



## STATEMENT OF ENVIRONMENTAL EFFECTS

For Mr J & Mrs G Liepa

At 15 Delmar Parade, Dee Why

Covering First Floor Additions

and/or Alterations to an Existing Residence



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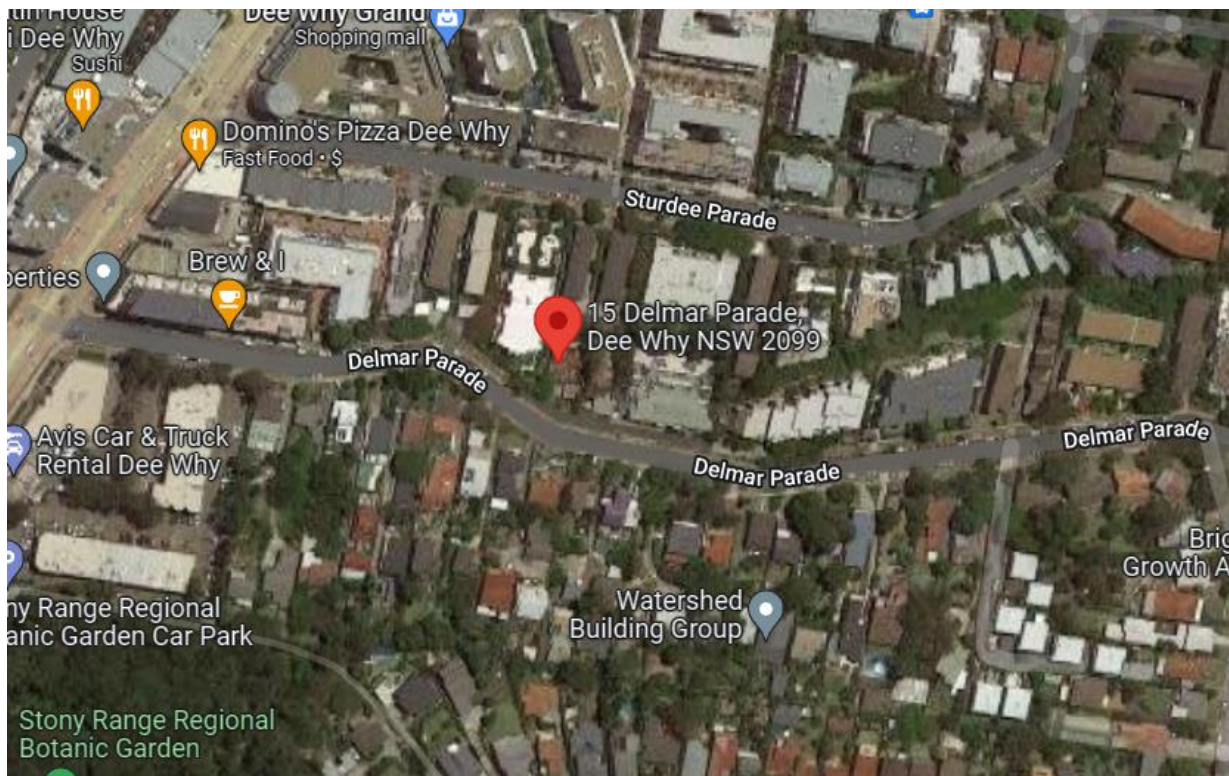
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## 1. Site Details

Address:	15 Delmar Parade Dee Why NSW 2099
Lot and Deposited Plan Number:	Lot: B in DP: 408582
Local Government Area:	Northern Beaches
Parish and County:	Parish of Manly Cove in County of Cumberland
Zone:	R3: Medium Density Residential
Site Area:	551.70m <sup>2</sup> (By Survey) and 556.40m <sup>2</sup> (By Title)
Existing Residence:	Two to Three Storey brick residence with tiled roof



**Aerial Photo of the Subject Property & Adjoining properties**

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## 2. Scope of Works

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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 quarter for the residence built wholly within the existing building footprint. It comprises of two (2) bedrooms and a bathroom.

This first-floor addition for the greater part is to be of lightweight timber framed construction with weatherboard cladding over a polystyrene wall. The roof of the addition will be a complimentary articulated gambrel roof structure with Dutch gables on the site elevations, covered with terra cotta roof tiles reusing existing roof tiles where possible to further blend and harmonize the works.

The proposal includes internal alterations and renovations to the front section of the existing first floor. This is achieved by firstly removing the external wall enclosing the current study and lobby to allow for an access to the proposed works. While on the ground floor the proposal also includes removal of a wall between dining room and a bedroom (relocated to first floor) to allow a decent sized space for a family dining.

Whilst externally the proposal includes demolition of existing ground floor roof and two Dutch gables on the first floor located towards the left side of the front elevation to allow for the proposed addition, all as shown in the submitted drawings which completes the scope of works.



**Front view of Subject Property at 15 Delmar Parade Dee Why**

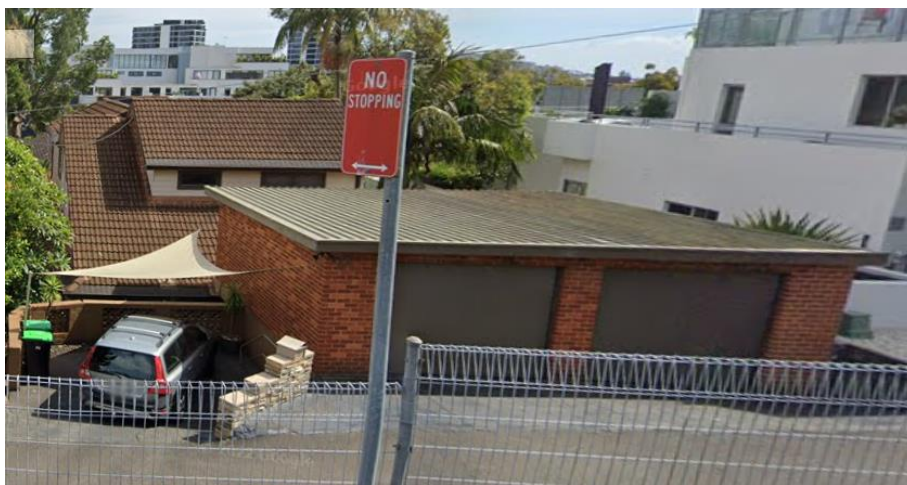


### 3. Site Suitability

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 adjoining two-storey residences 17 Delmar Parade Dee Why**



**View of two-storey residence opposite subject property**

**38 Delmar Parade Dee Why**

#### 4. Development Standards & Guideline Compliance

SOEE ITEM	NAVIGATION	CONTROL	COMPLIES	
Zoning	WLEP 2011 Map: LZN_010A	R3: Medium Density Residential	<b>Yes</b>	The proposal being ancillary to an existing dwelling house is permissible
Site Coverage	WDCP 2011 - Part B - B4	Not Identified	<b>NA</b>	Not Applicable
Landscaped Open Space	WDCP 2011 - Part D-D1	Landscaped Open Space and Bushland Map identifies the site requiring a minimum of 40% 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.	<b>No</b>	Site Area = 556.40m <sup>2</sup>  Required Landscape = 222.56m <sup>2</sup>  Landscaped Area Pre and Post Development Landscaped Area front = 31.62m <sup>2</sup> Landscaped Area Rear = 131.08m <sup>2</sup> <b>Total Area = 162.70m<sup>2</sup> or 29.2%</b>
Notes: First floor addition contained wholly within the existing building footprint, there will be no impact on the existing site Landscaping				
Private Open Space	WDCP 2011 - Part D-D2	Min Area and Dimensions of Private Open Space: 3 or more bedrooms → 60m <sup>2</sup> with min 5m dimension	<b>Yes</b>	Approx. 150.38m <sup>2</sup> available behind the building line with a minimum width of 9m
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_010AA	8.5m	<b>Yes</b>	Proposed ridge of first floor extension site under the maximum allowable height of 8.5. Refer to the drawings submitted
	WDCP 2011 - Part B - B2	Two Storeys	<b>Yes</b>	The proposal is a small extension of the first floor towards the front and maintains its two storey look when viewed from the street
Side Boundary Envelope	WDCP 2011 - Part B - B3	45 degrees from a height above ground level (existing) at the side boundaries of 5 metres as identified on the map.	<b>Yes</b>	The proposed addition sits within the building envelope. Refer to the plans submitted

Shadowing	WDCP 2011 - Part D - D6	<p>1. Development should avoid unreasonable overshadowing any public open space.</p> <p>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.</p>	Yes	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>Notes: The medium to narrow lot pattern in Delmar Parade, 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 north south orientation of the site. Notwithstanding, the presence of the immediately adjoining two to three 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. It should also be noted the presence of numerous two storey dwellings in the immediate vicinity would further diminish any perceived shadowing impacts from the proposal.</p>				
Views	WDCP 2011 - Part D - D7	<p>Objectives</p> <ul style="list-style-type: none"> <li>• To allow for the reasonable sharing of views.</li> <li>• To encourage innovative design solutions to improve the urban environment.</li> <li>• To ensure existing canopy trees have priority over views</li> </ul>	Yes	The proposed addition covers only a section of existing footprint and will not obstruct any views from the street and from the dwelling .
Safety and Security	WDCP 2011 - Part D - D20	<p>Objectives</p> <ul style="list-style-type: none"> <li>• To ensure that development maintains and enhances the security and safety of the community.</li> </ul>	Yes	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
Privacy	WDCP 2011 - Part D - D8	<p>Requirements</p> <ol style="list-style-type: none"> <li>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</li> <li>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</li> <li>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.</li> <li>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.</li> </ol>	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.

27-May-2022

Water Management	Water Management for Development Policy 9.1 Onsite Stormwater Detention Appendix 16 Part 4.2 Northern Beaches Stormwater Region 2	<p>Part 4.2.2 Exemption</p> <p>Is the site area less than 450m<sup>2</sup>? No</p> <p>Does the site of the development drain directly to the ocean without the need to pass through a drainage control structure such as pipe, bridge, culvert, kerb and gutter or natural drainage system? No</p> <p>Is it an alternation and addition development to the existing dwellings? Yes</p> <p>If yes to any of the above questions, OSD is not required.</p>	Yes	Refer to Concept Stormwater Diagram provided.
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## 5. Site Setback Justification

The existing dwelling stands built prior to the introduction of the Local Government Act of at a minimum distance by detailed survey of 1470mm from the western side boundary. The proposal seeks to site the first-floor addition generally directly above the external sidewalls below, primarily for the overall aesthetics and harmony of the massing. Therefore, the new upper floor addition will observe these established setbacks.

This will result in non-compliances for the proposed first floor being 1245mm on the western side from the boundary, in these specific instances are fully justifiable. We respectfully submit that both the stated general and the stated specific objective requirements will be fulfilled as outlined by the following:

- The subject property maintains its presence as a single occupancy dwelling built upon a lot zoned R3 Medium Density Residential, and
- The building as altered would be entirely compatible with the prevailing desired character of the built form of the immediate locality, and
- The overall building height as indicated on the submitted drawings fully complies, and.
- These encroachments are a direct result of the inherent nature of building upon an existing structure, thus resulting in various planning and design restrictions, and
- The encroachment is not unlike that which councils have approved for similar developments throughout the area and noting that which immediately adjoins, and
- A strictly compliant development would severely restrict the ability to provide the social benefit sought from the increased living space and amenity provided by the proposal and would not result in the most co-ordinated or orderly development of the land possible, and
- The proposal satisfies all of the Objectives and Performance Requirements, and the BCA notwithstanding the numeric non-compliance.



We believe that a variation to this development standard will not result in a precedent for other undesirable development, due to the modest nature of the encroachments and sympathetic compatible design solution of this development.

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## 6. Conclusion

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This development application seeks to undertake alterations including an upper floor addition to an existing two to three 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 R3 Medium Density Residential zone. It is permissible under WLEP 2011 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.

The proposal was found to be compliant in all areas, except for a justified side setback non-compliance and height, together with a pre-existing breach in the landscape control, 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.**