

Statement Of Environmental Effects

For Proposed Alterations and a First floor addition

Property: 385 Condamine Street, Allambie Heights

Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches / Warringah Council. Consent is sought for a Alterations and Additions including a First Floor Addition and Ground floor alterations to an existing dwelling at 385 Condamine Street, Allambie Heights. A development application is submitted pursuant to the provisions of Warringah Local Environment Plan 2011 and Warringah DCP Amendment 21. This Statement of Environmental Effects has been undertaken to assess the proposed development in terms of Section 79C of the Environmental Planning and Assessment Act and surmises that the proposal is worthy of approval on its merits.

Existing Use:

Single residential dwelling

Site Analysis:

Legal description: Lot 1 Sect 2 DP 5875

The site is situated within a residential zone.

The site is Irregular in shape with Condamine street and Kentwell Road running along 3 boundary lines of the property. The land falls from the West down to the East along Condamine Street.

Site area: 560.1m²

The subject site is surrounded by substantial 1, 2 and 3 storey residential dwellings, Very prominent indoor/outdoor shopping centre, Industrial estates and situated directly across from Warringah Golf course. Condamine street is comprised of varied building styles front setbacks and building heights with a large mix of multi level shoptop apartment living, shopping districts, petrol station and outdoor sports fields.

Project aims and objectives

- To integrate the proposed First Floor Addition with the existing building, the surrounds and the desired future character of the locality.
- To achieve a development that enhances not only the existing building but hence the visual amenity of the area, whilst integrating into the local street-scape.
- To create additional space and amenity for the occupants, while creating a building which meets or exceeds the architectural standard of the area.

Design/Streetscape Statement:

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area. The design of the building is sympathetic to surrounding development and makes allowances for environmental objectives (i.e. solar penetration, cross ventilation, minimising of shadows etc).

Proposed finishes are varied between lightweight cladding, existing Brickwork, and glass, to reduce the bulk and more clearly articulate the architectural forms. This, coupled with existing pergolas, sun screening devices, and decks, and the articulation of building elements results in a dwelling of appropriate scale and architectural relief so as to be readily absorbed into the context.

The proposed building integrates within the established pattern of the local context by maintaining the predominant scale and bulk of surrounding dwellings. Thus, the development is in keeping with the surrounding scale of developments and local morphology (footprints and space) of the area and the predominant 'subdivision' pattern.



Design and Streetscape context Statement cont.

SUBJECT SITE



Existing streetscape outside 381 Condamine Street looking North towards homes at 383 & 385 Condamine Street showing existing trees and landscaped gardens to be maintained.

SUBJECT SITE



Existing streetscape outside 383 & 385 Condamine Street looking West showing existing trees, landscaped gardens and Boundary hedges to be maintained.

SUBJECT SITE



**Existing streetscape outside Home of proposed 1st Floor addition at 385 Condamine Street looking South and East showing existing trees, landscaped gardens, Boundary hedges and fencing to be maintained.
The site is Irregular in shape with Condamine street and Kentwell Road running along 3 boundary lines of the property, The land rises up along Kentwell Street and falls from the West down to the East along Condamine Street**

WLEP 2011 Considerations (as relevant)

Part 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,

(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.

Comment:

The first floor addition has been designed to fit under and comply with the objectives outlined in the WLEP controls whilst not affecting neighbouring properties. Proposed Max building height located underneath the uppermost ridge to natural ground is 8.33m. The overall Building height which is contained to the uppermost portion of roof ridge then further reduces along the fall of the roof line as noted on submitted DA Plans.

Part 6.1 Acid Sulphate

(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the [Acid Sulfate Soils Map](#) as being of the class specified for those works.

Comment:

N/A

Part 6.2 Earthworks

(1) The objectives of this clause are as follows:

- (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
- (b) to allow earthworks of a minor nature without requiring separate development consent.

Comment:

N/A

Part 6.3 Flood Planning

Comment:

N/A

Part 6.4 Development on sloping land

(1) The objectives of this clause are as follows:

- (a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,
 - (b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,
- (2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the [Landslip Risk Map](#).

Comment:

Subject site has been identified as "Landslip Risk Area B", A preliminary Geotechnical assessment has been carried out by "Ascent Geotechnical Consulting". Please see attached documents for Geotechnical report.

Part 6.5 Coastline Hazards

Comment:

N/A

DCP Plan 2011 Amendment 20 Considerations (as relevant)

DCP Part B1 Wall Heights

To provide a reasonable sharing of views to and from public and private properties, To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

Requirements

1. 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).

Comment:

The first floor addition exceeds the wall height limit to a minor extent along external walls, The breach diminishes to full compliance along the rise of the land as shown on submitted plans.

Wall heights vary between 7.7m - 8.1m located along the North and East facing and walls vary between 7.1m - 4.43m Located along the South and West facing wall. Visual bulk and scale has been reduced by "setting in" the first floor addition into the existing roofed area creating a terraced look. Existing site constraints, the home being built up off the ground due the nature of the land gives rise to the non compliance to the wall height control, the breach is compensated in this instance as;

- The breach occurs due to the proposed first floor addition(as acceptable under WLEP2011). The breach is minor and is well set back from the Boundary lines. (refer to site plans)
- Where the breach occurs bulk and scale is minimised in this instance due to the First Floor addition been set further back from the front of the existing home creating a terraced look; Hence reduces any perceived Bulk and scale when viewed from public or private spaces. the home is screened by Large trees, Boundary fences and Hedging lining the land and adjoining properties creating a visual break between adjacent dwellings and streetscape. **(Refer to Design and Streetscape context Statement pictures)**
- There is more than adequate separation between dwellings so there is sufficient ventilation and open space to not appear 'crowded' or over-developed as shown on provided shadow diagrams.
- The proposal does not result in any unreasonable loss of privacy or over shadowing to private open space.
- The First Floor addition has been designed to respond to the site topography and requires no cut and fill of the land, the land slopes down to the East at an average gradient of 10 Degrees as noted within submitted Geotech Report, with the rise of the land along Kentwell Road the existing home and proposed addition is screened by boundary fences and the home sits below street level reducing any perceived bulk and scale.

-Strict compliance is unreasonable in this case as the required space and structural requirements needed for a First Floor Addition would not be achieved, resulting in an unuseable dwelling for the owners and will hinder the promotion of social and economic welfare of the community and stop the economic use of the land.

DCP Part B2 Number of Storeys

To provide equitable sharing of views to and from public and private properties, To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.

Comment:

N/A

DCP Part B3 Side Boundary Envelope

To ensure that development does not become visually dominant by virtue of its height and bulk, To ensure adequate light, solar access and privacy by providing spatial separation between buildings..

Comment:

The site requires a side boundary envelope of 4m at 45 degrees. The site is Irregular in shape with Condamine street and Kentwell Road running along 3 boundary of the property, The land falls from the West down to the East along Condamine Street. Due to the irregular shape and unique nature of the boundaries and positioning of the existing home in relation to the boundaries a variation is proposed to the side boundary envelope as illustrated on the plans. A variation is considered appropriate in this case as the development remains consistent with the objectives and will be readily absorbed into the built environment and landscaped setting of the locality, despite the variation

- The breach occurs due to the proposed first floor addition (as acceptable under WLEP2011). Which in this instance is reasonable
- The development is for a first floor addition, with the encroachment into the boundary envelope contained to the upper portion of the external wall then improves to full compliance along the rise of the land.
- Where the breach occurs bulk and scale is minimised in this instance as the wall height breach is located at what would be perceived as the rear of the property when entering the home and property from Kentwell street; Hence does not create any perceived Bulk and scale when viewed from public spaces whilst also been screened by tall trees & vegetation lining the side boundary creating a visual break between adjacent dwellings. **(Refer to Design and Streetscape context Statement pictures)**
- The shadow diagrams included with this application demonstrate that the development maintains compliant solar access.
- The proposal does not result in any unreasonable loss of privacy or over shadowing to private open space

Articulation of the design, the use of varied cladding styles coupled with a modern roof form minimise the appearance of bulk and scale when viewed from public and private places. The proposal is considered appropriate in this case and will be readily absorbed into the built environment and landscaped setting of the locality.

The Breach in this case is reasonable, Therefore; its effect is extremely limited on neighbouring dwellings, if not immaterial. A compromise in this case would stop the desired outcomes and housing requirements and importantly is the desired requirements of any and all future buyers to the immediate area.

Objectives

- To ensure that development does not become visually dominant by virtue of its height and bulk.
- To ensure adequate light, solar access and privacy by providing spatial separation between buildings.
- To ensure that development responds to the topography of the site.

Requirements

1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 5 metres

R2 Side Boundary Envelope Exceptions

Existing dwelling house: Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control.

DCP Part B5 Side Boundary Setbacks

To ensure that the scale and bulk of buildings is minimised, To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained. To provide reasonable sharing of views to and from public and private properties.

Comment:

The First Floor addition compliments the existing home with increased setbacks to the proposed addition, the home is screened by tall trees, hedges and boundary fences lining the boundaries creating a visual break when viewed from public and private spaces.

DCP Part B7 Front Boundary Setbacks

To maintain the visual continuity and pattern of buildings and landscape elements. To protect and enhance the visual quality of streetscapes and public spaces.

Comment:

The First Floor addition compliments the existing home with increased setbacks and terracing of the proposed addition, the home is screened by tall trees, hedges and boundary fences lining the boundaries creating a visual break when viewed from public and private spaces.

DCP Part B9 Rear Boundary Setbacks

To preserve the amenity of adjacent land, particularly relating to privacy between buildings. To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.

Comment:

The First Floor addition compliments the existing home with increased setbacks and terracing of the proposed addition, the home is screened by tall trees, hedges and boundary fences lining the boundaries creating a visual break when viewed from public and private spaces whilst the existing home is set within the land and lower than Kentwell Road reducing perceived bulk and scale.

DCP Part C3 Parking Facilities

To provide adequate off street carparking. To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.

Comment:

Complies with Requirements identified on DCP Map/ DCP Controls, Two Existing off street parking spaces will remain.

DCP Part C4 Stormwater

To ensure the appropriate management of stormwater. To minimise the quantity of stormwater run-off.

Comment:

The proposed addition is over the existing dwelling roofed area and patio area, which will drain to existing stormwater services located onsite and gravity fed to Councils stormwater line located along Condamine Street, All stormwater services are hooked up and connected to the stormwater system, No additional load on the existing storm-water system will be created.

DCP Part C5 Erosion and Sedimentation

To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.

Comment:

No excavation required, Erosion and sediment prevention measures will be in place on site if required.

DCP Part C7 Excavation and landfill

To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties. To require that excavation and landfill does not create airborne pollution.

Comment:

N/A

DCP Part C8 Demolition and Construction

To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials. To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan

Comment:

Waste Materials to leave site will be separated and taken to appropriate waste facilities to be recycled. Waste materials stored onsite will be located in an undisturbed area any covered if required.

DCP Part C9 Waste Mangement

To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD). To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.

Comment:

Appropriate waste management procedures will be implemented during the construction phase. See Waste, Construction management plan.

DCP Part D1 Landscape open space and Bushland setting

To enable planting to maintain and enhance the streetscape. To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.

Comment:

Existing open space to be maintained and enjoyed. Proposal is for a First floor addition only.

DCP Part D2 Private open space

To ensure that all residential development is provided with functional, well located areas of private open space. To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.

Comment:

Complies with Requirements identified on DCP Map/ DCP Controls. Existing Private open space to remain as is.

DCP Part D3 Noise

To encourage innovative design solutions to improve the urban environment. To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.

Comment:

The proposal is reasonably offset from adjoining properties. No adverse noise is anticipated from a typically domestic use.

DCP Part D4 Electromagnetic radiation

To ensure the safety of the community from electromagnetic radiation.

Comment:

N/A

DCP Part D5 Orientation and energy efficiency

To consider the placement of buildings within sites to maximise solar access and natural ventilation. To encourage innovative design solutions to improve the urban environment.

Comment:

Provision has been made for natural light and daylight into the design.

DCP Part D6 Access to sunlight

To ensure that reasonable access to sunlight is maintained. To encourage innovative design solutions to improve the urban environment.

Comment:

Refer to submitted 2d and 3d shadow diagrams for both June 21 and March 20, Neighbouring dwellings will have adequate access to sunlight.

DCP Part D7 Views

To allow for the reasonable sharing of views. To encourage innovative design solutions to improve the urban environment.

Comment:

The subject site is not situated in a recognised view corridor. Views from adjoining sites which will not be effected by the proposal.

DCP Part D8 Privacy

To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.

Comment:

The proposed development does not result in any significant loss of privacy to adjoining dwellings.

DCP Part D9 Building Bulk

To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation.

Comment:

The proposed design reduces perceived bulk due to:

- increase front setback respective of height
- articulation and manipulation of the design, enhancing the existing facade.
- use of light-weight materials.

DCP Part D10 Building colours and materials

To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.

Comment:

The colours and materials used for alterations and additions to The first floor addition shall complement the existing external building façade.

DCP Part D11 Roofs

To encourage innovative design solutions to improve the urban environment. Roofs are to be designed to complement the local skyline.

Comment:

The proposed roofline complements the local skyline and integrates with existing development.

DCP Part D12 Glare and Reflection

To ensure that development will not result in overspill or glare from artificial illumination or sun reflection. To maintain and improve the amenity of public and private land.

Comment:

The proposed development will not result in undue glare from artificial illumination or sun reflection. The proposed roof will be in the medium to dark colour range and the external wall finishes will be non-reflective finish.

DCP Part D13 Front Fences**Comment:**

N/A

DCP Part D14 Site Facilities

To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.

Comment:

All site facilities are currently available to the site. It is not proposed to alter the current arrangement in terms of site facilities.

DCP Part D15 Side and Rear Fences**Comment:**

N/A

DCP Part D16 Swimming Pools and Spa Baths**Comment:**

N/A

DCP Part D20 Safety and Security*To ensure that development maintains and enhances the security and safety of the community.***Comment:**

Surveillance is maximised by orienting the outlook from the building towards the street.

DCP Part D21 Provision and location of utility services*To encourage innovative design solutions to improve the urban environment. To ensure that adequate utility services are provided to land being developed.***Comment:**

Existing utilities and services to remain as per existing and will be used for the First floor Addition.

DCP Part D22 Conservation of energy and water*To encourage innovative design solutions to improve the urban environment. To ensure energy and water use is minimised.***Comment:**

First floor Addition to intergrate:

- Site layout to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties.
- Buildings are to be designed to minimize energy and water consumption.
- Landscape design is to assist in the conservation of energy and water.

DCP Part E3 Threatened Species*To protect and promote the recovery of threatened species, populations and endangered ecological communities. To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.***Comment:**

N/A

DCP Part E4 Wildlife Corridor*To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits.***Comment:**

N/A

DCP Part E8 Waterways and Riparian lands*Encourage development to be located outside waterways and riparian land. Avoid impacts that will result in an adverse change in watercourse or riparian land condition. Minimise risk to life and property from stream bank erosion and flooding by incorporating appropriate controls and mitigation measures.***Comment:**

N/A

DCP Part E9 Coastline Hazard*To ensure that development does not adversely impact on the coastal processes affecting adjacent land. To retain the area's regional role for public recreation and amenity.***Comment:**

N/A

DCP Part E10 Landslip Risk

To ensure development is geotechnically stable. To ensure good engineering practice.

Comment:

Subject site has been identified as "Landslip Risk Area B", A preliminary Geotechnical assessment has been carried out by "Ascent Geotechnical Consulting". Please see attached documents for Geotechnical report.

DCP Part E11 Flood prone Land

To ensure the development is compatible with the flow regime of the waterway. To ensure that existing development is not adversely affected through increased flood damage and / or flood hazard as a result of new development.

Comment:

N/A

WLEP Schedule 15 Summary

The proposed addition is designed to enhance the resultant home and integrate within the local context and is therefore consistent with the existing and desire future character of the area. The proposed development is consistent with the general principles of Warringah development control plan and WLEP2011, namely:

- Design takes into consideration neighbouring dwellings with regard to access to light, ventilation bulk and scale;
- There are no adverse effects of the proposed development on the environment, either biophysical, economical, or social.
- There is no significant overshadowing to adjoining private open space (ref. shadow diagrams) or neighbouring residential properties.
- The design, colour, and materials used are in keeping with the style of the surrounding area.
- The proposed addition maintains the visual pattern and predominant scale of buildings in the locality and the immediate context.

Summary

The proposed addition is designed to enhance the existing dwelling and integrate within the local residential area and is therefore consistent with the objectives of Warringah Council's LEP and DCP

Hence, it is our professional opinion that there would be no detrimental impact to the surrounding built environment in this instance.

Prepared by:

Your Style Designer Home additions

