



## STATEMENT OF ENVIRONMENTAL EFFECTS

### ALTERATIONS AND ADDITIONS

45 Redman Road, Dee Why

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## 1. INTRODUCTION

This statement of environmental effects accompanies details prepared by Hermosa Design. This document outlines the subject site and surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. Whilst some elements of the development do not comply to the planning controls wholly the development maintains its visual aesthetics without any detrimental effect to its surrounds. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered acceptable and is worthy of the support of local council.

## 2. PROPERTY DESCRIPTION

The subject property is described as 45 Redman Road, Dee Why NSW 2099 as Lot 67 DP 7413. The property identifies as Landslip Risk A of the Warringah LEP2011 and falls under the DCP- Landscaped Open space and Bushland Setting 40% of Site. The existing property is sited as a single storey residence. To the Western side boundary is a tandem garage and driveway. the home is made of brick veneer and tiled roof.

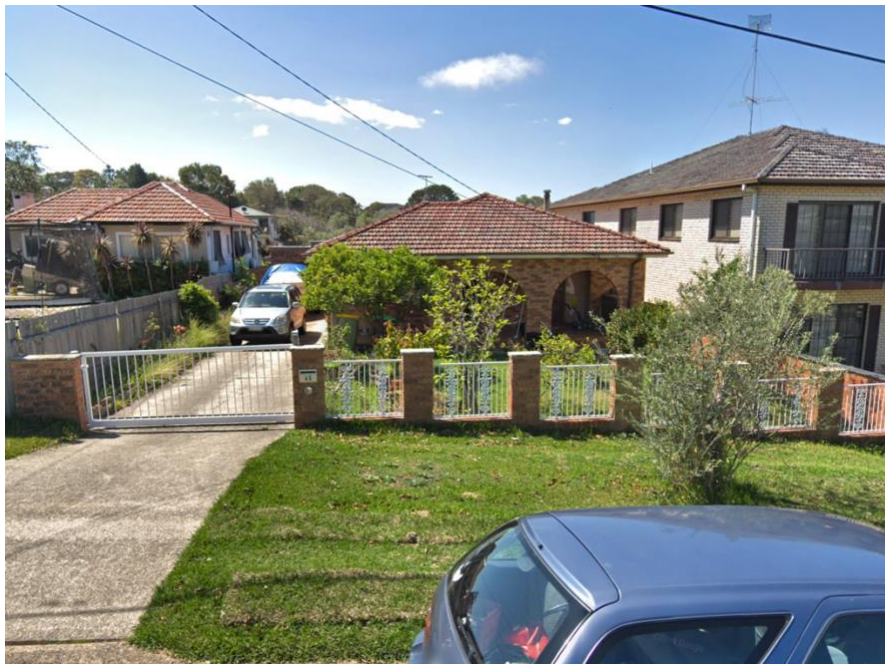
## 3. SITE DESCRIPTION

The site is zoned R2 Low Density Residential-Warringah LEP2011. The site located to the Northern side of a Cul-de-sac known as Redman Road. The subject site is relatively flat with a low incline from front to rear at a slope of 2.25m over 60.96m. The frontage of the property is 15.24m with a site area of 928m<sup>2</sup> being substantially larger than the average site within the Northern Beaches. The home sits forward on the lot. To the Eastern side boundary sits a large 2 Storey brick family residence, whilst to the Western side boundary is a single storey weatherboard clad home. Within the vicinity of the subject site is a mix of 1-3 storey family homes with majority benefiting from views over Dee Why Beach.

The details of the site and adjoining properties are as shown on survey plan prepared by CMS Surveyors Pt Limited Job number 21875 and accompanies this application.



Location of subject site known as 45 Redman Road from Google Maps



View of subject property known as 45 Redman Road from street front





View of adjoining property to Western side boundary known as 47 Redman Road



View of adjoining property to Eastern side boundary known as 43 Redman Road



## 4. SURROUNDING AREA

Dee why is a mixture of commercial, residential, and high-rise buildings with many restaurants and outdoor recreational spaces in between. The residential buildings within dee why are a mix of single storey, double storey and even three storeys in certain areas. The homes within proximity to the subject site are a mix of modern and original homes with materials varying between weatherboard to brick. At the Eastern end of the street is the cul-de-sac with views out to Dee Why beach and Curl Curl headland. Within the vicinity of the subject property is Dee Why town centre which has an array of outdoor recreational spaces, high rise buildings, a shopping precinct and multiple café and restaurant strips.

The street slopes down towards the end of the cul-de-sac with the site itself has a gentle slope from the Western side boundary to the Eastern side boundary.

## 5. PROPOSED WORKS

The proposed development seeks to build a Secondary dwelling to the rear of the property with a two-car garage beside and below the proposed secondary dwelling.

### Ground Floor

- To the western side boundary will be the open plan living kitchen dining room of the proposed secondary dwelling. From the living room on the Northern rear boundary is a proposed 12m<sup>2</sup> undercover terrace that flows to a level garden area.
- There is a proposed staircase that allows access to the proposed first floor. Below the staircase is a small powder room allowing for ground level amenities.
- To the Eastern side boundary is a proposed one and a half car garage that will be accessed via the main dwelling to provide for additional storage to the occupants.

### First Floor

- At first floor the applicant seeks to include two bedrooms and a main bathroom. The ceiling of the living space below will be pitched enough to provide head height to the first floor allowing for high ceilings and the sense of space within the small secondary dwelling.



## 6. AREA AND COMPLIANCE TABLE

Site Information and Building Controls	Control	Existing	Proposed
Zoning	Zone R2	Zone R2	Unchanged
Site area	600m <sup>2</sup>	928m <sup>2</sup>	Unchanged
Frontage	10m	15.24m	Unchanged
Number of Storeys	2	1	2
Maximum Building Height	8.5m	4.65m	6.18m
Front building setback	6.5m	10.69m	Unchanged
Rear building setback	6.0m	22.78m	0.9m
Min. side boundary setback (West)>4m	0.9m	1.46m	0.9m
Min. side boundary setback (West)<4m	At 45° above 4m	NA	Yes
Min. side boundary setback (East)>4m	0.9m	0.95m	0.9m
Min. side boundary setback (South)<4m	At 45° above 4m	NA	Yes
Landscaping open space	371m <sup>2</sup> (40%)	436.76m <sup>2</sup>	<b>322.72m<sup>2</sup>(34.78%)- Not complying</b>
Private open space	60m <sup>2</sup>	361.6m <sup>2</sup>	235.6m <sup>2</sup>

## 7. PLANNING ASSESSMENT

### STATE ENVIRONMENTAL PLANNING POLICY

The following principles are relevant to the consideration of the application:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)



- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)



## Warringah Local Environmental Plan 2011

### 2.1 Land use zones

The subject allotment is Zoned R2 Medium density which allows for the type of development proposed under the application.

### 4.3 Height of Buildings

The proposed development is well below the height limit of 8.5m at 6.18m in overall height. The proposed development is a two-storey secondary dwelling and while not complying to rear setbacks it does comply with building heights. With the land sloping gently from the Western side boundary down to the Eastern side boundary the design has tried to follow these contours and ensure overshadowing is minimised to the subject site and neighbouring properties.

## RESPONSE TO WARRINGAH DEVELOPMENT CONTROL PLAN 2011

Existing Site Area=m2		
DCP COMPLIANCE TABLE		
Development control	Proposed	Complies
Part B- Built Form Controls		
<b>B1- Wall Heights</b>		
The proposed development is for a secondary dwelling with attached garage below for access from the main residence. The proposed development is well below the maximum building height at only 6.18m in overall height, therefore the building wall heights are substantially below the required 7.2m wall height.		Yes
<b>B3 Side Boundary Envelope</b>		
While the development is set within the rear setback being closer than the 6m setback the proposed addition does ensure it is complying to the council 4m at 45degree building envelope.		Yes
<b>B5- Side Boundary Setbacks</b>		
The proposed secondary dwelling and garage all comply to the 900mm side boundary setback.		Yes
<b>B7- Front Boundary Setbacks</b>		
NA- the front boundary setback will not be altered with all proposed works behind the front building line.		Yes
<b>B9- Rear Boundary Setbacks</b>		
The proposed works are planned with a setback of 900mm at the very least. While this does not comply to the 6m rear setback it is noted that within the vicinity of the subject property is multiple properties that have ancillary structures or secondary dwelling's within the rear setback creating a precedence for such structures. It is noted that while the development is taller in height than most of these structures being a two-storey dwelling the North to rear aspect ensures majority of overshadowing falls within the subject site's boundaries. The occupants have also noted the desire to reduce overlooking from neighbouring properties by having the roof line create a break between adjoining properties as several properties look directly into the subject		No



site reducing privacy and a reduction in the benefit of private open space. It is noted there is a sewer line running through the centre of the subject site in which the occupants have made every effort to avoid the sewer line and ensure the design does not impact the adjoining properties.



#### C2- Traffic, Access and Safety

Unchanged Vehicle Crossing

Yes

#### C3- Parking Facilities

The property currently has an existing garage which allows for one car space and another in front on the driveway allowing for two off-street car spaces.

Yes

#### C4- Stormwater

The proposed works will provide a stormwater management plan to ensure all stormwater is maintained to council requirements.

Yes

#### C8- Demolition and Construction

The site is easily accessed via a concrete drive with ample space for demolition and construction materials, to the Western side boundary is a large access path to the rear of the property. accompanying this application is a waste management plan along with the sediment control plan.

Yes

#### C9- Waste Management

The existing waste management facilities will not be changed. The property is included in councils waste and recycling services.

Yes

#### Part D- Design

##### D1- Landscaped Open Space and Bushland Setting

The proposed works of a secondary dwelling and garage allows for a calculation of Landscaped Open space to be 322.72m<sup>2</sup>(34.78%)- The required Landscaped Open space for the subject site is 371m<sup>2</sup> (40%) of the site area.

**NO- proposed  
34.78%**



Whilst the proposal does not meet the required 40% the applicants' future development would involve a change to the current landscape. It is also noted that there is 48.99m <sup>2</sup> of landscaped area that cannot be included in the calculation as it is below 2m wide. This additional area would bring the landscaped ratio to 371.71m <sup>2</sup> which is above the required 40%.	
<b>D2- Private Open Space</b>	
The proposed development will allow 208.6m <sup>2</sup> of private open space to the main residence with an additional 27m <sup>2</sup> provided to the secondary dwelling.	Yes
<b>D3- Noise</b>	
The proposed development has been designed in a way to restrict windows facing into neighbouring properties all walls will be in brick veneer and fully insulated to ensure noise pollution will be at a minimum. While the number of occupants will be increased the property has been tailored to the occupants multi-generational living ensuring noise would be in keeping with residential living standards.	Yes
<b>D6- Access to Sunlight</b>	
The proposed development will increase overshadowing to the subject sites rear yard, however, will have limited impact to the adjoining properties and will not reach any building structures.	YES-see shadow diagrams accompanying this application
<b>D8-Privacy</b>	
All windows and doors have been placed with adjoining properties privacy in mind. It is noted that to the rear of the existing property several neighbouring properties have windows overlooking the subject site. For this reason, the proposal seeks to reduce this overlooking by having the roof pitch slightly higher accommodating the staircase too.	Yes
<b>D9- Building Bulk</b>	
While the proposed development is two storeys the first floor sits within the roof space and steps down to match the sites contours. The proposed development therefore would not appear bulky as it sits well within the land. The building compliment the local environment and would not be seen from the street. The building would possibly seem bulky to the property to the rear boundary however is broken up by an existing structure in the neighbouring property that has no windows to the boundary side.	Yes
<b>D10- Building Colours and Materials</b>	
The development seeks to include colours that complement the property design while drawing in light. These colour choices will not foist additional sunlight on the neighbouring properties as they sit within the medium-dark range of colours.	Yes
<b>D11-Roofs</b>	
The proposed roof structure compliments the surrounding roof lines and would be in the medium colour range.	Yes
<b>D12- Glare and Reflection</b>	
The proposed finishes are of low glare and will match existing. They are neither highly reflective, nor does it pose significant glare.	Yes



<b>D14- Site Facilities</b>	
Existing Garbage facilities to remain unchanged. The proposed development has ample space to provide open air clothes drying facilities as well as under cover drying facilities.	Yes
<b>D16- Swimming Pools and Spa Pools</b>	
NA	NA
<b>D22- Conservation of Energy and Water</b>	
Majority of windows and doors in the proposed works are orientated in a way to allow ventilation and natural light filtration. The proposed undercover patio makes use of the natural sunlight to create privacy and allow for minimal energy consumption from its access to natural resources.	Yes

## 8. CONCLUSION

The proposed development seeks approval based on its Low impact design to the streetscape and its surrounds. Where possible materials will be re-used or disposed of in a proper manner. Issues such as building height constraints, rear boundary setbacks and environmental impacts have all been addressed above. The principal objective of the development is to design a multi-generational home with the addition of a secondary dwelling and additional car storage space. Allowing occupants to have ample space each for internal living and outdoor recreational and lifestyle spaces. The proposed development, while not complying to all the relevant council DCP's has been designed in a way to ensure privacy and solar access is minimally impacted and should refrain from having adverse effects on its neighbouring properties. The proposal shall maintain an acceptable level of amenity to neighbouring properties and public open space.