

STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS AND ADDITIONS INCLUDING SECONDARY DWELLING CONVERSION 13 CAROLYN AVENUE, BEACON HILL

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INTRODUCTION

This Statement of Environmental Effects accompanies details prepared by Network Design, Drawing Reference No. 02-21-CAR sheets 1 – 11 dated February, 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 the council.

PROPERTY DESCRIPTION

The subject property is described as 13 Carolyn Avenue, Beacon Hill being Lot 7 in DP 205199.

SITE DESCRIPTION

The site is located on the southern side of Carolyn Avenue near its western end.

The site is rectangular in shape with a road frontage of 15.24mtres and depth of 42.67 metres.

The site has a calculated area of 650.3m².

Natural surface falls towards Carolyn Avenue at approximately 16%. Towards the rear of the site natural surface steepens over a series of terraces and exposed rock shelves.

The existing residence is a two and part three storey rendered brick and weatherboard structure with a pitched gable roof clad with cement tiles.

The lower ground floor of the residence contains a garage with storage and an adjoining sewing room. There is stair access adjacent the sewing room up to ground floor level. The garage is accessed via a concrete driveway extending along the eastern side of the front yard.

At ground floor accommodation consists of an open plan kitchen, dining, living room and separate lounge area, two bedrooms, study and a bathroom. There is an elevated roofed entry balcony and stairs off the front eastern side of the building and a covered paved terrace extending across the rear of the building.

First floor level consists of two bedrooms and bathroom.

The front yard is established with lawn which extends to terraced gardens across the front boundary. The rear yard is established with lawn areas that extend through terraced gardens and rock shelves towards the rear of the block.

The adjoining property to the east contains a one and two storey brick house with a pitched tile roof and the property to the west a two and part three storey clad residence with a curved metal roof. Both adjoining residences are located in the same general building zone as the subject residence.

Details of the site and surrounding area are detailed on the Survey Plan prepared by C & A Surveyors NSW P/L Ref. No.16166-20 and accompanies this application.



Looking at subject property and surrounding area



Looking at No.13 from Carolyn Avenue



Looking at rear of No.13



Looking at setback to No.11 Carolyn Avenue



Looking at setback to No.15 Carolyn Avenue

PROPOSED WORKS

Lower Ground Floor

- Convert existing sewing room, stairwell and portion of adjoining foundation area into a one bedroom secondary dwelling.
- Install new staircase to ground floor level in rear southeast corner of garage.
- Construct new entry path and steps for secondary dwelling along western side of front yard.

Ground Floor

- Remove walls between living and lounge area and remove existing stairs to first floor.
- Cut opening in southeast corner of living room for new stairs from garage.
- Remove wall between two bedrooms at western end of house to form new sewing room.
- Install new staircase in existing study room.
- Renovate and reconfigure existing bathroom.
- Extend existing front balcony and roof over. Combine existing window and door openings onto balcony and install new glass doors
- Replace and raise existing terrace roof at rear of building.
- Replace remaining unchanged windows with new aluminium units. This work will be carried out under Exempt Development.

First Floor

- Extend and alter existing structure to form new master bedroom with walk in robe, two additional bedrooms, bathroom and open living area at top of new stairs.
- Replace remaining unchanged windows with new aluminium units. This work will be carried out under Exempt Development.

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

The overall height of the altered building will remain the same as existing which in relation to surrounding natural surface outside the footprint of the structure is maintained below the 8.5 metre maximum building height requirement for this site. However there will be a technical breach of the building height control when overall height is measured within the structure to its lowest floor level RL121.50. The maximum roof height is RL130.60 therefore resulting in an overall height of 9.1 metres. A Clause 4.6 variation discussing this non-compliance is annexed to this document.

5.4(9) Secondary Dwellings

This control restricts the floor area of secondary dwellings to the greater of 60m² or 11% of the principal dwelling floor area.

The secondary dwelling proposes a floor area of 49.0m².

5.9 Preservation of Trees

The proposed works will not require the removal of any trees or significant vegetation.

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 B of the relevant Landslip Risk Map.

For comment refer to Geotechnical Risk Assessment by White Geotechnical Group Reference J3392 which 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

The maximum wall height of new structure will occur along the eastern elevation where the first floor wall will reach 7.5 metres high. Due to the moderate rise in natural surface the extent of walling exceeding the 7.2 metre maximum wall height requirement will only extend for 3 metres.

B3 Side Boundary Envelope

Along the eastern elevation new first floor structure will breach the designated building envelope whilst along the western elevation only the existing structure breaches the envelope.

We submit that the adjoining buildings on both sides of the subject residence are located minimum distance off side boundaries like most of the residences in the street. As a result of the minimum setbacks combined with a moderate fall in natural surface breaches of the side boundary envelope are common. In the circumstances of this case we propose that the breach of the building envelope by new structure along the eastern elevation will be compatible to the surrounding established development and will not unreasonably impact on the adjoining properties amenity.

B5 Side Boundary Setback

At ground floor the proposed front balcony extension will maintain the existing balcony setback of 930mm.

New first floor structure will be setback 1040mm from both side boundaries.

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

B7 Front Boundary Setback

The new ground floor balcony extension proposes a setback to the front boundary of 10.5 metres and new first floor structure 15.2 metres.

Both setbacks conform comfortably to the 6.5 metre minimum requirement for this site.

B9 Rear Boundary Setback

The replaced ground floor terrace roof at the rear will maintain the existing rear setback of 14.35 metres and new first floor structure 18.3 metres.

The requirement for this site is 6 metres minimum.

Part C Siting Factors

C3 Parking Facilities

The existing car parking arrangements on site will not alter as a result of the proposed works.

C4 Stormwater

The proposed works do not result in a significant increase in the building footprint with most new structure located over existing structure. New roofing will be connected to the existing stormwater system which discharges to Carolyn Avenue.

C5 Erosion and Sedimentation

The bulk of the construction will not require any significant excavation outside of the existing buildings walls. Some minor excavation for the new secondary dwelling entry and stairs on boundary will be contained by suitable sediment fencing. Refer to Lower Ground Floor Plan.

C8 Demolition and Construction

There is adequate room on site to store building materials and waste until it is removed.

The works areas are a significant distance from public thoroughfare and will be suitably secured as required.

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 works do not result in any significant loss of landscape open space.

The development proposes a total landscaped open space of 317.65m² > 2m or 48.8% of site area.

The requirement for this site is 40%.

Private Open Space

This controls requires dwellings with 2 or more bedrooms to have a minimum total open space of 35 m² > 3 metres in width.

The backyard alone provides over 100m² of practical private open space.

The secondary dwelling will have its own open space within the front yard.

D5 Orientation and Energy Efficiency

Commitments to ensure minimisation of energy and water usage are outlined in the accompanying Basix Certificate. As the proposed secondary dwelling is a conversion of an existing space and contained within the fabric of the existing building the Basix tool assesses it as being part of the whole building.

D6 Access to Sunlight (Refer to Shadow Details on Sheets 9 – 11)

The properties along this side of Carolyn Avenue enjoy elevated direct northerly aspects at the front of properties. As a result of this orientation additional shadowing from new first floor structure will be spread across the rear of the subject property during the main part of the day.

As demonstrated in the accompanying shadow plans there is no significant impact on any adjoining property with existing primary indoor and outdoor living spaces maintaining their existing solar amenity.

D7 Views

The properties along this part of Carolyn Avenue enjoy expansive views to the north. The location of proposed new structure will not result in any loss of adjoining properties views.

D8 Privacy

The balcony extension at the front of ground floor will offer no additional overlooking opportunities than what currently exist. No.11 also has a balcony at the front its residence at a similar elevation to the subject property however it is setback further from the road well behind No.13's balcony therefore eliminating any cross-viewing between balconies

The first floor extension does not incorporate any new windows along its side walls. Two new windows to the walk in robe and bathroom at the rear of the extension will have high sills and will not therefore offer any additional overlooking opportunities.

D9 Building bulk

On completion the altered dwelling will present to the street as a balanced modern residence with satisfactory articulation offered by the ground floor roofed balcony, stepping of first floor structure and numerous window fenestrations. The new hipped roof form will remove bulk along the western side of the building and soften the overall appearance of the structure when viewed within the broad streetscape.

D10 Building Colours and Materials

New walling will match the finishes and colours of existing structure whilst new and existing roofs will be clad with colorbond metal roofing. Refer to accompanying Schedule of Finishes for details.

D11 Roofs

As part of new work proposed at first floor level the existing gable roof form is to be changed to a hipped roof. This combined with a relatively low roof pitch will soften and reduce the visual bulk of the roof façade when viewed from the street.

D12 Glare and Reflection

The proposed finishes will not be highly reflective or result in significant glare. Refer to Schedule of Finishes for details.

Part E 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 dwelling to suit the requirements of the occupants. The modest secondary dwelling that forms part of the proposal will provide independent living for a family member.

We submit that the development will broadly meet the stated objectives of Council's development controls and will maintain an acceptable level of amenity to the neighbouring properties.