



**Statement of  
Environmental  
Effects  
at  
86 Quirk Street,  
Dee Why  
NSW 2099  
For  
Mick & Patrice Clues**

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**RAPID PLANS**

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## **1 INTRODUCTION**

This Statement of Environmental Effects accompanies the development application for the proposed new primary & secondary dwellings with pool at 86 Quirk Street in Dee Why.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

## 2 THE EXISTING BUILDING

### 2.1 Site

The residence is located on the northern side of Quirk Street in the residential neighbourhood of Dee Why.

Site Address: No 86 Quirk Street, Dee Why

#### LOCATION PLAN



### 2.2 Local Authority

The local authority for this site is:  
Northern Beaches Council (Warringah)  
Civic Centre, 725 Pittwater Road,  
Dee Why NSW 2099  
DX 9118 Dee Why  
Telephone: 9942 2111

### 2.3 Zoning

Lot 3 DP.10683 known as 86 Quirk Street, Dee Why, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

### 2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:  
Warringah Local Environment Plan 2011  
Warringah Development Control Plan 2011

## **2.5 Context and Streetscape**

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing one & two storey brick dwelling with housing directly opposite. Houses in the street are mainly multi storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of Dee Why significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

## **2.6 Existing Areas of the Dwelling**

The site has an existing one & two storey dwelling with concrete parking area to the front.

## **2.7 Existing off-street parking**

There is parking available for multiple cars in the existing garage & on the existing concrete drive. There is no necessity for street parking.

## **2.8 Existing Landscaping**

The landscaping to the existing property consists of small strip gardens with small trees & shrubs along the front & side boundaries with a grassed extending to the dwelling. To the rear yard there are several small to medium sized trees on the western boundary with tiered lawn & garden areas stepping down to Bushey Place to the rear with small shrubs between the dwelling & the secondary front boundary to the rear boundary. The existing landscaping is to be improved for this development.

### 3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The existing building will be demolished to make way for a new two storey dwelling with basement car parking under with access off Quirk Street. The rear yard is to be levelled with an excavated secondary dwelling with access off Bushey Place with a pool over. The appearance & bulk of the building is to be improved throughout the development to be in keeping with surrounding properties to take advantage of the north south aspects. The proposed works provide for new vehicular access, new basement parking & storage areas, new ground floor internal living, kitchen, dining & sleeping areas with a new front entry, new rear deck, new upper floor rumpus, bathroom & sleeping areas, new landscaping, new secondary dwelling, new pool with outdoor entertaining area for the owners over the granny flat with raised garden beds. A new carport & drive off Bushey Place is proposed for improved access & parking facilities as well as improved landscape areas for the property.

The proposal is in sympathy with the existing surrounding new dwellings maintaining the scale and character of a house and the garden suburb.

#### 3.1 *Features of the Proposal*

**Externally the proposal encompasses:**

- New driveways from Quirk Street & Bushey place
- New excavated basement parking & storage
- New ground floor & first floor walls of the primary dwelling
- New tiled rear deck with bbq area
- New rear pool area patio & outdoor living area
- New sheet metal roof with parapet fascia & box gutters to the primary dwelling
- New photovoltaic solar panels, skylights & vergola to the roof
- New excavated secondary dwelling & carport off Bushey Place
- Level rear yard off rear of dwelling for access
- New stairs from rear yard to Bushey Place

**Internally the primary dwelling proposal encompasses:**

- New basement car parking, storage, gym, sauna & laundry
- New ground floor office, guest bed, bath, sitting, living, dining, kitchen & butler's pantry rooms with storage
- New first floor 4 bedrooms with ensuites & rumpus
- New internal stairs between floors
- New floor to raise SE corner of dwelling floor to main FFL
- New 1<sup>st</sup> floor bed, ensuite, living & study

**Internally the secondary dwelling proposal encompasses:**

- 2 bedrooms
- 1 bathroom & laundry
- Combined kitchen, living & dining

***3.2 Present and Future uses of the Residence***

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

***3.3 Purpose for the additions***

The new proposal provides better provision for living & entertaining areas for the residents whilst providing a dwelling that is fitting for the Dee Why area. The owner is looking to provide a modernised dwelling that is usable for the owner's family as well as complimenting the aesthetic of the Dee Why area. An expanded basement garage area is required for parking & substantial storage for the owner builder. The proposed secondary dwelling provides an additional income for the owners that will eventually be used by family members along with a new carport for parking off Bushey Place. The pool & outdoor living area maximises the northerly aspect towards Dee Why beach & Long Reef headland. The design maximizes the existing dwelling & available area of land. The proposed development maintains the northern & southern aspects improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

### **3.4 Materials and finishes proposed to be used**

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Concrete Dintel walls to basement

Cladded timber framed walls to ground & first floors

Tiled concrete rear deck & pool patio

Core filled concrete block retaining walls & granny flat walls

Alloy windows & doors to all elevations

Roofing in colour bond sheet metal medium to dark colour

Timber privacy screens stained/painted

Concrete stairs & driveways

### **3.5 Height**

The height of the new development will not exceed the 8.5m height limit.

### **3.6 Site Controls**

<b>Proposed Development</b>	<b>Proposed</b>	<b>Allowable</b>
Site Area	720.2 sq m	-
GFA (Gross Floor Area) Primary	313.67 sq m	-
GFA (Gross Floor Area) Secondary	59.99 sq m	60 sq m
Height	8.16m	8.5m
Built upon area	430.48 sq m	432.12 sq m
Landscaping	289.72 sq m	288.08 sq m



A concession is requested for a slight encroachment of the side boundary envelope to the rear of the primary dwelling. This is due to the existing topography sloping down to the north with only the back end of the upper floor outside of the envelope. The entire front facade elevation & the majority of the side elevations are clear of the envelope. It should be noted that the 8.5m height limit & the 0.9m side setbacks have been adhered to with ample clearance to both & the upper floor stepped farther in on the sides to allow surrounding properties to enjoy district & ocean views along with appropriate solar access.

### ***3.7 Setbacks and Siting***

<b>Proposed Development</b>	<b>Proposed</b>	<b>Allowable</b>
Front Set Back	6.52m & 7.43m	6.5m
Secondary Front Set Back	4.79m & 4.91m	3.5m
Side Set Back East	0.9m (Gnd), 1.87m(1 <sup>st</sup> ) 1.1m (Granny Flat)	0.9m
Side Set Back West	1.0m (Gnd), 1.87m (1 <sup>st</sup> ) 1.237m (Granny Flat)	0.9m

The front setback of the residence will remain consistent with the existing dwelling & adjacent properties to maintain the openness of the property. The minimum 4.7m setback to the secondary dwelling off Bushey Place is far greater than the minimum 3.5m to allow for the excavated granny flat to sit within the existing ground level & the pool over to blend in with topography where possible to prevent the development from dominating the streetscape. In addition, the setback to the granny flat is in keeping with the existing granny flat at 82 Quirk Road (access off Bushey Place) & the subdivided property at 14 Bushey Place. See below pictures of streetscape.

The side setbacks of the new dwellings have been designed with greater side setbacks than the DCP2011 guidelines to allow for ample separation to neighbouring dwellings.



Front setback of Secondary Dwelling 82 Quirk Street (Access off Bushey Place)



Front setback of subdivided property at 14 Bushey Place

### **3.8 Access and Traffic**

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Quirk Street is to be improved with new concrete drives

from both Quirk Street & Bushey Place. The driveways are to be on grade where possible with the primary dwelling drive excavated within the property to access the basement parking facility to accommodate 2 vehicles in accordance with Council parking provision & provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow with all owners vehicles removed from street parking.

### ***3.9 Privacy, Views and Outlook***

The positioning of windows and open space in the proposed residence at No 86 Quirk Street has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with minimal side windows proposed as well as high light windows proposed in living areas to maintain privacy. The curtain wall windows have been located in an instep of the building footprint on the western side of the primary dwelling with large planting to be used & the window facing west is located more than 6.5m from the adjoining dwelling window. The cladded stud walls provide a barrier to the neighbours on the adjacent boundaries and the new rear terrace area does not directly impact neighbouring properties with the addition of privacy louvers on each side of the deck. The secondary is to be excavated into the terrain with no privacy concerns or impedance of views. The pool area has been set as low as possible & follows the ground level with the outdoor living area sunk into the slab area with the top aligning with the pool coping. Planting is to be added in garden beds surrounding the pool area to improve the streetscape & assist in blending the pool area in with the surrounding topography.

### ***3.10 Solar Access and Overshadowing***

The site slopes from the south to north. The location of the proposed dwellings has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing has been reduced by increasing the side setbacks to allow for solar access with only a small shadow increase which will maintain sunlight to the open space areas on the easterly & westerly adjacent properties.

### ***3.11 Acoustic Privacy***

Acoustic privacy has been maintained across the development. The concrete & insulated timber framed walls and concrete floors on the property act as a buffer to

noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

### ***3.12 Water Management***

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the new stormwater drainage system and piped to Bushey Place.

### ***3.13 On-Site Detention***

This property is located on the high side of the street & will make use of proposed rain tanks to conform to Basix & Hydraulic Engineering requirements.

## **4 ENERGY EFFICIENCY**

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

### ***4.1 Orientation***

The living spaces have been designed to make maximum use of the northerly aspect with the bedroom orientated for both northerly & southerly views.

### ***4.2 Passive Solar Heating***

The living spaces have concrete & timber floors, stud walls & large glazed areas for passive solar heating. Skylights & a vergola are to be installed to improve solar access for the rear deck area. The outdoor areas are to be tiled to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

### ***4.3 Passive Cooling***

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix & Nathers certificates. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Nathers Certificate improved aluminium doors & windows with pyrolytic low-e glass are to be used to assist in passive cooling.

#### ***4.4 Natural light***

Large open windows and doors to the north enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

#### ***4.5 Solar Collectors***

The new roof pitch has been designed to accommodate photovoltaic solar panels to assist in off-grid power.

#### ***4.6 Insulation and Thermal Mass***

The development will be constructed from a full brick and concrete slab construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works shall be thermally insulated in the ceiling with R5 75mm foil backed blanket, R2.7 batts to the exterior walls and where necessary to the party walls.

#### ***4.7 Waste Management***

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the front yards off both Quirk Street & Bushey Place. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

#### ***4.8 Siting and Setback***

Dee Why is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 86 Quirk Street is a good example of this in that it has its car parking in the proposed basement garage & carport minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be improved. The new pool & granny flat to the rear of the property follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the property.

#### ***4.9 Development on Sloping Land***

No. 86 Quirk Street, Dee Why is shown in Landslip Category A & B on Northern Beaches Council Landslip map. In relation to Clause 6.4 of WLEP 2011, the proposed development has a low risk of landslide in relation to both property & life due to the structural integrity of the site & dwelling. There is no detrimental impact of stormwater discharge as the proposal makes use of a new stormwater system with the additional runoff feeding into the proposed rain tanks to be reused onsite with overflow piped to the street on Bushey Place. Refer to Geotechnical Assessment Report by Ascent Geotechnical Consulting included with this application.

#### ***4.10 Building Form***

Residential buildings in Dee Why are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be stone clad to the basement, rendered to the ground floor & vertical cladding to the upper level of the primary dwelling. The new works have been designed to create a modern design that suites the area.

#### ***4.11 Roof Form***

The proposed primary dwelling is to utilize a low-pitched sheet metal roof split in the centre to flow to each side into concealed gutters behind a high parapet fascia to reduce pitch. The roof of the secondary dwelling is to contain the proposed pool area as well as raised garden beds.

#### ***4.12 Walls***

A distinctive feature of the Dee Why house is that the walls are constructed from stone clad concrete Dintel walls to the basement, rendered Unitex/Insuclad foam cladded stud walls & vertically cladded timber framed walls to the upper floor. The granny flat uses core filled concrete block walls.

#### ***4.13 Windows and Doors***

A variety of window shapes and sizes can be found in the Dee Why area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 86 Quirk Street are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

#### ***4.14 Garages and Carports***

The freestanding houses in Dee Why allowed for the cars to drive to the front or down the side of the house. This development proposes a new basement garage under the proposed dwelling fronting Quirk Street & a carport adjacent to the proposed secondary dwelling off Bushey Place. Included with the garage is storage areas with internal access up to the ground floor.

#### ***4.15 Colour Scheme***

The colour scheme of the proposed addition will be in sympathy with the surrounding modern developments.

Please refer to Appendix 1 for the Colour Scheme schedule

#### ***4.16 Fences and Gates***

New side fences & gates are proposed with pool safety barriers for the rear pool enclosure.

#### ***4.17 Garden Elements***

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with additional planting required around the proposed pool area as well as front & back yards to maintain & enhance the streetscape.

## **5 CONCLUSION**

### ***5.1 Summary***

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 86 Quirk Street are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Dee Why. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Concrete & timber framed

walls, timber & concrete floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

## 6 APPENDIX 1 – Schedules

### 6.1 *Schedule of finishes*

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Basement Wall	Concrete (Dincel)	Stone faced	By Owner
6.1.2 Ground Wall	Unitex Stud	Render	By Owner
6.1.3 Upper Wall	Vertical Cladded Stud	Paint	By Owner
6.1.4 Deck Posts	Timber	Paint	By Owner
6.1.5 Door frame	Alloy	Paint	By Owner
6.1.6 Door	Timber & glass	Paint	By Owner
6.1.7 Window	Alloy & glass	Paint	By Owner
6.1.8 Roofing	High Tensile Colour Bond Solar panels	Medium to Dark	By Owner