



22 GLOUCESTER STREET NORTH BALGOWLAH

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING



Report prepared for
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1.0 Introduction

1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling at 22 Gloucester Street, North Balgowlah.

The report describes how the application addresses and satisfies the objectives and standards of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2000 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Site visit
- ◆ Site survey prepared by V-Mark Surveyors
- ◆ Architectural drawings and BASIX Certificate prepared by Action Plans
- ◆ Preliminary Geotechnical Assessment prepared by Ascent Geotechnical Consulting
- ◆ Stormwater Management Plan prepared by Design Services Pty Ltd
- ◆ Waste Management Plan

1.3 The proposed development is generally compliant with the objectives of all Council controls, considerate of neighbouring residents and streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2.0 The site and its locality

- 2.1 The subject site is located at 22 Gloucester Street, North Balgowlah, on the northern side of Gloucester Street, on the corner of Mons Road. It is legally described as Lot 14 DP 36678.
- 2.2 It is a generally rectangular shaped lot, with a frontage of 13.275 metres and 5.11 metres (corner), rear boundary of 15.97 metres to and side boundaries of 35.225 metres (west) and 38.87 metres (east).
- 2.3 The lot has an area of 632.8m² and is currently occupied by a three storey weatherboard clad residence with a metal roof. It slopes gently from west to east.
- 2.4 The property adjoins detached residential dwellings to the east, west and south. The Balgowlah North Public School is located immediately to the north (rear) of the property and further north is the Wakehurst Golf Club. The site is also in close proximity to the Seaforth retail precinct and public transport services on Pittwater Road.



Figure 1. The site and it's immediate surrounds



Figure 2. The site within the locality

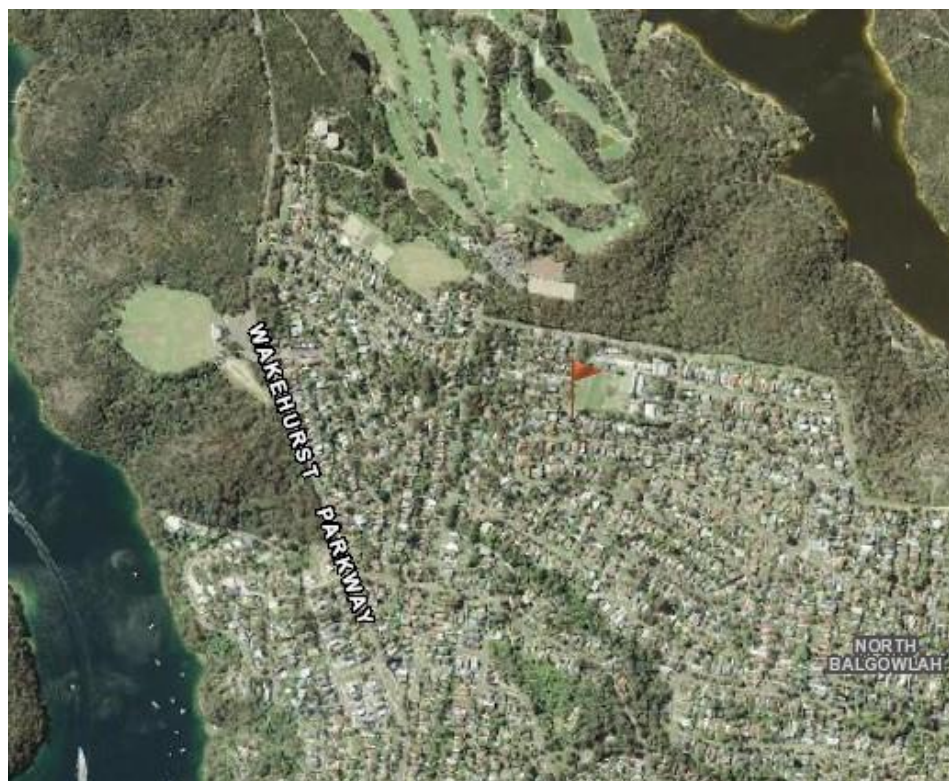


Figure 3. Aerial photograph of the site and its immediate surrounds

3. Site Photos



Figure 4. Looking north, the existing dwelling viewed from Gloucester Street



Figure 5. Looking south, the eastern boundary viewed from the rear yard



Figure 6. The rear of the existing dwelling and location of the proposed entertainment area, looking east.



Figure 7. The existing pool and location of the proposed landscaping works.



Figure 8. Looking south, the western boundary viewed from the rear.



Figure 9. Looking east, the rear yard of the existing dwelling.

4. Proposed Development

- 4.1 The proposed development is for alterations and additions to the existing dwelling, including the reconfiguration of the ground floor plan, renovation of the rear entertainment terrace, landscaping works around the existing pool, reconfiguration of the first floor level to accommodate 4 bedrooms.
- 4.2 The alterations and additions have been designed to ensure that the appearance of the dwelling is improved and remains consistent with the existing streetscape. The proposed additions maintain a scale consistent with dwellings in the locality and have been designed to remain compatible with the surroundings.
- 4.3 The proposed alterations and additions will be made up as follows:

Lower Ground floor

- Remove the doors between the workshop and storage area
- Install new door and access stairs to upper levels in former storage area
- Install new door openings to cellar and storage areas

Ground floor

- Demolish partition walls in living room, bedrooms 4 & 5
- Demolish kitchen, bathroom and stairs
- Demolish north and western walls in family room
- Create new entry/reception adjacent to new stairs
- New living room at front of dwelling, adjacent to bedroom 1
- Extension to existing dwelling on eastern side to create a bedroom with ensuite and built-in robe off the living room
- Create a new kitchen, living/dining area to the rear opening to the renovated entertainment terrace with roof
- Construct a new wc adjacent to laundry

First Floor

- Demolish the stairs, ensuite and partition walls
- Bathroom to become the ensuite to bedroom one and new built-in robe, demolish existing small robe
- Stairs to be constructed in the space of bedroom 2
- Existing study becomes bedroom 2
- Bedroom 4 replaces the ensuite and stairs space
- Construct a new wc adjacent to bedroom 3

Pool/Landscaping

- Partially remove existing paving around the pool deck and replace with soft landscaping
- New pool fencing
- Outdoor shower
- New pool equipment enclosure
- New lawn and landscaping work adjacent to the covered outdoor area

Roof

- Installation of skylights in roof above ground floor eastern (side) extension and roof to covered entertaining area

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose to remove any trees.

State Environmental Planning Policy No. 55 – Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

5.2 Warringah Local Environment Plan 2011

Zoning

The site is zoned R2 pursuant to the provisions of the Warringah Local Environment Plan 2011. The proposed development is a permissible use in the R2 zone which permits dwelling houses with development consent.



Figure 10. Extract from Warringah LEP zoning map

Demolition

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

Minimum Lot Size

The site is mapped with a minimum lot size of 600m². The subject site has a compliant lot size of 632.8m² and no subdivision is proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. At the northern end of the new extension (eastern side) the maximum building height will be a compliant 3.671 metres and at the southern end it will be a compliant 4.755 metres. The roof to the outdoor area at the rear will have a compliant maximum building height of 3.871 metres.

Heritage Conservation

The site is not a heritage item, located within a heritage conservation area or located in proximity to a heritage item.

Acid Sulfate Soils

The site is not affected by Acid Sulfate soils.

Earthworks

Minimal earthworks are proposed to prepare the site for construction, with the majority of works proposed within the existing building footprint. Some minor disturbance may occur with the renovation of the landscaping.

Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

Flood Planning

The site is not identified on the NBC Flood Hazard Map.

Development on Sloping Land

The site is identified as Area A – Slope < 5 and Area B – Flanking Slopes 5 to 25 on the Warringah Landslip Risk Map. As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

A Preliminary Geotechnical Assessment, prepared by Ascent Geotechnical Consulting and dated 30 September 2021, is attached to this development application package.

5.3 Warringah Development Control Plan

The relevant sections of the DCP are addressed below.

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Part B General Controls

Wall Heights

A maximum wall height of 7.2 metres is permitted by the DCP.

The extension to the eastern elevation proposes a compliant maximum wall height of 4.505 metres.

Side Building Envelope

The site requires a side boundary envelope of 4m/45° and the proposed development complies with this requirement.

Side Boundary Setbacks

Side boundary setbacks of 900mm are required on the subject site by the DCP. No change is proposed to the existing, compliant, side setbacks of 1.66 metres (east) and 4.98 metres (west).

Front Setback

A front setback of 6.5 metres to the primary road is required and a minimum of 3.5 metres for the secondary frontage. The existing dwelling has a primary front setback of 7.475 metres and a minimum setback of 4.984 metres to the secondary frontage, Mons Road and no change is proposed.

Rear Setback

A rear boundary setback of 6 metres is required by the DCP. The proposed covered outdoor area will have a compliant setback of 7.413 metres to the rear (northern) boundary.

Part C Siting Factors

Traffic Access and safety

The development will use the existing driveway and vehicular crossover from Gloucester Street.

Parking

A maximum garage / carport width of 6 metres or 50% of the building width applies to the site. A minimum 2 car parking spaces per dwelling also applies to the site. The parking arrangements remain unchanged with 2 spaces provided within an enclosed garage.

Stormwater

The proposed extension to the dwelling will be connected to Council's existing stormwater system as outlined in the stormwater plan attached to this development application package.

Excavation and Landfill

Minor earthworks are proposed for the ground floor level works and these will be undertaken in accordance with engineering details.

The attached Preliminary Geotechnical Assessment demonstrates the geological stability of the proposed work. The cut proposed will be appropriately disposed of as detailed in the waste management plan, and drainage patterns will be unaffected.

Erosion and Sedimentation

Erosion and sediment control measures will be maintained, as detailed in the architectural plans, until the site is stabilised, in accordance with Council controls.

Demolition and Construction

The proposed alterations and additions will involve demolition works as detailed above and in the attached architectural plan set. All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

Waste Management

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible. This is detailed further in the accompanying Waste Management Plan.

The existing dwelling has appropriate waste storage areas which will be retained with the additions proposed.

Part D Design

Landscaping and Open space and bush land setting

The DCP requires 40% landscaping on the site which is equivalent to 253.12m² for the site area of 632.8m². The existing landscaped open space is non-compliant at 172.91m² or 27.32%. The proposed landscaped area is 194.09m² or 30.67%, resulting in an increase in 3.35% or 21.18m².

A variation to the landscaped area control is considered appropriate, in this case, as the development remains consistent with the objectives of the control, increasing the landscape area, despite the variation, as addressed below:

Objectives of the control:

- *To enable planting to maintain and enhance the streetscape.*

Comment

The site maintains sufficient area to enable onsite planting for the enhancement of the streetscape. The existing plantings on the street frontage will be maintained and an additional 21.18m² of landscaping is to be provided at the rear of the site, resulting in an overall improvement to the existing scenario.

- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

Comment

Not relevant to the subject site.

- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*

Comment

There is sufficient area for the retention and establishment of low lying and medium shrubs and canopy trees.

- *To enhance privacy between buildings.*

Comment

Privacy is retained between the subject dwelling and the only neighbouring dwelling to the east (20 Gloucester Road), with compliant side building setbacks, landscaping works and privacy measures incorporated into the overall design.

- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*

Comment

Appropriate outdoor recreation areas are included in the design, included a new covered outdoor area and adjoining lawn. Additional soft landscaping is also proposed around the perimeter of the existing pool.

- *To provide space for service functions, including clothes drying.*

Comment

There is sufficient area to accommodate service functions including clothes drying, with a new clothes line proposed adjacent to the eastern boundary at the rear of the site.

- *To facilitate water management, including on-site detention and infiltration of stormwater.*

Comment

A stormwater management plan compliant with Council controls is provide with the application.

Private open space

The site currently has a private open space area of 165.71m² and no change is proposed.

Noise

The development is appropriate and will not result in noise levels inappropriate to a residential area. The site is not located in close proximity to a noise generating activity.

Access to sunlight

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this clause DCP.

The following observations are made of the shadow diagrams included with this application:

9am – The development will result in negligible overshadowing to the rear yard of the subject site.

12pm – The development will result in negligible overshadowing within the eastern setback of the subject site.

3pm – The development will result in a minor increase in shadowing to the subject site and the rear yard of 20 Gloucester Street.

It is concluded that the private open space of the adjoining property maintains compliant solar access with direct sunlight available to more than 50% of the rear yard at 9am, 12pm and 3pm.

Views

A site visit has been undertaken and it is considered the development will not result in any view loss impacts.

Privacy

Privacy will be retained for neighbours with compliant side setbacks proposed and no direct overlooking into any key living areas.

The development proposes works at ground floor level and, similar to the existing dwelling, these will be visually separated from the neighbouring property by the side boundary fencing. A number of privacy measures have also been incorporated into the design including offset windows, high sill heights and privacy screening on the eastern side of the development.

Building Bulk

The alterations and additions are consistent with the existing dwelling and the streetscape, with the overall impact being a modern, aesthetically pleasing and complimentary addition to Gloucester Street.

Building Colours and Materials

The proposed building materials include metal roof sheeting and weatherboard cladding with details provided in the attached materials and finishes schedule (Action Plans Drawing Nos. DA14).

All materials and finishes are complementary to the coastal and residential surrounds and are consistent with a modern finish.

Roofs

The side addition and roof to the covered outdoor entertaining area will both have a roof pitch of 22° and comply with the objectives of Part D11 of the DCP.

The roof form has been designed to complement the existing dwelling.

Glare & Reflection

Materials have been chosen to ensure no glare or reflection issues.

Side and Rear Fences

No change is proposed to existing boundary fencing.

Site Facilities

The existing dwelling has appropriate waste and recycling areas which will be retained. The proposed development includes a new clothes line adjacent to the eastern boundary within the rear yard.

Swimming Pools

The proposed development includes new pool fencing to comply with Australian Standards and a new sound proofed pool equipment enclosure.

Safety and Security

An ability to view the street frontage is retained allowing for casual surveillance which is to the benefit of the safety and security.

Conservation of Energy and Water

The design has achieved a BASIX Certificate which accompanies the application.

Part E: The Natural Environment

Preservation of Trees or Bushland Vegetation

No trees are to be removed or detrimentally impacted as a result of the proposed development.

Retaining unique Environmental Features

The development will have no impact on any unique environmental factors in the area.

Wildlife Corridors

There will be no impact on any valued wildlife as a result of the proposed development.

Native Vegetation

The site is not identified on the DCP Native Vegetation Map.

Waterways and Riparian Lands

There will be no impact on waterways or riparian lands in the locality.

Landslip Risk

The site is located in the area nominated in the LEP maps as Area A Slope < 5 and Area B – Flanking Slopes 5 to 25.

A Preliminary Geotechnical Assessment accompanies this development application.

Flood Prone Land

The site is not identified on the NBC Flood Hazard Map.

6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Warringah LEP 2011 and the Warringah DCP 2011.

	Standard	Proposed	Compliance
Warringah LEP 2011			
Lot Size	600m ²	Existing - 632.8 m ²	Yes – no change proposed
Building Height	8.5 metres	<u>Eastern side ground level extension</u> – 3.671 metres on northern end 4.755 metres on southern end <u>Roof to covered rear entertaining area</u> – 4.505 metres	Yes
Floor Space Ratio	Not identified	-	-
Warringah DCP 2011			
Wall Height	7.2 metres	<u>Eastern side ground level extension</u> – 4.505 metres	Yes
Number of Stories	Not identified	-	-
Side Boundary Envelope	4 metres / 45 degrees	N/A	N/A
Site Coverage	Not identified	-	-
Side Boundary Setbacks	0.9 metres	E: 1.66 metres W: 4.98 metres	Yes
Primary Front Boundary Setback	6.5 metres	7.475 metres to existing dwelling	Yes – no change proposed
Secondary Front Boundary Setback	3.5 metres	Existing – 4.984 metres (ground floor level)	Yes – no change proposed
Rear Boundary Setbacks	6 metres	12.83m	Yes – no change proposed
Parking	2 spaces	2 spaces	Yes – no change proposed
Landscaped Open Space and Bushland Setting	40% of lot area (253.12m ² for site area of 632.8m ²)	27.32% (172.91m ²) Existing 30.67% (194.09m ²) Proposed	Yes – achieves compliance with objectives
Private Open Space	60m ²	Existing 165.7m ²	Yes – no change proposed

	Standard	Proposed	Compliance
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Compliant at 12pm and 3pm.	Yes

7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the zone.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality

7.1. *Context and Setting*

What is the relationship to the region and local context in terms of:

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions to the existing dwelling have been designed to complement the site and its surrounds. The alterations are appropriate and will have negligible impact on adjacent properties.

7.2. Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

7.3. Public domain

The proposed development will have a positive impact on the public domain as the proposal is consistent with the character of the existing dwelling and streetscape of the area.

7.4. Utilities

There will be no impact on the site, which is already serviced.

7.5. Flora and fauna

There will be no impact.

7.6. Waste

There will be no impact.

7.7. Natural hazards

The natural hazards of landslide risk, and acid sulfate soils have been considered within this report and it is concluded that the risks are appropriately mitigated to allow the development to proceed.

7.8. Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

7.9 **Site design and internal design**

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed additions are highly appropriate to the site with regard to all of the above factors. The development fits well within the context of the residential surrounds and the existing building on the site.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

7.10. **Construction**

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*

- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the alterations and additions proposed.

Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8. Conclusion

- 8.1 The proposed development application for the alterations and additions to an existing dwelling at 22 Gloucester Street, North Balgowlah, is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 Considering all the issues, the proposed development is considered worthy of Council's consent.