



STATEMENT OF ENVIROMENTAL EFFECTS **To accompany a Development Application**

For permission to:
Construct a 2-bedroom secondary dwelling

At:
48 Mactier Street
NSW

LGA:
Northern Beaches Council

Date:
February 2022

1.0 THE PROPOSED DEVELOPMENT

This report has been compiled to support a Development Application for permission to undertake building works at 48 Mactier Street, Narrabeen as per plan prepared by A1 Granny Flats, dated November 2021

The site contains a total area of 586m² and is known as Lot B in DP 301895. Current buildings on site comprise of a free standing Single storey with a garage.

The proposed works are as follows:

Construct a single storey 2 bedroom granny flat.

The granny flat will be used by family members and is not intended for rental purposes.

The proposed dwelling will have fibre cement cladding and Colorbond roof. Being a single storey building, it will have no impact on the privacy or overshadowing to neighbouring properties.

In accordance with the 149(2) Planning Certificate, there are no other implications that would prevent a secondary dwelling , or other environmental implications on the site in any way. The zoning permits such use.

No works are proposed to the main residence

2.0 STATUTORY OBJECTIVES

Site Suitability-

The site is zoned as R2 Low Density Residential. It is amongst a variety of single and two storey residential homes. This zoning permits secondary dwellings and outbuildings.

It is proposed to build this development under the Provisions of the Warringah Development Control Plan 2011.

The works comply with the Warringah Development Control Plan 2011, as per the table below:

CONTROL	PERMISSIBLE	PROPOSED	COMPLIES
Min. Lot Size	450m ²	586m ²	Yes
Lot Width	N/A	19.2m at building line	Yes
Site Coverage	33 %	33%	Yes
Total Floor Area	380m ²	441.63m ²	Yes
Granny Flat Area	60 m ²	60m ²	Yes
Building Height	8.5m	3.8m	Yes
Front setback	N/A	N/A	Yes
Rear setback	5m	5m	Yes
Side Setbacks	1m	1m	Yes

Rear Setback-

The proposed rear setback of 5m complies with Warringah Councils Development Control Plan.

Side Setback-

The proposed side setback of 1000mm complies with Warringah Councils Development Control Plan.

Height of Building-

The maximum ridge height of the proposed dwelling from existing ground level is 3.8m, which is below the 8.5m height permissible.

Private Open Space-

Each dwelling is provided with principal private open space of more than 35m². With ample width, the space is exposed to Northern sun.

Previous and Past Uses-

The site has always been, and will most likely remain, a residential zone and will only permit residential use.

Operation and Management-

Not applicable to this application

General Accessibility-

There is an existing pedestrian and vehicular access to site from Harley Crescent.

Access and Traffic-

As the granny flat will be used by a family member, it is unlikely that any additional traffic will be generated as a result of this development.

Streetscape-

The proposed granny flat is maintaining the scale of the street, using similar materials and colours, therefore will have no impact on the existing streetscape.

Privacy, Views and Overshadowing-

The proposal is for a single storey development only and will therefore have no impact on privacy, views and overshadowing to the adjoining properties.

Heritage Conservation-

The subject site is not located within a heritage conservation area and is not a Heritage Listed Item.

Energy Efficiency-

A Basix report has been prepared and lodged with the application.

Services-

The subject site is serviced by town water, electricity, sewer and phone which will cope with the demands of this proposal.

3.0 Conclusion

The development complies with the provisions of Affordable Rental Housing SEPP 2009 and Warringah Development Control Plan.

The proposed development is quite simple, containing a secondary dwelling located towards the rear of the site, which will have no impact to the adjoining properties.

The overall proposal will not have an impact on the interest of the neighbourhood.

We look forward to a positive and speedy response from council.