

## **ALTERATIONS AND ADDITIONS 21 HEATHER STREET, WHEELER HEIGHTS**

Prepared by:  
Network Design  
37 McKillop Road  
Beacon Hill NSW 2100  
M. 0417459596

### **INTRODUCTION**

This Statement of Environmental Effects accompanies details prepared by Network Design Drawing Reference No.05-21-HEA sheets 1 – 10 dated May, 2021.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of Council.

### **PROPERTY DESCRIPTION**

The subject property is described as 21 Heather Street, Wheeler Heights being Lot 100 in DP 8871.

### **SITE DESCRIPTION**

The site is a 1,394.9m<sup>2</sup> residential block located on the southern side of Heather Street 2 blocks east of its intersection with Dympna Street.

The block is orientated at a skew to Heather Street with a frontage of 15.05 metres. The block varies in depth from 90.42 – 100.37 metres along the east and west boundary respectively. The rear boundary measures 14.325 metres

Natural surface falls down the block towards the south at approximately 8.8% with a slight cross-fall towards the west.

The site is currently developed with a single storey brick house with a pitched tile gable roof over the main body of the house and a flat metal roof over structure at the rear. Also at the rear is an elevated open deck extending the full width of the house. There is an open single car space towards the front of the house on the western side which is concealed behind a garage door once part of a brick garage that has since had its roof removed. The side wall of the garage which is located on the boundary has also been retained.

The front yard of the property is secured by 1.8 metre high brick walls extending across the front and sides of the yard. Access to the residence is via a gate within the western enclosing wall. The front yard is established with lawn and gardens either side of an entry path.

The backyard immediately off the rear of the house is established with lawn and scattered palm trees. The remainder of the backyard which extends for approximately another 60 metres remains natural bushland.

The properties to the east and west contain two storey houses with pitched roofs and are located in the same general building zone as the subject house.

The details of the site and adjoining properties are as shown on survey plan prepared by C & A Surveyors NSW P/L Reference No. 16893-21 and accompanies this application.



Aerial view of subject property and surrounding area



Looking at No.21 from Heather Street



Looking at house from front yard





Looking at rear of house



Looking at No.19 to the east



Looking at No.23 to the west



Looking at backyard towards the South

## **PROPOSED WORKS**

The proposal seeks approval to carry out the following alterations and additions:

### Upper Floor Level

- Convert existing kitchen into new bathroom. Establish new kitchen in existing family room at the rear.
- Demolish existing bathroom and extend adjoining bedroom.
- Extend front bedroom into adjoining hallway.
- Block up existing stairs to basement area.
- Construct addition at rear comprising of a new family and living room, ensuite to existing rear bedroom and new stairs to lower floor level.
- Construct small cantilevered deck off rear of the new living room.

### Lower Floor Level

- Excavate existing foundation area to create new rumpus, study and storeroom.
- Construct addition at rear comprising of a garage with stair access at rear to upper floor level
- Construct new laundry/bathroom adjacent garage.

### New Driveway

- Construct new driveway along western boundary from rear of existing car space to a turning area at the rear of the new garage.

## **LEP 2011 Controls**

The following principles are relevant to the consideration of the application:

### **2.1 Landuse**

The subject allotment is zoned Residential R2 which allows for the type of development proposed under this application.

### **4.3 Height of Buildings**

All new structure will be maintained well below the 8.5 metre maximum height limit.



## **5.9 Preservation of Trees**

The new turning area will require the removal of two exempt species palm trees and be located approximately 3 metres from another two exempt species palm trees that will be retained.

## **6.1 Acid Sulfate Soils**

The site is not identified on the relevant map as being acid sulfate affected.

## **6.4 Development on Sloping land**

The subject allotment is located within Area D and E of the relevant Landslip Risk Map.

A Geotechnical assessment by White Geotechnical Group Reference J3835 supporting the development accompanies this application.

## **WARRINGAH DCP**

The following development controls are relevant to the consideration of the application:

### **Part B Built Form Controls**

#### B1 Wall Heights

All new walling will be maintained well below the 7.2 metre wall height requirement.

#### B3 Side Boundary Envelope

Along the eastern elevation there will be a minor breach of the side boundary envelope of approximately 200mm. The offending portion of structure will be adjacent walling and the roof gable of the adjoining residence which extends between 1 – 3 metres higher than the offending portion of walling. Refer to South Elevation.

We submit that any impact on the adjoining residence will be compatible and less than the impact the adjoining residence currently has on the subject residence. A deck at the rear of the adjoining residence is located beyond the subject properties proposed additions and will not therefore be unduly impacted by new structure.

We request that in the circumstances of this case Council consider a variation to the side boundary envelope control.

#### B5 Side Boundary Setback

The minimum required side setback for this site is 900mm.

The additions at the rear propose a setback of 900mm to the eastern side boundary and approximately 2.9 metres to the western boundary.

The proposed setbacks conform to the DCP requirements.

#### B7 Front Boundary Setback

There are no works proposed at the front of the property.

#### B9 Rear Boundary Setback

The minimum rear setback requirement for this site is 8 metres.

The proposed additions at the rear will be over 60 metres from the rear boundary.

### **Part C Siting Factors**

#### C3 Parking Facilities

The house will have 3 bedrooms and therefore requires two off street parking spaces. The new garage at the rear will provide accommodation for two vehicles with the existing car space offering a third casual parking space.

#### C4 Stormwater

Stormwater from the altered house and new driveway will drain to new OSD tanks to be installed at the rear of the turning area. Refer to stormwater details by Northern Beaches Consulting Engineers Job No.201098 which accompanies this application.

### C5 Erosion and Sedimentation

Erosion and sediment control measures will be implemented throughout the duration of ground works. Refer to Site Plan on Sheet 6 for details.

### C8 Demolition and Construction

There is adequate space outside the building footprint to store construction materials and waste. The property is secured from the public by existing boundary walls and gates.

### C9 Waste Management

The properties existing waste management facilities will not change. The property is serviced by Council's normal waste and recycling services.

## **Part D Design**

### D1 Landscaped Open Space

The proposed development will maintain a generous landscaped area (>2m) of 931.3m<sup>2</sup> or 66.8% of site area. The requirement for this site is 40%.

### D2 Private Open Space

The properties generous areas of private open space at both the front and rear will be maintained.

### D5 Orientation and Energy Efficiency

The altered dwelling will incorporate satisfactory areas of glazing to ensure adequate light and ventilation levels will be achieved within new structure without the reliance on artificial lighting or excessive air conditioning. Other commitments to ensure minimisation of energy and water usage are outlined in the accompanying Basix Certificate.

### D6 Access to Sunlight (Refer to Shadow Details on Sheets 8 –10)

The properties along this part of Heather Street are orientated on a north/south axis with the rear of their properties facing south. As a consequence each properties residence casts shadow over their own recreation spaces at the rear during the main part of the day and into adjoining properties in the morning and afternoon period.

We submit that the additional shadowing cast by new structure will be compatible to the shadowing patterns of the two adjoining two storey structures both of which are significantly higher than the subject residence and located in the same general building zone.

### D7 Views

The open district views at the rear of the adjoining properties will not be impacted by proposed new structure.

### D8 Privacy

At upper floor level there will be only one new window on either side wall both with high sill heights to prevent overlooking into adjoining properties. The new deck at the rear will incorporate a privacy screen on the eastern side to prevent cross-viewing towards the adjoining property. The western side the deck will be located over 12 metres from the adjoining properties outdoor spaces and a considerable distance further down the hillside with vegetation along the fence line also ensuring that properties privacy levels are maintained.

There will be no cross-viewing potential from the lower floor level.

### Building bulk

Along the eastern elevation where proposed additions will be closest to an adjoining residence the new structure will be partially below ground minimising wall heights. Combined with a flat skillion roof the new structure will present the least possible bulk to the adjoining property. We note that the majority of new structure will be adjacent blank walling of the adjoining residence.

Along the western elevation the new structure will present a similar overall bulk, however along this elevation the new structure is setback 2.9 metres from the side boundary and over 5 metres to the closest point of the adjoining residence.

We propose that the bulk and scale of new structure will be compatible to if not less than that presented by the adjoining two storey structures.

#### D10 Building Colours and Materials

Refer to the Schedule of Finishes accompanying this application.

#### D11 Roofs

New structure will incorporate a flat metal roof that will extend over the existing flat roofing at the rear. The roof will have minimal slope maintaining a low impact elevational profile.

#### D12 Glare and Reflection

The proposed finishes will not result in significant glare.

### **The Natural Environment**

#### E10 Landslip Risk

Refer to Item 6.4 under LEP 2011 above for comment.

### **CONCLUSION**

The principle objective of this development is to design alterations and additions to the existing modest residence to provide additional accommodation at upper and new lower floor levels. To get vehicles off the street a new garage is to be constructed at the rear providing parking for two cars and storage for bikes etc. The new driveway will utilise the existing crossing that will remain unchanged whilst the turning area at the rear will allow vehicles to enter and exit the property safely in the forward direction which will be a significant benefit along this busy part of Heather Street

We propose the design meets the requirements of the owners whilst satisfying the stated objectives of Council's development controls. The development will maintain an acceptable level of amenity to the neighbouring properties and will have no undue impact on the surrounding area or the broad streetscape.