

# **Statement of Environmental Effects**

March 2025

Proposed Balcony to rear of an Existing Dwelling

at

**No.79 Quirk Street, DEE WHY**

## **INTRODUCTION**

This report has been prepared to accompany a Development Application to Northern Beaches Council for a proposed balcony attached to the rear of an existing residential dwelling at No.79 Quirk Street, Dee Why. This report should be read in conjunction with the following documentation:

- 2401/DA-01                      Site Analysis Plan
- 2401/DA-02                      Existing Ground Floor Plan
- 2401/DA-03                      Existing Lower Ground Floor Plan
- 2401/DA-04                      Proposed Ground Floor Plan
- 2401/DA-05                      Proposed Roof Plan
- 2401/DA-06                      Proposed Elevations
- 2401/DA-07                      Proposed Elevations & Section A
- 23/5613-DET                      Site Survey prepared by 'East West Surveyors Pty Ltd'

## **SITE DESCRIPTION AND SURROUNDS**

The subject site is described as Lot 50 Sec A in DP 8139 and is known as No.79 Quirk Street, Dee Why. Pursuant to the Northern Beaches Council Local Planning Controls, the subject site has the following characteristics:

- Zoned R2 Low Density Residential
- Within Landslip Risk Map                      - Area A + Area B
- Minimum Landscape Area                      - Landscaped Open Space and Bushland Setting 40% of site.
- Maximum Building Height                      - 8.5m

The subject site is a rectangular lot typical of the standard lot arrangement of Quirk Street. The front boundary faces north and fronts Quirk Street. The subject site has a boundary width of 12.19m and a boundary length of 60.315m. The subject site is a sloping site which falls from the street (RL 61.100) down towards the rear boundary (RL 52.600).

The existing dwelling is a single and 2 storey brick dwelling. Given the sloping topography of the site, the dwelling appears single storey from Quirk Street and becomes 2 storey at the rear of the dwelling.

Currently, there is an approved Complying Development (CDC2024/0977) attached to the subject site. This approval is for alterations and additions to the existing dwelling, which consists of a rear 2 storey addition and swimming pool. These approved works are currently under construction.

These approved works have been noted on the plans that form part of this submission.

To the east of the subject site is a 2 storey dwelling with a secondary dwelling located at the rear of the site and is known as No.77 Quirk Street. To the west of the subject site is a single storey house known as No.61 Quirk Street.

The existing streetscape consists of a mixture of single and 2 storey dwellings in varying architectural styles.

## **THE PROPOSAL**

Currently, the approved works under Complying Development CDC2024/0977 consist of a rear 2 storey addition and a covered terrace with direct access to the lower ground floor level of the dwelling. The main ground floor level of the dwelling is single storey at Quirk Street allowing for a level entry to the dwelling, however this level becomes the 2<sup>nd</sup> storey at the rear due to the topography of the subject site. The approved works currently allow for a stacking door system with a glass balustrade so that the kitchen and primary living zone and receive outdoor airflow, enjoy the views that the location presents and create a sense of an indoor/outdoor feel.

The proposed works consist of a covered balcony that will allow for private open space that is directly accessible from the primary living area. This balcony will in turn provide cover for the terrace below. Privacy screens along the sides of the proposed balcony will ensure that there are no impacts to privacy or overlooking to the neighbouring sites.

The location of the proposed balcony along with the orientation of the subject site ensures that there is no impact on overshadowing due to the proposed works.

Where currently, the occupants must move to the lower level of the dwelling to access the private open space. The proposed balcony will increase the amenity of the dwelling, allowing the occupants access to private open space that is directly connected to the primary living zones.

## **GENERAL PLANNING AUTHORITY REQUIREMENTS**

The proposed development is subject to the provisions of two statutory planning instruments:

- Warringah Local Environmental Plan 2011 (LEP)
- Warringah Development Control Plan 2011 (DCP)

As the proposed works are for a covered balcony attached to the rear of an existing dwelling, it is recognised that not all of the development controls listed in the LEP and DCP may be relevant. Those controls that are deemed to be relevant are listed below:

### **Warringah LEP 2011 Compliance**

Principal Standard	Requirement	Proposal	Compliance
2.3 Zone objectives and Land Use Table	Zone R2 Low Density Residential	Covered Balcony to rear of an existing dwelling	YES
4.3 Height of Buildings	Maximum height = 8.5m	The maximum height of the proposed works range between 6.085m to 6.280m	YES
6.4 Development on Sloping Land	Avoid significant adverse impacts on development and the properties in the vicinity of development sites resulting from landslides originating either on or near sloping land.  Ensure the impacts of stormwater runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land.  Ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.	The proposed works are for a balcony. There will be no impacts on the subject site or surrounding sites due to the proposed works.	YES

### **Conclusion with respect to LEP requirements**

The proposed works are deemed to comply with the requirements set out in the LEP.

**PART B: Built Form Controls**

Requirement	Proposal	Compliance
<b>B3 Side Boundary Envelope:</b> Requirements: 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 5m.	The proposed works are within the side boundary envelope.	YES
<b>B5 Side Boundary Setbacks:</b> Requirements: <ol style="list-style-type: none"><li>1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.</li><li>2. Side boundary setbacks areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.</li></ol>	The required side boundary setback for the subject site is 0.9m.  The proposed works has a western side boundary setback of 1.39m and an eastern side boundary setback of 1.30m.	YES
<b>B9 Rear Boundary Setbacks:</b> Requirements: <ol style="list-style-type: none"><li>1. Development is to maintain a minimum setback to rear boundaries.</li><li>2. The rear setback area is to be landscaped and free of any above or below ground structures.</li></ol>	The required rear boundary setback for the subject site is 6m.  The proposed works have a rear boundary setback of 25.97m.	YES

## PART D: Design

Requirement	Proposal	Compliance
<b>D1 Landscaped Open Space and Bushland Setting</b> Requirements: The required minimum area of landscaped open space shown on DCP Map Landscaped Open Space and Bushland Setting.	The minimum required landscaped area is 40% of the total site area. Total Site Area = 733.50m <sup>2</sup> Minimum Required Landscape Area = 293.40m <sup>2</sup> Proposed Landscape Area = 314.60m <sup>2</sup>	YES
<b>D2 Private Open Space</b> Requirements: <ol style="list-style-type: none"> <li>1. Residential development is to include private open space for each dwelling.</li> <li>2. A total of 60m<sup>2</sup> with a minimum of 5m for dwelling houses with 3 or more bedrooms.</li> <li>3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.</li> <li>4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.</li> <li>5. Private open space shall not be located in the primary front building setback.</li> <li>6. Private open space is to be located to maximise solar access.</li> </ol>	Currently the subject site has over the minimum 60m <sup>2</sup> of private open space, however this space is only accessible from the lower ground floor level and is not directly accessible from the primary living zone. The proposed balcony will add an additional 38m <sup>2</sup> of private open space, which will further enhance the amenity of the site as this balcony will have direct access to the primary living zone. Privacy screens will be utilised to ensure privacy for the neighbouring sites as well as the subject site.	YES
<b>D6 Access to Sunlight</b> Requirements: <ol style="list-style-type: none"> <li>1. Development should avoid unreasonable overshadowing of any public open space.</li> <li>2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</li> </ol>	The proposed balcony is located at the rear of the dwelling and is south facing. The balcony will receive partial sunlight in the morning and afternoon, however due to its southern orientation, direct sunlight during the middle of the day will be limited. The proposed works will have no additional impact on the existing overshadowing conditions and the subject site along with the adjoining sites will all maintain the minimum 3 hours of sunlight required on June 21.	YES
<b>D7 Views</b> Requirements: Development shall provide for the reasonable sharing of views.	The topography of the site allows for vast district views to be enjoyed by the subject site and adjoining sites. The proposed works will have no impact on the views currently enjoyed by the adjoining sites and will enhance the amenity and views available to the subject site.	YES
<b>D8 Privacy</b> Requirements: Orientate living areas, habitable rooms and windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.	The proposed balcony has been designed to minimise overlooking and maximise privacy. Privacy screens along each side of the balcony will provide adequate privacy for both the subject site and adjoining dwellings.	YES

## **PART E: The Natural Environment**

Requirement	Proposal	Compliance
<p><b>E10 Landslip Risk</b></p> <p>Requirements:</p> <ol style="list-style-type: none"><li>1. The applicant must demonstrate that:<ol style="list-style-type: none"><li>a. The proposed development is justified in terms of geotechnical stability; and</li><li>b. The proposed development will be carried out in accordance with good engineering practice.</li></ol></li><li>2. Development must not cause detrimental impacts because of stormwater discharge from the land.</li><li>3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</li><li>4. For land identified as being in Area B or Area D:</li></ol> <p>A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application. If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application. Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.</p>	<p>The subject site is located within landslip risk areas A &amp; B.</p> <p>The proposed works are for a balcony which will pose no impact to the existing site conditions.</p> <p>As required, a Geo-technical assessment has been provided and forms part of this submission.</p>	<p>YES</p>

### **Conclusion with respect to DCP requirements**

The proposed works are deemed to comply with the requirements set out in the DCP.

## **GROSS FLOOR AREA (GFA), FLOOR SPACE RATIO (FSR) AND LANDSCAPE AREA CALCULATIONS**

▪ <u>Total Site Area</u>	- <u>733.50m<sup>2</sup></u>
▪ Lower Ground Floor GFA	- 81.63m <sup>2</sup>
▪ Main Ground Floor GFA	- 188.50m <sup>2</sup>
▪ Outbuildings GFA	- 11.55m <sup>2</sup>
▪ Total GFA	- 281.68m <sup>2</sup>
<i>Minimum Landscape area for subject site</i>	- <i>40% of site area (293.40m<sup>2</sup>)</i>
▪ Existing Landscape Area	- 42.9% of site area (314.60m <sup>2</sup> )
▪ Proposed Landscape Area	- 42.9% of site area (314.60m <sup>2</sup> ) - unchanged

## **SITE WASTE MANAGEMENT**

Any existing material which has been demolished and cannot be reused in the proposed works will be sorted as materials for recycling.

Other general building waste will be minimised through good management of the building process and these materials will be sorted for recycling at appropriate depots or minimal land fill sites.

Waste storage containers, skip bins and the like will be stored on site where possible. If required, activity approval will be sort from council for alternative location.

Dust mitigation will be implemented during the proposed works and will include:

- Dust screens where required.
- All stockpiles and loose materials will be covered when not in use.
- All equipment, where capable, will be fitted with dust catchers.

All skip bins will be kept covered when not being filled or emptied.

## **BUILDING CODE OF AUSTRALIA**

All aspects of the proposed works will be executed in compliance with the current edition of The National Construction Code (as amended), current editions of relevant Australian Standards (as amended) and current requirements of other authorities relevant to the proposed works.

## **CONCLUSION**

The proposed balcony is compatible with the reasonable expectations of contemporary use of the property as a family home and will increase the amenity of the subject site.

The proposed works seek to comply with the controls set out in the Warringah LEP and DCP and are deemed worthy of consideration for approval.