

Statement of Environmental Effects

For a

**First Floor Addition to a
Single Storey Dwelling House**

at

12 Bangar Close

Killarney Heights

Prepared for Mr and Mrs Kretzas

Planning Outcomes Pty Ltd

June 2021

0417 467 509

Statement of Environmental Effects
12 Bangar Close Killarney Heights
Lot 15 Sec 75 DP 758566
LGA: Northern Beaches
Warringah Local Environmental Plan 2011
Warringah DCP

1. Description of Proposal: First Floor Addition to a Single Storey Dwelling House.

Ground Floor Alterations: Front porch, entry, double garage, home office, lounge room, lift, laundry, theatre, bedroom, bathroom, dining room, kitchen with walk-in pantry, family room and alfresco.

First Floor Addition: Master bedroom with walk-in-wardrobe, ensuite and first floor balcony, three bedrooms each with a built-in-wardrobe, bathroom, walk-in linen press and family room.

2. Site Analysis

The site is located on the western side of Bangar Close and has an east-west orientation. The site has a rectangular shape with a frontage to Bangar Close of 18.29m and a depth of 38.1m. The site area is 696.8m².

The site has a fall of approximately 2m from the front boundary to the rear boundary. The site contains a single storey dwelling house. There is a shed, a retaining wall and a rock platform in the rear yard. The site does not contain any significant trees.

The site is bushfire prone. A bushfire hazard assessment report has been prepared.

The site is located in a low density residential area.

3. State Policies

3.1 SEPP 55 - Remediation of Land

As the site has a history of residential use, it is considered that the site is unlikely to be contaminated. For this reason, no further investigation is considered necessary.

3.2 BASIX

A BASIX Certificate has been lodged with the development application.



Subject Site- 12 Bangar Close Killarney Heights – Source Six Maps



Street View – 12 Bangar Close Killarney Heights

4. Warringah Local Environmental Plan 2011

The site is zoned Residential R2 under the *Warringah LEP 2011*. The objectives of the R2 Low Density Zone are:

Zone R2 Low Density Residential

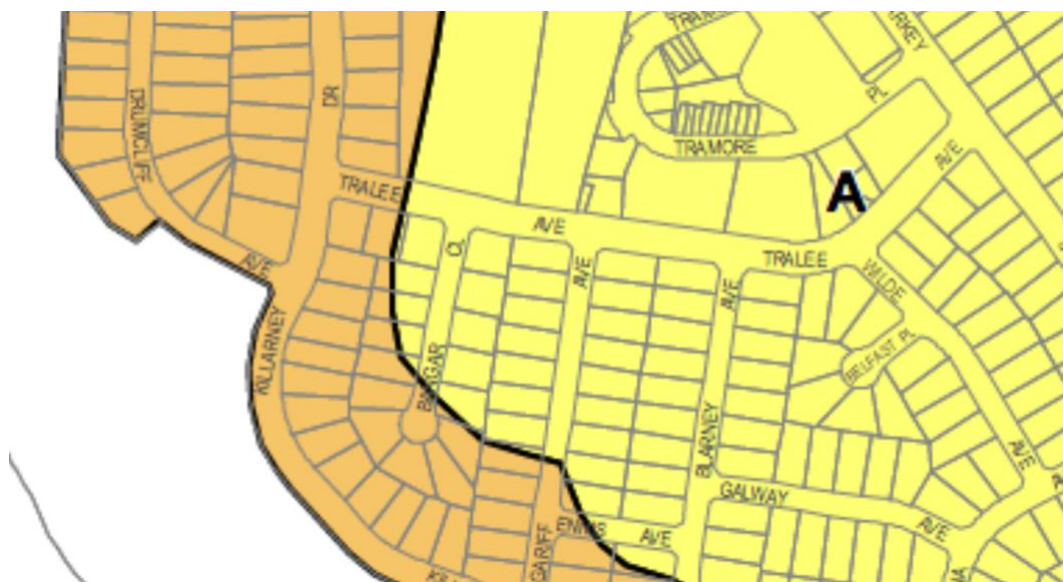
1 Objectives of zone

- *To provide for the housing needs of the community within a low density residential environment.*

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- The proposed alterations and additions are considered to be consistent with the objectives for development in the R2 Low Density Residential Zone.

Standard	Compliance
Height of Building 8.5m	Yes – approx. 7.391m
Landslide Risk Land	The site is identified as Part Area A – Slope (less than 5 degrees) and Area B (flanking slopes 5-25 degrees) – A preliminary landslip risk assessment has been prepared.
R2 – Low Density Residential	The alterations and additions are ancillary to dwelling houses are a permissible use.
Heritage	The site is not located in a heritage conservation area and does not contain a heritage item. The site is not in the vicinity of any heritage items.
Minimum Lot Size – 600m ²	Complies - lot size is 696.8m ²



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5. Table of Compliance – Warringah Development Control Plan

Design Element or Item	Minimum Standard or Control
Front Setback	Minimum 6.5m. <i>Complies – 9.532m -existing.</i>
Side Setback	Minimum 900mm. <i>Complies – Ground Floor - 1.375m and 1.4m -existing. First Floor: 2.938m and 2.885m.</i>
Rear Setback	Rear Setbacks are to be a minimum of 6m. <i>Complies – 12.096m - existing. Alfresco – 7.8m - existing</i>
Height Limit	Maximum overall height 8.5m. Maximum wall height 7.2m. <i>Ridge Height: approx. 7.391m Actual Wall height: approx.6.891m Complies.</i>
Number of Storeys	Two storeys. <i>Complies.</i>
Side Boundary Envelope	4m at the side boundaries and 45 degrees. <i>The proposed first floor addition complies generally with the building envelope at the front and rear elevations apart from minor encroachments. At the southern side elevation, the site falls away slightly making it more difficult to achieve compliance with the building envelope control.</i> <u><i>Objectives of the Side Boundary Envelope Control</i></u> <ul style="list-style-type: none"> <i>• To ensure that development does not become visually dominant by virtue of its height and bulk.</i> <i>• To ensure adequate light, solar access and privacy by providing spatial separation between buildings.</i> <i>• To ensure that development responds to the topography of the site.</i> <i>Regarding visual bulk and dominance, the proposal complies with the front, side and rear setbacks contained in the DCP in addition to overall dwelling height and wall height controls.</i>

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	<p><i>The first floor is stepped in from the ground floor at both side elevations to reduce building bulk and consistent with the objectives of the building envelope control to increase side setbacks as wall height increases.</i></p> <p><i>The proposed dwelling house complies with the guidelines contained in the DCP for privacy.</i></p> <p><i>Regarding light and solar access, the first floor is stepped in from the ground floor at the southern elevation to reduce overshadowing impacts. The amount of solar access to the adjoining property at 11 Bangar Close is reasonable given the east-west orientation of the site subject site and adjoining site.</i></p> <p><i>The proposed first floor addition has been designed with regard to the site constraints and the location of adjoining properties and it is considered that the proposal meets the objectives of the side boundary envelope control.</i></p>
Landscape and Open Space Requirements	<p><u>Landscaping</u> Minimum 40% landscaped area.</p> <p><i>43.62% of site area is landscaped. Complies.</i></p> <p><u>Private Open Space</u> Private open space is to be a minimum of 60m² with minimum dimensions of 5m.</p> <p><i>The amount of private open space exceeds 60m² . Complies.</i></p>
Energy Efficiency	<i>BASIX Certification achieved.</i>
Overshadowing	<p>At least 50% of the required private open space of proposed dwelling and adjoining dwellings is to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p> <p>At least 50% of glazed area of windows to the principal living area of proposed dwelling and adjoining dwellings must receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p> <p><i>The site has an east-west orientation so that shadows fall towards the adjoining property at 11 Bangar Close in the morning and afternoon during the winter solstice.</i></p>

	<p><i>At least 50% of the required private open space of the adjoining dwelling at 11 Bangar Close will receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</i></p> <p><i>It is expected that most rear facing living areas will receive some solar access to at least 50% of the glazed area of their windows in the afternoon on June 21.</i></p> <p><i>It is expected that most front facing living area windows will receive some solar access to at least 50% of the glazed area of their windows in the morning on June 21.</i></p>
Stormwater	<p><i>Refer to hydraulics plan for details. Stormwater will be drained to pits in the rear yard.</i></p> <p><i>An above ground storage area is proposed at the rear south-western corner of the site.</i></p>
Parking	<p>Minimum car parking - 2 spaces/dwelling</p> <p>Garage doors and carports are to be integrated into the housing design and not dominate the façade. Parking is to be located so that views of the street from front windows are not obscured.</p> <p>Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.</p> <p>Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.</p> <p><i>A double garage is provided as part of the proposed development. The garage is recessed behind the front facade and the garage opening comprises less than 50% of the width of the building and is less than 6m wide.</i></p>
Privacy and Noise	<p>In particular, the windows of one dwelling are to be located so they do not provide direct and close views (i.e. from less than 9m away) into the windows of other dwellings.</p> <p>The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>Building layout to be designed to optimise privacy.</p>

	<p>Orientate living areas, habitable rooms and windows to private open space areas or the street to limit overlooking.</p> <p><i>The windows on the first floor have been designed to minimise overlooking to adjoining properties with side facing windows having a minimum sill height of 1.7m.</i></p> <p><i>The first floor balcony is semi-enclosed with side walls and views towards the street.</i></p> <p><i>The northern side facing family room window at the ground floor also has a high sill height to avoid overlooking to adjoining properties.</i></p> <p><i>It is considered that the proposed dwelling house will not unreasonably impact on the privacy of neighbouring properties.</i></p>
Design Requirements	<p>Side and rear setbacks are to be progressively increased as wall height increases.</p> <p><i>Complies - the first floor addition has a greater setback to the side boundaries than the ground floor.</i></p> <p>Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p> <p><i>Complies - wall articulation is provided at all elevations.</i></p> <p>Garage doors and carports are to be integrated into the housing design and are not to dominate the façade. Parking is to be located so that views of the street from front windows are not obscured.</p> <p><i>Complies.</i></p> <p>Building height and scale needs to relate to topography and site conditions.</p> <p><i>Complies - the proposal complies with the DCP guidelines for landscaped area, building height and site coverage.</i></p> <p>Orientate development to address the street.</p> <p><i>Complies.</i></p>

	<p>Use colour, materials and surface treatment to reduce building bulk.</p> <p><i>Complies.</i></p> <p>Landscape and planting are to be used to reduce visual bulk of new buildings.</p> <p><i>Complies - refer to Landscape Plans for details.</i></p>
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6. Matters for Consideration Pursuant to Section 4.15 (79C(1)) of the Environmental Planning and Assessment (Amendment) Act, 1997

(a) the provisions of:

- *any environmental planning instrument;*
- *any proposed instrument;*
- *any development control plan;*
- *any planning agreement*
- *any matters prescribed by the regulations that apply to the land to which the development application relates.*
- *Any coastal zone management plan*

The proposed alterations and additions at 12 Bangar Close Killarney Heights is a permissible use in the Residential R2 zone under the provisions of the *Warringah Local Environmental Plan 2011* and complies with the maximum height limit of 8.5m permitted in the LEP. The proposed alterations and additions comply with the guidelines for development contained in the Warringah Development Control Plan. Any departure from the controls is considered to be minor and justified in the table above.

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.

- it is considered that the proposed development will not have an adverse impact on the environment;
- stormwater will be disposed of according to Council requirements and erosion and sedimentation will be appropriately controlled during construction;
- it is considered that the potential impact of the proposed development in terms of privacy and solar access to adjoining residences is reasonable;
- the proposal will comply with the requirements of Planning For Bushfire Protection

- the social and economic impacts of the development are considered minor due to the size of the development proposal;

(c)the suitability of the site for the development

- the site, is considered suitable for the construction of a first floor addition and has no major environmental constraints to development.

(d)any submissions made in accordance with this Act or the regulations

- the development will be subject to Council's Notification Policy

(e)the public interest

- the proposed development will make a positive contribution to the existing housing stock and is recommended for approval.