

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROPOSED ALTERATIONS AND ADDITIONS  
TO AN EXISTING RESIDENCE  
AT No.49 CASHEL CRESCENT, KILLARNEY HEIGHTS**

**FOR**

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## **01 INTRODUCTION**

This statement examines the proposed alterations and additions to an existing residence at No.49 Cashel Crescent, Killarney Heights and the site being identified as Lot 8, Section 95 DP 758566.

The site is zone R2 Low Density Residential as indicated in the Land Zoning Map of the Warringah LEP 2011.

The site is not in a heritage conservation area.

The Land Slip Risk Map indicates that the site is within the Area B.

The site is within Bushfire Prone Land.

## **02 SITE & SURROUNDING DEVELOPMENT**

The site is located at the cul de sac end of Cashel Crescent and has an area of 904.22 square metres. The frontage to Cashel Crescent at the boundary is an arc of 9.82 metres and the rear eastern boundary which adjoins the Forestville War Memorial playing fields is 15.15 metres. The northeastern side boundary adjoining the property at No. 47 Cashel Cres. is 28.27 metres long and the northwestern side boundary adjoining the driveway to the property at No. 47 Cashel Cres. is 32.665 metres long. The southern side boundary adjoining a public pathway is 41.95 metres long.

The site falls from the rear boundary to the front boundary with a difference in ground levels of approx. 3.5 metres over a distance of approx. 50 metres.

On the property currently stands a single storey rendered masonry dwelling with a tiled roof. Prior to ownership of the property by the current occupants, the building had undergone previous renovations which also included a swimming pool and outdoor entertaining area within the rear yard.

The site is landscaped with garden beds at the front of the dwelling and lawns with shrubs within the setback to the front boundary. A concrete paved driveway runs parallel with the northwestern side boundary to the garage and car space in front of it. The rear yard has been landscaped with low retaining walls, paved entertaining area, lawns and tiled surround to the inground pool.

The adjacent residence at No.34 Cashel Crescent which adjoins the public pathway along the southern side boundary is a two storey rendered dwelling with metal clad roof.

The adjacent residence at No.45 Cashel Cres. adjoining the driveway access to 47 Cashel Cres. at the northwestern side boundary is a two storey rendered dwelling with tiled roof.

The surrounding area is established urban residential with a mixture of dwelling types. Many of the original residences have been subject to significant renovations or alterations and additions which is typical of the on-going upgrading of residential development occurring within the local area.

### **03 PROPOSED DEVELOPMENT**

The development being proposed seeks consent for alterations and additions to the existing dwelling at No.49 Cashel Crescent, Killarney Heights which include:

Ground floor level:

- Mainly internal alterations or additions are being proposed to the dwelling at this floor level which includes the removal of a bathroom and internal walls to reconfigure the floor layout and add a stairway to access the proposed upper level.
- A new timber deck and steps are to be built at the front walls of the living and bed rooms with the roof over extended to partially cover the deck.
- A new carport is to be built over the existing driveway and in front of the existing garage

Upper floor level addition:

- A new upper floor level addition is to be constructed which includes a study and master bedroom with walk-in wardrobe and en-suite bathroom along with balconies which are accessed from the front and rear sides of the bedroom.
- The existing roof tiles are to be replaced with new corrugated metal sheet roofing throughout.

### **04 BUILDING HEIGHT**

The proposed roof ridge height remains under the 8.5 metre maximum and complies with the requirement.

## **05 BUILDING LINE SETBACKS**

Building line setbacks are in compliance with the Warringah DCP.

The front building line setback to the new timber steps and deck is a minimum of 11 metres.

The front building line setback to the new carport roof is a minimum of 11.2 metres.

The northwest side boundary setback to the carport post is 0.9 metres while the setback to existing garage adjoining the dwelling remains unchanged at 1.61 metres.

The southern side boundary setback to the new post on the deck is 2.11 metres while the setback to the dwelling remains unchanged at 2.0 metres.

The rear building line setback to the existing dwelling remains unchanged.

## **05 BUILDING ENVELOPE**

The proposed alterations and additions are wholly within the building envelope control.

## **06 PARKING & VEHICULAR ACCESS**

Vehicular and pedestrian access from Cashel Crescent remains unchanged.

## **07 STORMWATER MANAGEMENT**

The proposal does not have any significant adverse impact on the existing stormwater run-off and discharge from the site. The site impervious area increases slightly by 25 square metres and there will be negligible difference in stormwater collection on the site as a result of the proposal.

## **08 LANDSCAPED AREA & PRIVATE OPEN SPACE AREA**

The existing landscaped open space area is 316 sq. m. which is 35% of the total site area and currently in non-compliance with the 40% minimum required. The proposed addition of the timber deck with steps and the realignment of the driveway at the carport shall result in 279 sq. m. landscaped open space area which is 31% of the total site area which will also be in non-compliance with the

40% minimum required. A request to vary a development standard is provided with this development application to address this non-compliance.

The retained existing vegetation surrounding the proposed development shall maintain the desired outcomes of council's landscaping development controls.

The required private open space area for dwelling houses is 80 sq. m. The existing private open space area is not affected by the proposal and remains unchanged at 300 sq.m.

## **09 VIEW SHARING**

The proposal does not result in any significant loss of views to the adjoining properties. Views from the rear balconies of the adjacent residences are primarily focussed over their rear boundaries to the Forestville War Memorial playing fields beyond as are the views from the rear balcony of the subject residence.

## **10 PRIVACY & SECURITY**

The proposal does not result in any significant loss of visual privacy to the adjoining properties as the new window openings adjacent to the northeast side boundary are windows that belong to en suite bathrooms and have opaque glazing.

As there are no changes to existing fencing and gates, existing levels of security are maintained for vehicular and pedestrian entry to the site.

## **11 SOLAR ACCESS & SHADOWING**

No adjacent residences or sites will suffer any loss of natural light or detrimental overshadowing as a result of the proposal.

The shadow diagrams submitted with this development application confirm that the additional shadowing from the proposed addition is minimal and is cast over the neighbouring side boundary without affecting any primary indoor or outdoor living areas.

## **12 ACOUSTICAL PRIVACY**

The proposal shall not generate any additional noise to that which would be expected in a residential area.

The residence shall remain a single-family occupancy of the current owners and no excess or undue noise will be generated.

The location of the existing vehicle parking space is maintained and existing vehicular noise levels affecting neighbouring properties remain unchanged.

## **SUMMARY**

The proposed alterations and additions to the development will provide a quality development with a scale and style that is appropriate and consistent with the local streetscape and suburb location.

No adjacent residences or properties will suffer any significant loss of natural light, sunlight, privacy, views or amenity. The development has been designed to address these issues and successfully negates any adverse effect on neighbouring sites.

The proposed alterations and additions at the upper floor level of the dwelling maintain existing levels of light and solar access to the outdoor and indoor living areas while providing improved amenity for the occupants of the residence.

Existing site access is maintained and provision of off-street car parking for two cars is maintained.

There is no impact on existing services and stormwater system.

Finally, the proposed development complies with the requirements or is consistent with the principles and is believed to meet the objectives of Council's planning controls.