

STATEMENT of ENVIRONMENTAL EFFECTS

To accompany a Development Application to the Northern Beaches Council
for proposed alterations and additions to the existing residence at:

14 Kalianna Crescent
Beacon Hill, NSW 2100

Prepared for:

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1.0 INTRODUCTION

This statement is to accompany a development application to the Northern Beaches Council for alterations and additions to the existing residence at 14 Kalianna Crescent, Beacon Hill. The proposed development, which has been designed by Cave Urban, is primarily focused on reorganising a part of the existing house, adding an additional bathroom to host family and extending both Bedroom 1 and the Master bedroom within the existing envelope.

Key Details	
Lot / DP	2/-/DP526750
Site Area	944.89m ²
Zoning	R2 Residential
FSR Control	N/A
Height Control	8.5m (Maximum)
Landslide Risk Land	Landslide Risk Land Area B (Flanking Slopes 5 to 25)

The purpose of this statement is to assess and manage the impact of the proposed development on the environment in accordance with the relevant provisions of Section 79C of the Environmental Planning and Assessment (EP&A) Act, 1979 and, more specifically, the Development Controls and Standards under the provisions of the Warringah LEP 2011 and DCP 2011 which relate to the development proposal.

The following documents have been used to assist in the design of the project:

- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011
- Northern Beaches Council Mapping and Policies

This document is divided into five sections. The remaining sections include a site analysis, a description of the proposal, a description of the relevant planning controls, an environmental planning assessment and a conclusion.

2.0 SITE ANALYSIS

The design was developed in response to the needs of the owners. The street pattern, neighbouring buildings and surrounding topography has also been considered.

The submitted architectural plans indicate property boundaries, adjoining buildings in relation to the subject site, location of the existing and proposed works, landscaping and climatic analysis.

2.1 The Site

The site (marked in red below) is located on the central section of Kalianna Crescent, between Kandra Road and Talgara Place.

The site is an irregular parcel, with a northern boundary of **8.56m**, an eastern boundary of **44.63m**, a southern boundary of **24.39m**, a western boundary of **13.41m**, north western boundary of **20.32m** and a north north western boundary of **27.13m** providing a total site area of 944.89m².

The site has a steep topography falling from the main road (Kalianna Crescent) to the south with a total drop of more than 12m and with the house being partially below street level upon entry.

The locality is a low density residential area in and it is characterised by detached single and double storey dwellings.

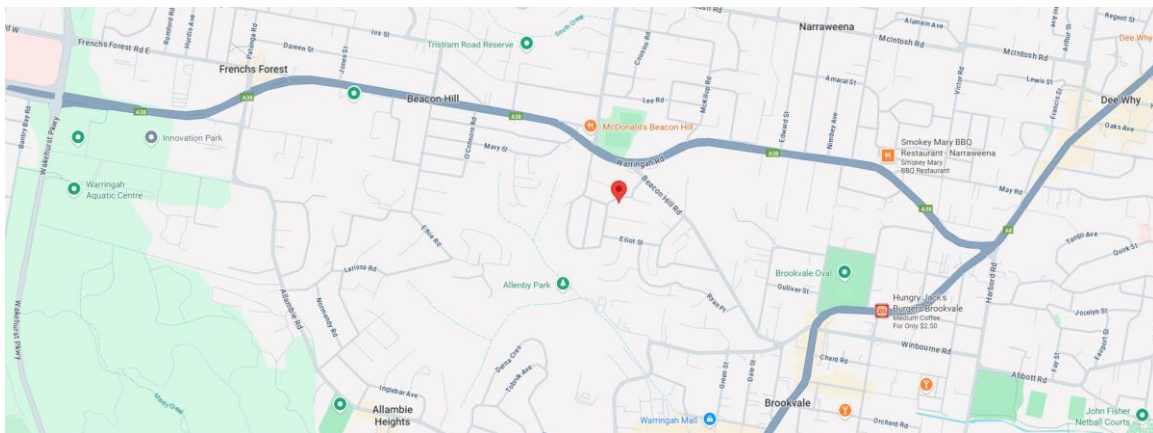


Figure 1: Location Plan (subject site marked in red).

2.2 Existing Built Form & Landscaping

The subject site is located in the Low Density Residential "R2" Zone, characterised by low-density residential dwelling houses. The existing building is a single-storey residential Fibre Cement Sheetting and Weatherboard clad residence. The current residence consists of a ground floor containing a kitchen, living, dining, office, three bedrooms, bathroom, toilet and a laundry. The existing house sits partially below the level of the street and the existing front setback ranges from 1.48m (south eastern corner of the property) to 17.56m (south of property to boundary).



Figure 2: View from Kalianna Crescent showing the front of the site (north). The house sits partially below the street level.

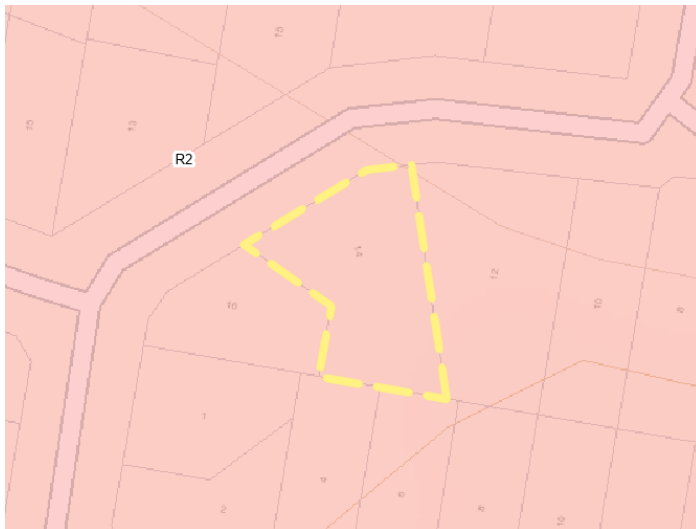


Figure 3: Via NSW Spatial Viewer 14 Kalianna Crescent classified as being in Zone R2 – Low Density Residential

3.0 DETAILS OF THE PROPOSAL

The proposed development involves alterations to the internal layout of house to accommodate for extra space to host additional family. This includes a small bedroom extension with a new ensuite extension and a proposed new bedroom extension within the existing deck envelope.

The rest of the house, which is owned by a family trust, is currently used for family meetings. It and will remain as existing with this proposal comprising of the expansion of bedrooms within the building envelope and one bathroom addition at the north-western side of the property.

The bathroom ensuite addition offers an additional bathroom to the residence.

The proposed Master Bedroom extension creates a bay window within the existing deck envelope.

Bedroom 1's Extension offers a flexible study and sleeping area also within the deck envelope.

The existing envelope of the house will largely remain unchanged. The proposed bathroom addition has an external dimension of **1.72 m x 3.1m** and a minimum setback to the western boundary of 4.08m. There are no new habitable room windows facing the side boundary. The existing Master Bedroom window becomes a larger window with views to the rear of the property. The proposed Bedroom 1 extension additionally proposes a window and door looking out onto the rear of the property.

There are no changes to the existing front facade to Kalianna Crescent, and the existing front garden remains intact. The existing sloping rear of the site also remains as existing.

This renovation retains most of the existing building envelope, with a sympathetic ensuite bathroom extension that respects the building's existing roofline and is modest in size whilst respecting North-Western setbacks. The bedroom extension offers an opportunity for the family to flexibly host guests within their residence, with an additional ensuite bathroom offering an amenity closer to the Master Bedroom and Bedroom 2.

4.0 ENVIRONMENTAL PLANNING ASSESSMENT

The following environmental planning instruments are applicable to the assessment of the development proposal:

- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

4.1 Warringah Local Environmental Plan 2011

The subject site is zoned within the residential zone R2 - Low Density Residential under the Warringah Local Environmental Plan 2011.

The objectives for land in Zone R2 – Low Density Residential:

Relevant objectives are:

- *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.*

Comments –

- The proposed development is a direct response to the needs of the family trust that owns the house within the low-density residential environment.
- The renovation is an architecturally considered design, integrated within the natural landscaped setting of the site and it is compatible with the surrounding properties and the natural environment of Warringah.

Part 4: Principal development standards – 4.3 Height of buildings:

1. *The objectives of this clause are as follows:*

- (a) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*
- (c) *to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
- (d) *to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

2. *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

Comments –

The proposed maximum building height remains unchanged at 3.3m and the maximum height of the proposed new extension is 3.1m, well below the maximum building height control of 8.5m and compatible with the height and scale of surrounding dwellings.

The proposed alterations occur at the Western elevation of the property on the ground floor. It causes no visual impact or disruption of views. There is no loss of privacy or solar access to existing buildings or private open space as a result of this proposal.

The small and discreet addition to the existing house will be hardly visible from the street and it will have no impact on the scenic quality of the environment.

4.2 Warringah Development Control Plan 2011

The Warringah Development Control Plan 2011 conforms to the provisions of the Warringah Local Environmental Plan 2011 and underpins this development's design strategy. In particular, the following sections are considered and analysed for the purposes of this report:

- Part B – Built Form Controls
- Part C – Sitting Factors
- Part D – Design
- Part E – The Natural Environment

Part B: Built Form Controls – B1 Walls Heights

As the proposal is a bathroom addition and Master Bedroom/Bed 1 extension, all proposed new walls are well within the control 7.2m. The proposed maximum wall height is 3.1m.

Part B: Form Controls – B3 Side Boundary Envelope

The subject site lies on an area where a 4m high building envelope applies.

As evident in the provided elevations, the proposal lies within the envelope determined by projecting planes at 45 degrees from a 4m height above the existing ground level at the side boundaries. Please refer to architectural plans and elevations.

Part B: Form Controls – B5 Side Boundary Setbacks

The proposal complies with the 0.9m setback control. The Western side boundary's proposed setback from the edge of the building is 4.08m from the edge of the proposed bathroom.

The Master Bedroom's extension additionally complies with the 0.9m setback control, as it is situated 3.38m from the Western boundary.

Part B: Form Controls – B7 Front Boundary Setbacks

There are no changes to the existing front of the house, and the existing front setback remains as existing.

Part B: Form Controls – B9 Rear Boundary Setbacks

The proposed new Master Bedroom and Bedroom 1 extensions are set back 17.56m from the rear setback, well within Council control of 6m. Their extension is also sympathetic and contained within the existing deck line.

The proposed large rear setback contributes to maintaining a good level of privacy between dwellings, provides a sense of openness in the rear yard and an opportunity to large deep soil landscape area.

Part D: Design – D1 Landscaped Open Space and Bushland Setting

The required minimum landscaped open space shown on the DCP Map is 40% of the site.

As seen the on the diagram below the proposal is well within the requirement with a total landscaped area of 71% of the site.



Figure 3: Landscaped Open Space

Part D: Design – D2 Private Open Space

In accordance with D2 Private Open Space Dwelling type, this residence's private open space must retain a minimum dimension of 5 metres and a total of 60m² private open space.

The residence's private open space must be directly accessible from a living area of a dwelling, capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play, designed to ensure privacy, not located in primary front building setback and is to maximise solar access.

The existing private open space defined by the deck is 33.3m².

With the proposed extension of the bedrooms within the deck envelope, private open space will be 18.46m². Whilst this does not comply with the 60m², the deck area and proposal of new bedrooms accommodates as an extension for relaxation from the bedroom and living areas. As existing within the building envelope, the private open space ensures privacy, not encroaching on building setbacks whilst maximising views out.

The deck complies with both rear and side setbacks being at least 1.4 metres away from the side boundaries and at least 1.6m from all rear setbacks.

Part D: Design – D6 Access to Sunlight

The proposed alterations and additions seek to improve ventilation and solar access improve solar access by further opening up the building to the West. Whilst the bedroom extensions, extended the building to the Southern Boundary, new openings improve solar access and ventilation – ensuring artificial light is minimised during the day.

As the subject site lies in a north-south direction and the proposed small extension is ground floor only most additional overshadowing caused by the proposal will fall on their own site causing no effect to adjoining properties.

Furthermore, there is no overshadowing to neighbouring properties after mid-day therefore more than 3 hours of direct sunlight is provided between 8am and 4pm on 21 June. As the proposed extension is located at the Western Elevation and rear of the property there is also no extra overshadowing to any public open space as a result of this proposal.

Part D: Design – D7 Views

Due to the minor nature of the proposed new external works and optimisation of views towards the Rear boundary, in line with the existing building line, there are no significant loss of view either from the public domain or the adjoining properties.

The photos below shows the views this proposal captures and does not disrupt its neighbours as a result.



Figure 4: View out towards Beacon Hill and Waringah Mall captured with extension within deck envelope

Part D: Design – D8 Privacy

The proposed layout has been designed to have all habitable rooms facing their own private open space and away from the boundaries to provide a high level of acoustic and visual privacy for occupants and neighbours.

The proposed new bathroom window that faces the rear and front boundary, has been kept small at 700mm x 800mm, with a high sill and obscured glass in the bathroom to ensure overlooking is prevented.

Part D: Design – D9 Building Bulk

The existing single storey house features a design with 3 separate roof that break down large areas of continuous roof and wall planes to reduce the visual bulk of the building.

The proposed small bathroom extension seamlessly integrates into the existing design adding very little extra bulk and contributing to reduce the visual impact of the development.

Part E: The Natural Environment – E10 Landslip Risk

The subject site is located on a Landslide Risk Land Area B (Flanking Slopes 5 to 25).

However, as it can be seen in the section diagram below, there are two parts on the site. The first section of the site, next to the street (shown to the left), is relatively flat and with a rock substrate. The second section is very steep, and it is where the landslide risk exists.

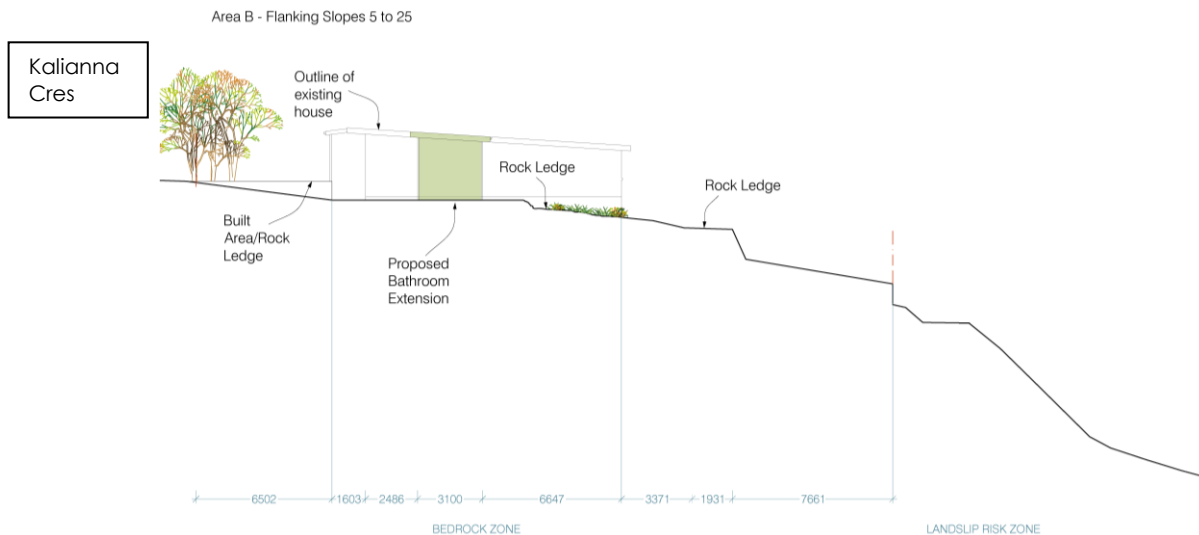
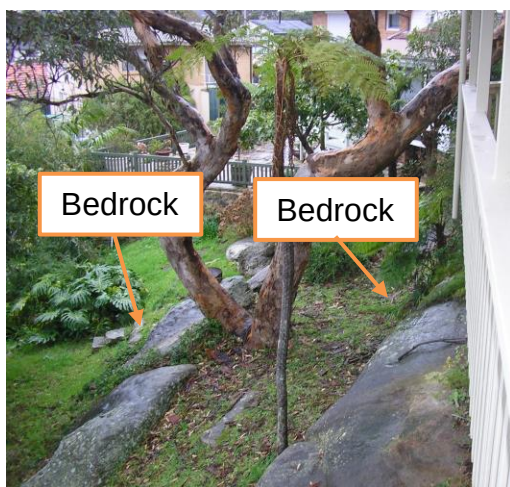


Figure 5: Landslip Risk area is located away from existing house and new proposed extension

As shown on the section, the existing house lies comfortably on the centre of the rock section, and it has proved its structural stability over several years. The proposed small single storey bathroom extension and bedroom extensions is attached to the existing house, sitting on rock and well away from the landslide risk area.



View from Deck looking South onto landscaped area



View from Front looking towards the Verandah Area

Figure 6: Both the existing house and the proposed new extension sit on the bedrock

As the new proposal as well as the existing house sit directly on the bedrock there is no effect to the existing geological stability of the site and the existing subsurface flow conditions.

Stormwater requirements remain the same and connected to the existing.

Please refer to Preliminary Assessment submitted with this application for further detail.

5.0 CONCLUSION

The proposed alterations and additions of the existing single storey house at No. 14 Kalianna Crescent, Beacon Hill have been designed appropriately in accordance with Council's Development Control Plan and has been considered against the relevant provisions of Section 79C of the Environmental Planning and Assessment Act 1979.

The proposal is consistent with the principal objectives of the Warringah Local Environmental Plan 2011, in that the development is well integrated within the natural landscaped setting of the site and it is compatible with the surrounding properties and the natural environment of Warringah. It does not compromise the intent to maintain the existing character of the streetscape, nor does it impact upon current amenity between the subject site and the neighbouring properties.

The proposed renovations are mostly within the existing envelope of the house with a small ensuite extension that integrates seamlessly to the existing design by maintaining the existing roof line and two-bedroom extensions, sympathetic to the existing deck-line.

The design is consistent with the relevant front, side and rear setback controls as well as the side setback envelope and provides adequate separation and privacy to neighbouring properties. The associated architectural drawings and information contained in this statement demonstrate that the design will not negatively impact upon the amenity of surrounding buildings.

The proposed works will upgrade the current building and adapt it to the needs of the owners. There is no change to the existing street front facade and front garden ensuring the existing streetscape character is maintained. Minor alterations to the rear of the property increase the amenity of the residents with no effect to neighbouring properties. The design has been carefully planned to provide passive solar and ventilation control and an environmental heating system, as well as the use of sustainable building materials where possible.

Accordingly, in the circumstances of the case and in the absence of any detrimental impacts arising from the design, the proposal is considered appropriate and is submitted to Council for approval subject to appropriate conditions.