

STATEMENT OF ENVIRONMENTAL EFFECTS

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PROPOSED ALTERATIONS & ADDITIONS TO A RESIDENTIAL DWELLING AT:
3 DRUMCLIFF AVE, KILLARNEY HEIGHTS NSW
SEC. 2 LOT 72 DP 758566

This Application is made to Northern Beaches Council for the development on behalf of Jasmine Sjoquist

The Application has been prepared in accordance with the Warringah Development Control Plan (DCP) and the Warringah Local Environmental Plan 2011 (LEP 2011).



Location Plan

The proposal is shown on the following drawings:

Drawing	Title	Drawn By
A100	COVER PAGE	Cad Draft P/L
A101	AERIAL CONTEXT LOCATION PLAN	Cad Draft P/L
A101	RESIDENCE BASIX	Cad Draft P/L
A102	SITE SURVEY	Cad Draft P/L
A103	SITE ANALYSIS PLAN	Cad Draft P/L
A104	EXISTING GROUND FLOOR PLAN	Cad Draft P/L
A105	DEMOLITION PLAN	Cad Draft P/L
A106	PROPOSED GROUND FLOOR PLAN	Cad Draft P/L
A107	PROPOSED FIRST FLOOR PLAN	Cad Draft P/L
A108	NORTHEAST + NORTHWEST ELEVATIONS	Cad Draft P/L
A109	SOUTHWEST + SOUTHEAST ELEVATIONS	Cad Draft P/L
A110	SECTIONS 1 + 2	Cad Draft P/L
A111	SECTION 3	Cad Draft P/L
A112	SECTION 4	Cad Draft P/L
A113	PROPOSED GARAGE CONVERSION	Cad Draft P/L
A114	EXTERNAL FINISHES BOARD	Cad Draft P/L
A115	SITE FSR CALCULATIONS	Cad Draft P/L
A116	SITE LANDSCAPE AREAS	Cad Draft P/L
A117	STORMWATER DRAINAGE PLAN	Cad Draft P/L
A118	WASTE MANGEMENT PLAN	Cad Draft P/L
A119	SHADOWING JUNE 21st 9.00am	Cad Draft P/L
A120	SHADOWING JUNE 21st 12.00pm	Cad Draft P/L
A121	SHADOWING JUNE 21st 3.00pm	Cad Draft P/L

SITE PHOTOS:

Figure 1. Existing front & Driveway



Figure 2. - Existing rear turfed yard



Figure 3. Existing rear facade



Figure 4. Existing front porch



Figure 5. Existing Northwest facade



Figure 6. Existing front landscaped area

GENERAL

Site:

Sec.2 Lot 74 DP 758566 is also known as 3 Drumcliff Ave, Killarney Heights.

The rectangular site has an area of 722.0m².

The site is zoned R2 Low Density Residential.

Currently on site is a detached, single-storey, masonry dwelling with a tiled pitch roof together with rear brick garage with metal roof. The existing dwelling has a North/South orientation and direct vehicular access from Drumcliff Avenue.

The existing dwelling contains 3 small bedrooms, masterbed with en-suite, combined kitchen / laundry & separate living / dining room.

The existing dwelling is connected via a partially enclosed covered rear balcony to rear private open space.

Proposal:

Proposed alterations and additions to the existing dwelling include:

Ground Floor:

- + Remove existing bedrooms & kitchen / laundry
- + Provide new open plan kitchen, dining & living room
- + New laundry & powder room
- + New Guest bed & en-suite
- + New external decking
- + large external doors connecting to front & rear private open space.
- + Mud room
- + New stairs to First Floor
- + Retain existing rumpus
- + Revise main entry

New First Floor:

- + 3 bedrooms
- + Masterbed with W.I.R & En-suite
- + Main Bathroom
- + Balconies to front & rear (connection from bedrooms)

External Works:

- + Revised landscaped area to front including new planters & paved alfresco
- + New pool fence & replace existing coping & hardstand.
- + New open carport & bin store
- + New sliding front security gate.

The subject property is "bushfire prone land" as per the local Council bushfire prone land map. A Bush Fire Assessment Report for the property prepared by Bushfire Consulting Services Pty Ltd accompanies this application. All new work is to comply with Australian Standard 3959-2009 'Construction of Buildings in Bushfire Prone Areas' and the consulting structural engineer's specification.

The proposed additions will be mostly constructed over existing brick dwelling areas of the site and will result in the following development indices:

Site Area	722.00m ²
Existing Site Coverage	259.0m ²
Proposed Site Coverage	269.3m ²
Ex. Landscaped Area	510.1m ²
Proposed Landscaped Area	466.9m ²

Site coverage areas above indicate the proportion of the site covered by building footprint at Ground level.

DCP PART B. BUILT FORM CONTROLS

B1 Wall Heights:

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).

Maximum wall height from ground level to underside of ceiling on the uppermost floor of the building will be 6.45m. Complies.

B3 Side Boundary Envelope:

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 4 metres

The majority of the proposed development will be sited within the existing side setbacks.

The proposed first floor sits within existing side ground floor setbacks.

The proposed first floor setback (1500mm) along the South-Eastern boundary extends beyond setback control but remains under 8.5m Height Control Plane.

The proposed non-compliance is well setback from front building alignment to limit bulk & scale of proposal.

Solar access levels are achieved to adjoining dwellings to both living room windows & private open space.

B5 Side Boundary Setbacks:

All land in R2 zone: 0.9m.

The proposed side boundary setback to the South-East is 1500mm and to the North-West is 2466mm. Complies.

B7 Front Setbacks:

All other land in R2 zone: 6.5m

The proposed front setback including the proposed First Floor 9.64m & Carport 6.5m Complies.

B9 Rear Setbacks:

All other land under R2: 6m

The proposed development will not alter the main rear setback of 11.73m

Proposed rear balcony setback 10.2m. Complies.

DCP PART C. SITING FACTORS

C3 Parking Facilities:

Garage doors and carports are to be integrated into the house design and to not dominate the façade.

Parking is to be located within buildings or on site.

Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.

Dwelling house and dual occupancy: 2 spaces per dwelling

The proposed carport meets all of the relevant controls. Complies.

C4 Stormwater:

According to the OSD Checklist to accompany this DA, on-site detention of stormwater water is NOT required as the proposed impervious area is LESS than 40% of the site.

A stormwater management plan will be provided should Council require it.

C5 Erosion and Sedimentation:

Erosion and sedimentation prevention measures must be installed on all sites where some degree of soil erosion and sedimentation is likely to occur.

Any erosion and sedimentation is to be managed at the source.

Erosion and Sedimentation prevention measures will be installed on the site where necessary in the form of temporary Geotec fencing, or similar.

C9 Waste Management:

Any waste generated during the demolition/construction stage that cannot be reused on site will be taken to a crushing and recycling facility by the contracted demolition/construction company. All ongoing waste generated from the dwelling will be collected by Council's waste contractor.

DCP PART D. DESIGN

D1 Landscaped Open Space:

The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting, in this locality, as 40%.

The proposed development allows for approximately 466.9m² of landscaped open space (65% of the site). Complies.

D2 Private Open Space:

The minimum area and dimensions of private open space are, for dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms: A total of 60m² with minimum dimensions of 5 metres.

The proposed development meets this requirement. Complies.

D6 Access to Sunlight:

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.

Windows to the principal living area of each dwelling and the principal living area of each adjoining dwelling (i.e. at least 50% of the glazed area of those windows) are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.

The proposed works will allow a minimum of 3 hours sunlight between 9am-3pm on June 21 to at least 50% of the private open space and windows to principal living areas of each dwelling. Refer shadow diagrams, attached. Complies.

D8 Privacy:

Private open spaces and living rooms of the proposed dwelling and adjacent dwellings will be protected from direct or unreasonable overlooking. New windows located opposite the windows of neighbouring dwellings will be highlights & offset to obscure views.

The proposed First Floor balcony at front is orientated towards the street and will not directly overlook adjacent properties. Complies.

The proposed First Floor balcony at rear is orientated towards the rear with solid side walls

CONCLUSION

The proposed development at 3 Drumcliff Ave, Killarney Heights meets both the Objectives and of the Requirements set out in the Warringah DCP.

The site planning and the building design is responsive to the client's brief, the environment and physical characteristics of the site and its surrounds. The proposal has been carefully considered in the context of Council's DCP objectives.

In conclusion, it is our opinion that the proposed development would both complement and enhance the existing character and amenity of this site and the neighbourhood.