for alterations and additions to an existing dwelling house which was refused on 3 May 2024 at 92 Alfred Road, Narraweena NSW 2099.

Following on from the refusal, the proponent's proceeded to amend the initial design concept in consultation with the Council to achieve an amiable outcome to address the main contention of non-compliance with a side boundary setback that resulted in view loss impacts.

The revised scheme now incorporated larger offsets to the upper ground floor plan to allow compliance with the side boundary envelope to be met to the northern boundary in full, with a minor encroachment to the southern boundary.

In doing so, we note that a greater physical separation is also achieved by increased setbacks to the side boundary lines, where the setbacks have increased by 700mm for the master and balcony to the northern side boundary and 1100mm for the living room to the southern side boundary.

Further, these changes also decreased the floor plate of the addition to the master bedroom and living quarters.

We also observe the landscape open space control is made compliant and achieves compliance with the 40% requirement.

The revised development proposal now seeks consent for alterations and additions to an existing dwelling house that is found at 92 Alfred Road, Narraweena NSW 2099.

The revised development proposal is permissible in the R2- Low Density Residential zone under the provisions of Warringah Local Environmental Plan (LEP) 2011.

The proposed works are defined as ancillary and related works to an existing dwelling house that is located on the residential land holding.

We also put forward the revised scheme also puts to bed the former concerns of the adjoining owners about view loss and brings together a revised building design concept to satisfy the planning controls and there is no reason to disallow consent.

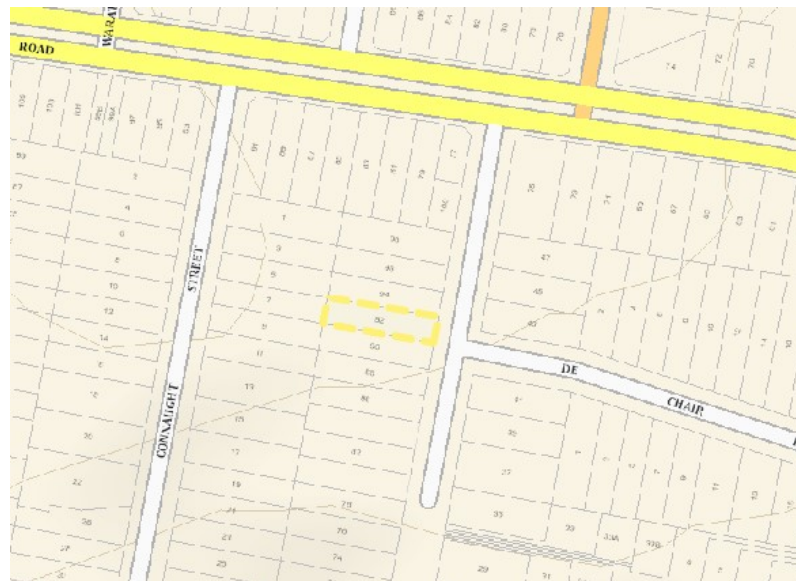
The main body of this report will review the key planning considerations for a consent authority under the heads of consideration of Section 4.15 of the Environmental Planning and Assessment Act 1979 and recommends approval.

2. Site Details

2.1. Location

The subject site is a regular shaped land holding on the western side of Alfred Road and is legally identified as Lot 80 in DP14843, known as H/N 92 Alfred Road, Narraweena NSW 2099.

A location plan of the site is provided below.



Location Plan

The site is regular in shape with a total surface area of 629sq.m and a road frontage of 12.9 metres to Alfred Road.

At the site stands an elevated 1 storey dwelling house that is constructed from light weight cladding and a terracotta tile roof construction.

Vehicle access to the site is provided by an existing 2 strip piece concrete driveway from Alfred Road which connects to cladded constructed single car garage.

The site is located some 90 metres southwards of Warringah Road and off centre of the road crown to De Chair Road and access to the property does not raise traffic concerns.



Aerial Photograph

The site is situated within an established low-density residential area and is zoned as R2 Low Density; and the adjoining and surrounding development is generally characterised by both one and two storey dwellings.

Overall, the townscape is of a varying age, scale and design and it is evident newer forms of dwellings and renovated dwellings make up the genus pool of dwellings that forms a pleasant urban area.



Subject property



Public domain looking directly opposite



Cross section of Alfred Road (looking south)



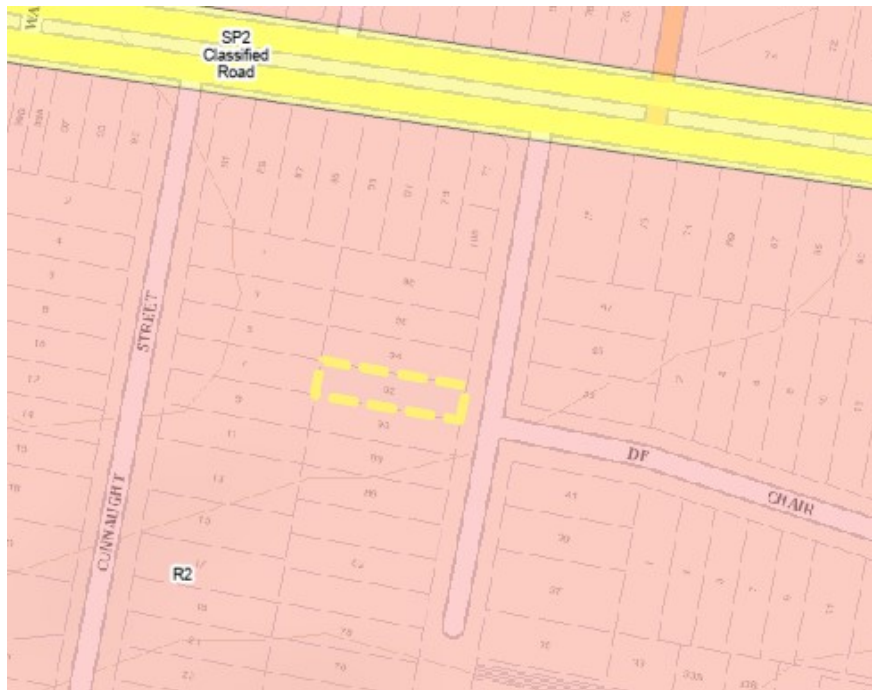
Cross section of Alfred Road (looking north)

2.2. Zoning

The site is located within the R2 Low Density Residential zone pursuant to Warringah Local Environmental Plan 2011.

The proposed works are defined as ancillary and related works to an existing dwelling house that is located on the land holding.

A zoning map is provided below.



Zoning Map

3. Development Proposal

The revised Development Application proposes the following alterations and additions to an existing dwelling house as follows:

- New lower ground floor plate that consists of defined entry, double car garage, living space, 2 bedrooms, bathroom, storage areas and staircase.
- New upper ground floor plate and consists of new master bedroom, ensuite, walk in robe, living and balcony.
- Removal of an existing garage to the front yard.

- Removal of existing driveway and pathway.
- Construction of a new driveway.

The relevant architectural plans, survey plan and other supporting documents accompany the Development Application.

4. Matters of Consideration

4.1. Section 4.15(1)(A)(I) – any environmental planning instruments

State Environmental Planning Policy (Resilience and Hazards) 2021

Clause 4.6 of Resilience and Hazards SEPP requires Council to be satisfied that the site is suitable or can be made suitable to accommodate the proposed development.

The subject site has been used for residential accommodation with no prior land uses to suggest contaminating activities occurring.

The land is suitable for the proposed land use and therefore, no further consideration is required.

State Environmental Planning Policy (Sustainable Buildings) 2022

A BASIX certificate has been submitted with the application and complies with the SEPP policy.

Warringah Local Environmental Plan 2011

The objectives of the R2 Low Density Residential zone are as follows:

- 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 ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

Compliance Analysis

Clause of LEP	Compliance with Requirements
2.7 Demolition requires consent	Yes
4.3 Height of buildings- control of 8.5m	Yes
4.6 Exceptions to development standards	N/A
5.4 Controls relating to miscellaneous permissible uses- (a) 60 square metres, (b) 11% of the total floor area of the principal dwelling.	N/A
6.2 Earthworks	Yes
6.4 Development on sloping land	Yes

4.2. Section 4.15(1)(A)(ii) – any draft environmental planning instrument(s)

There are no known draft environmental planning instruments which affect the development proposal.

4.3. Section 4.15(1)(A)(iii) – any development control plan(s)

The proposed changes do not compromise the core objectives of Warringah Development Control Plan.

Compliance Analysis

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	N/A	Yes
B1 Wall Height <i>Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).</i>	Yes (to the highest point)	Yes
B3 Side Boundary Envelope	Yes (northern boundary)	Yes

<i>45 degrees from a height above ground level (existing) at the side boundaries of 4 metres,</i>	No (southern boundary) Encroachment to the top floor is evident as illustrated on the architectural drawings. The encroachment as shown to the top floor is viewed to be acceptable as the building is compliant with the maximum height control permitted by the LEP and is due to the topography of the site. In doing so, we note that greater physical separation is also achieved by increased setbacks to the side boundary lines, where the setbacks have increased by 700mm for the master and balcony to the northern side boundary and 1100mm for the living room to the southern side boundary. The architect has worked with these constraints and increased the offset would not materially make a difference in our view. Given the location of the new works are situated towards the streetscape and forward of the existing front building line, it is anticipated that some form of redevelopment is anticipated for these land parcels and is done in a sensitive manner. The design in our view incorporates articulation into	
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	the design to provide visual interest and is satisfactorily designed to ensure it does not result in any unreasonable impacts on the neighbouring properties and does not result in a bulk and scale that is incompatible with the existing and desired character. Despite the noncompliance, adequate separation is provided to adjoining properties and, in our view, there are no adverse privacy, day light access constraints and amenity impacts for the adjoining properties. A dispensation from the control is requested.	
R2 Side Boundary Envelope Exceptions	Yes	N/A
B5 Side Boundary Setbacks	Yes	Yes
Side Setbacks - R2= 900mm.	Yes- Side setback shown to be 910mm and 980mm and increases to the upper floor as shown by 700mm for the master and balcony to the northern side boundary and 1100mm for the living room to the southern side boundary	Yes
B7 Front Boundary Setbacks- 6.5m.	Yes- shown to be 7.32m	N/A
B9 Rear Boundary Setbacks- 6m	Existing, no change	Yes
R2 - All other land in R2 Zone	Yes	Yes
Front Boundary Exceptions - R2	Yes	Yes
All other land under R2	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes

C5 Erosion and Sedimentation	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D1 Landscaped Open Space and Bushland Setting- 40%	Yes- 40.6%	Yes
D2 Private Open Space- 35sq.m minimum.	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D16 Swimming Pools and Spa Pools	N/A	N/A
D20 Safety and Security	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
E1 Private Property Tree Management	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

4.4. Section 4.15(1)(A)(iiia) – any planning agreement or draft planning agreement

There are no related matters for consideration in terms of a planning agreement or draft planning agreement which affects the revised proposal.

4.5. Section 4.15(1)(A)(iv) – the regulations

The revised proposal is viewed sufficient to enable a proper evaluation to be carried out by Council under the planning regulations and under Section 4.55 of the EP & A Act 1979.

4.6. Section 4.15(1)(B) – the likely impacts of the development

There may be some effect on the air quality during the construction stage, and we feel this is on balance is considered acceptable and that it would be minimal and of short duration.

There are no undesirable socio-economic impacts that will result from the proposal in our view.

The proposed development will provide a positive streetscape impact by providing a quality development and architecturally pleasing façade for the local area.

There would be no undue impact upon the natural and built environment within the vicinity of the subject site because of the proposed works.

We feel the revised setbacks and decreased floor space to the upper floor plate now addresses the view loss considerations that were identified in the earlier application that was refused.

We believe the revised scheme and along with the compliance with the building envelope control for the northern side boundary end in particular addresses the objectors concerns and the minor encroachment to the southern side boundary is acceptable given the jiggered ground levels found there.

4.7. Section 4.15(1)(C) – the suitability of the site

The development is located within a low-density residential area where various house forms and architectural styles are found, and we feel the proposed architecture and changes to this revised scheme would not be antipathetic or out of character with the townscape setting.

We feel based on this revised scheme that a suitable balance is achieved regarding view sharing between this property and that to the northern boundary in particular and this is supported by compliance with the building envelope along the northern boundary line and the maximum building height of the building not being exceeded.

The revised proposed development will not have any effect on any other land resources.

The revised proposed development does not include the removal of any significant vegetation and the landscaping control in now complied with and achieves the 40% requirement.

The revised proposed development will not impact on the existing utilities supply of the local area.

The revised proposal will result in development that is compatible with the surrounding area.

4.8. Section 4.15(1)(D) – any submission made

Council will review any submissions made during the exhibition process and we welcome the opportunity to comment on any such submissions.

4.9. Section 4.15(1)(e) – the public interest

The proposal is not contrary to the public interest and the subject site is conducive to development and does not impact adversely on any critical habitats or threatened species.

5. Conclusion and Recommendation

The main body of this report reviewed key planning considerations for a consent authority under the matters of consideration in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The revised proposed development is permissible with consent and is considered not to unreasonably impact upon the amenity of the adjoining properties or Alfred Road streetscape and landscape setting.

The prior concerns from the consent authority on loss of views, this was attributed by the slight noncompliance with the height of the building elements outside of the permitted building envelope, and given the revised building scheme now addresses this noncompliance for the northern boundary where the main objector was located results in an acceptable outcome because of the revisions.

Whilst the other intrusion into the permitted building envelope to the southern boundary line is nugatory in our view and was not a contention in the earlier application and we ask for a dispensation given the site conditions.

We feel a greater reduction would create a bad architectural outcome and on balance the revised scheme will have minimal amenity impacts on the residents of the adjoining and nearby properties.

On this basis, it is recommended that the development proposal be approved subject to conditions.

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