



STATEMENT OF ENVIRONMENTAL EFFECTS

For Mr M & Mrs N Blackband

At 18 Libya Crescent, Allambie Heights 2100

Covering First Floor Additions

and/or Alterations to an Existing Residence



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1. Site Details

Address:	18 Libya Crescent, Allambie Heights NSW 2100
Lot and Deposited Plan Number:	Lot: 19 of section 17 in DP: 758016
Local Government Area:	Northern Beaches
Parish and County:	Parish of Many Cove in County of Cumberland
Zone:	R2 – Low density residential
Site Area:	1026.90 m2 (By Survey) 1027.00m2 (by Title)
Existing Residence:	Single Storey brick veneer detached residence with metal roof



Aerial Photo of the Subject Property & Adjoining properties

2. Scope of Works

The proposal consists of:

- Construction of Upper floor addition
- Alterations/Renovations to Existing Residence

The proposed new first floor addition will contain an additional sleeping quarters for the residence built wholly within the existing building footprint. It comprises of one (1) bedroom adjoining a walk-in-robe, an ensuite and a private sitting area which incorporates the new staircase with a front balcony.

This first-floor addition is to be of lightweight timber framed construction with 75mm thick polystyrene base sheeting with an applied texture coating resembling painted cement render. The roof of the addition will be a complimentary metal roof structure compatible with the existing metal roof.

The proposal includes minor internal alterations and renovations that include the new stair all as shown in the submitted drawings which completes the scope of works.



Front view of Subject Property at 18 Libya Crescent, Allambie Heights



Front view of Subject Property at 18 Libya Crescent, Allambie Heights

3. Site Suitability

The Northern Beaches displays a wide variety of urban characters reflecting the following.

- Differences in topography, street pattern and landscape
- Different types and quantities of vegetation
- Successive stages of development
- Changes in architectural style and building materials over time and
- Differences in building size and form achieved under a range of planning controls

The proposal reflects the above character, is site responsive, and is consistent with needs for additional upgraded accommodation as acknowledged by other re-developments upon the surrounding properties. A sensitive response to the elements such as the character of the host structure, the prevailing mixed and varied character of the neighbourhood, the streetscape, site constraints, etc. all have been considered in the design process.



View of opposite two-storey residences

23 Libya Crescent, Allambie Heights



View of opposite two-storey residences

8 Libya Crescent, Allambie Heights

4. Development Standards & Guideline Compliance

SOEE ITEM	NAVIGATION	CONTROL	COMPLIES	
Zoning	WLEP 2011 Map: LZN_008A	R2-Low Density Residential	Yes	The proposal being ancillary to an existing dwelling house is permissible
Minimum Lot Size:	WLEP 2011 Map: LSZ_008A	600 m2	NA	Site Area: 1026.90 m2 (By Survey) 1027.00m2 (by Title)
Notes: There will be no change required to the allotment size as a result of the development.				
Site Coverage	WDCP 2011 - Part B - B4 & DCP Map	Not identified on Map	NA	Not applicable
Landscaped Open Space	WDCP 2011 - Part D-D1 & DCP Landscaped Open Space and Bushfire setting map	Minimum of 40% landscaped open space for a typical residential allotment. To measure the area of landscaped open space: a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation; b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; c) Landscaped open space must be at ground level (finished); and d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.	Yes	Site Area: 1026.9m2 Rear Landscape and Natural Rock Area: 342.549m2 Front Garden and Natural Rock Area: 196.607m2 West Side Garden Area > 2m dim = 35.029m2 Water Surface of Pool: 43.13m2 Total 617.315m2 = 60.11 %
Notes: First floor addition contained wholly within the existing building footprint, there will be no Changes to the existing site Landscaping				
Private Open Space	WDCP 2011 - Part D-D2	Min Area and Dimensions of POS: 1-2 bedrooms → 35m2 with min. 3m Dimension 3 or more bedrooms → 60m2 with min 5m dimension	Yes	There is an existing area that far exceeds the min required at the rear of the property used as Private Open Space
Notes: Due to the nature of the proposed development being an upper floor addition located entirely within the established building footprint, there will be no impact or any reduction in the existing private open space area that currently exists				

Height		WLEP 2011 Map: HOB_008A	8.5m	Yes	The proposed Addition sits below the 8.5m height control at a Maximum of 8.33m Approximatively, as shown on the drawings
		WDCP 2011 - Part B - B1 & B2			
External Wall Height		WDCP 2011 - Part B - B1	<p>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).</p> <p>Exceptions</p> <p>This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building:</p> <ul style="list-style-type: none"> does not exceed the 8.5 metre height development standard; is designed and located to minimise bulk and scale; and has a minimal visual impact when viewed from the downslope sides of the land 	Yes	There is a localised breach of the 7.2m wall height only towards the front where the land slope is >20%. However, the Proposal does not exceed the 8.5m Building height, is a modest addition to the existing and will have minimal impact viewed from the downslope side. Refer to Note below
<p>Notes: Due to the nature of the site topography and the location of the first floor addition, a breach of the 7.2m Wall height is unavoidable, However the breach is minimal in nature, is below 8.5m and the proposal continues to comply with the DCP objective for Wall height:</p> <p>The proposal will have minimal visual impact from the street and will not affect the existing view corridors. It is not located in an area that may impact streets, waterways, or public spaces. In addition to the irregular site topography and the tree canopy to the front that creates a screen for the residence, the proposed changes are similar in scale to neighbouring properties and continues to be located below the tree canopy level.</p>					
Side Boundary Envelope		WDCP 2011 - Part B - B3	<p>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:</p> <ul style="list-style-type: none"> • 4 metres, as identified on the map. 	No	There is breach of the Side boundary envelope towards the front of the south eastern side of the property where is land slope is >20%. Refer to note below

	<p>The proposed first floor addition is located over the external walls of the existing ground floor below on the south eastern side for structural support which creates an unavoidable breach over the front section where the land slope is >20%.</p> <p>As depicted on the side elevations, the proposed South Eastern elevation encroaches into the DCP required Side Boundary Envelope. Notwithstanding this, it is considered that the proposal satisfies the stated Objectives of Part B3 of the DCP as follows:</p> <ul style="list-style-type: none"> • The non-compliance is confined to one corner elevation only and will not be apparent as a significant encroachment when viewed from the street. • The first floor maintains its presentation as a detached dwelling with a sympathetic and modest first floor addition that is compatible with the height, bulk and scale of the existing; it is similar in size to other two storey residences along Libya Crescent and will not be visually dominant. • Increasing the side setback to achieve strict compliance with the building height plane would not have any perceivable external amenity benefits without impacting on the ability to provide reasonable internal amenity on what is a very modest addition. • The non-compliance will have no measurable adverse impacts relative to visual impact, disruption of views, loss of privacy and loss of sunshine to the adjoining dwelling house. • The encroachment has no significant consequence in terms of the views available from the surrounding public and private vantages in proximity to the site with existing viewing corridors being retained through the site. • The control does not differentiate between new development on virgin sites to that of alterations and additions 			
Shadowing	WDCP 2011 - Part D - D6	<ol style="list-style-type: none"> 1. Development should avoid unreasonable overshadowing any public open space. 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. 	Yes	<p>Attached shadow diagrams based on information contained in Bulletin No. 8 "Sunshine & Shade in Australia" produced by the Commonwealth Experimental Building Station. Diagrams submitted are for the winter solstice for the times 0900, 1200 & 1500 hours being the most solar disadvantaged times.</p>
<p>Notes: The lot pattern in Libya Crescent, of existing and re development has provided an environment that tolerates high levels of over shadowing and other associated issues. It is evident from the diagrams submitted that the additional shadowing resulting from the proposal will be more than reasonable given the unavoidable predominant South West /North East orientation of the site. the proposal continues to provide more than 50% solar access to the private open spaces of its adjoining properties.</p> <p>Notwithstanding, the presence of the immediately adjoining two storey residence and other neighbouring two storey dwellings would further diminish any perceived shadowing impacts from the proposal.</p> <p>The design, siting and orientation of the addition ensure that the development is capable of receiving sufficient solar access.</p>				
Safety and Security	WDCP 2011 - Part D - D20	<p>Objectives</p> <ul style="list-style-type: none"> • To ensure that development maintains and enhances the security and safety of the community. 	Yes	<p>The proposal will not hinder the existing ability to allow for casual surveillance of the dwelling from the street and of the street from the dwelling</p>

Privacy	WDCP 2011 - Part D - D8	<p>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p> <p>3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings</p>	Yes	Visual and acoustic privacy was a prime consideration in the design brief for both that of adjoining properties and the client's own amenity.
<p>Notes: The proposal containing only one additional low usage bedroom with its private sitting and amenities will not cause an unreasonable privacy amenity loss to habitable rooms or principal private open spaces of other dwellings. Whilst the primary outlooks from the proposed fenestrations are orientated mainly towards the front and rear of the site, side-facing windows are an unavoidable necessary component to an upper floor addition of the likes. However, the impacts of these side-facing windows will be minimal. On the South Eastern side, where the side set back is < 9m, the only opening does not face opposite windows of the adjoining dwellings nor overlooks its private open space. On the Western side the opening is set back more than 9m from the boundary and is an obscured ensuite window with an area of just 0.34m² and a sill height >1.7m, therefore having negligible impact. The front balcony also is forward facing and does not overlook adjoining windows or private spaces. Notwithstanding the presence of neighbouring two storey dwellings, further diminishes the perceived impacts of privacy loss thereby maintaining the status quo.</p>				
Car Parking	WDCP 2011 - Part C - C3 & WDCP 2011 - Part H - Appendix 10 Car Parking requirements	<p>Dwelling house</p> <p>2 spaces per dwelling</p>	Yes	No change to existing. Parking demand is generated as rates apply to dwelling house irrespective of size.
Bushfire		Vegetation Buffer	Yes	Refer to Bushfire report submitted with the application
Acid Sulphate Soil	WLEP 2011 Map: ASS_008A	Not identified on Map	NA	Not applicable
Landslide Risk	<p>WLEP 2011 Map: LSR_008A &</p> <p>WDCP 2011 - Part E - E10</p>	<p>Area A - Slope <5</p> <p>Area B - Flanking Slopes 5 to 25</p>	Yes	Refer to Note below and to the preliminary geotechnical report submitted with the application
<p>Notes: The proposal is only for a first-floor addition within the existing building footprint and will continue to comply with the objectives of part E10 of the DCP as indicated in the Preliminary geotechnical report provided.</p>				
Heritage	WLEP 2011 Map: HER_008A	Not identified on Map	NA	Not applicable
BASIX	BASIX SEPP 2004	Refer to attached BASIX Certificate	Yes	BASIX Commitments shown on the drawings

Front Setback	WDCP 2011 - Part B - B7	1. Development is to maintain a minimum setback to road frontages. F: 6.5m 2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences	Yes	Existing GF: 11.565m Proposed FF addition: 11.625m. Apart from the driveway, the existing front setback is mostly landscape and natural rock. No changes due to the proposal
Side Setback	WDCP 2011 - Part B - B5	1. maintain a minimum setback from side boundaries as shown on the map under B 0.9m. 2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences	Yes	South East: Proposed 1.810m North West: proposed 8.075m
Water Management	Water management Policy - 9.1 Onsite Stormwater Detention	(a) OSD is required for: i. single residential dwellings where the total existing and proposed impervious areas exceed 40% of the total site area (OSD will not be required for alterations and additions or where the total site area is 450m ² or less)	NA	The proposed first floor addition being within the existing building footprint, there will be no additional rainwater catchment generated by the new works and no requirement to modify the existing stormwater system.

5. Conclusion

This development application seeks to undertake alterations including an upper floor addition to an existing single storey dwelling house all as described on the submitted plans. The proposal maintains the key elements of the streetscape and will not unduly compromise the level of amenity presently enjoyed by adjacent sites.

The proposal has no social or economic impact on the locality. It enhances and blends with the streetscape as a whole whilst meeting the functional and lifestyle needs of the client. The proposal is consistent with Councils aims, objectives and limited controls for residential development in the R2 Low Density Residential zone. It is permissible under Warringah LEP and represents a suitable, modest development of the site.

Within the immediate area of the proposal, it was found that the surrounding homes are of a similar or greater bulk and scale to that of the subject property. These matters have been analysed within this report, which demonstrate that the complete dwelling would have only neutral or positive outcomes.

When assessed under section 79C of the Environmental Planning and Assessment Act, the proposal was found to be compliant in all areas, except for a justified building envelope non-compliance; the proposal is considered satisfactory, causing no adverse planning, environmental, social or economic consequences.

In light of the merits of the proposal and the absence of any adverse social or Environmental impacts, the application is worthy of Councils support and therefore approval.

Kind Regards,

Cape Cod Australia Pty Ltd.