



HAO design Pty Ltd

www.hao.com.au

abn: 70 113 811 975

m: 0403 263 365 admin@hao.com.au

39 Starkey Street Forestville NSW 2087

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**Alterations and additions to a dwelling-house
containing Principal & Secondary Dwelling,
a new swimming pool and landscaping works.**

Statement of Environmental Effects

For Northern Beaches Council

April 2019

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1. Introduction

- 1.1. This Statement of Environmental Effects assesses the impact of a proposal to carry out alterations and additions of existing structures at No.39 Starkey Street, Forestville containing Principal & Secondary Dwelling under section 79C of the Environmental Planning and Assessment Act 1979.
- 1.2. In the course of preparing this Statement of Environmental Effects, HAO Design Pty Ltd have:
- I live at subject site and have inspected the surrounding locality;
 - reviewed relevant environmental planning instruments and Council policies, in particular *Warringah Local Environmental Plan 2011* & *WDCP*.

2. The proposal

- 2.1. Demolition works comprise of existing garden sheds, driveway, carport, veranda, wall in parts and roof in parts. Refer demolition plan that accompany with DA submission for full details.
- 2.2. Alterations and addition to principal & secondary dwelling, a new swimming pool and landscaping works is permissible with consent under WLEP2011 & Secondary dwelling is permissible under *State Environmental Planning Policy (Affordable Rental Housing) 2009* ("SEPP (ARH) 2009").
- 2.3. No subdivision is proposed.
- 2.4. The site is within the R2 Low Density Residential under *Warringah Local Environmental Plan 2011* ("WLEP 2011"). The proposal is considered to be consistent with *Warringah Development Control Plan* ("WDCP"), Part B, Built Form Controls.
- 2.5. The proposal is shown on the following drawings:

DRAWING NUMBER	DRAWIN TITLE	DATE & REVISION	DRAWN BY
S01	LEVEL & FEATURE SURVEY	Rev B, 15/02/19	HAO Design
01	SITE/SITE ANALYSIS PLANS & PERSPECTIVES VIEWS	Rev A, 7/04/19	HAO Design
02	GROUND FLOOR PLAN	Rev A, 7/04/19	HAO Design
03	FIRST FLOOR PLAN	Rev A, 7/04/19	HAO Design
04	ROOF PLAN	Rev A, 7/04/19	HAO Design
05	DEMOLITION PLANS	Rev A, 7/04/19	HAO Design
06	ELEVATIONS #1	Rev A, 7/04/19	HAO Design
07	ELEVATIONS #2	Rev A, 7/04/19	HAO Design
08	ELEVATIONS #3 BASIX SPECIFICATION	Rev A, 7/04/19	HAO Design
09	SECTIONS	Rev A, 7/04/19	HAO Design
10	SHADOW DIAGRAMS 21 ST JUNE	Rev A, 7/04/19	HAO Design
11	AREA CALCULATION	Rev A, 7/04/19	HAO Design

- 2.6. The proposal is supported by the following documents:

TITLE	DATE & REVISION	PREPARED BY
Statement of Environmental Effects	April 2019	HAO Design
BASIX CERTIFICATE	A345281	HAO Design

- 2.7. The proposal is to:
- Enlarge existing detached single storey weatherboard Principal Dwelling, located on the northern parts of the site, from 3 bed + 1 bath + double carport to part one & part two stories, 5 bed + 3 bath + double lock up garage + swimming pool; adjust accommodation to suit the growing family. The proposed extension is strategically located at centre of site, sandwiched

between two existing onsite detached structures to eliminate impacts to surrounding neighbours.

- Proposed Principal Dwelling swimming pool finish level will match existing rear deck level, approximately 1m above natural ground line. Existing detached studio will be partially demolished and convert to cabana. Existing detached outdoor laundry/WC will be convert to outdoor bathroom, primary for swimming pool use.
- Add single carport to existing detached single storey weatherboard Secondary Dwelling, located on the southern parts of the site. Add rear verandah to be used by Secondary Dwelling and Home Office.

2.8. The proposal is consistent with the relevant town planning controls and is considered to be suitable for approval.

3. The site and surrounding area

- 3.1. The site comprises Lot 17, DP 23118, No 39 Starkey Street, Forestville. It is located on the eastern side of Starkey Street between Cannons Parade and Cook Street.
- 3.2. The location of the site is shown in the following aerial map obtained from nearmap



Map 1 - Location

- 3.3. The site is generally rectangular in shape. It has a frontage of 28.04 metres to Starkey Street. It has an eastern side boundary of 28.04 metres, a northern side boundary of 33.525 metres and a southern rear boundary of 33.525 metres. The site area is 935.8 m².
- 3.4. The site slopes gently from the northern to southern boundaries. The total fall is approximately 1.7 metres, representing an average grade of approximately 1 in 16 (6.3%).
- 3.5. There is two existing detached single storey weatherboard structure on the site, together with four ancillary sheds.




- 3.6. The site has a number of trees onsite & screening plants along its north, east and south common site boundaries.
- 3.7. The site has a long history of residential use.



No.39 Starkey Street Forestville, street view1



No.39 Starkey Street Forestville (Parts), street view 2 & 3

	
<p>No.39 Starkey St Forestville Southern site boundary</p>	<p>No.39 Starkey St Forestville Northern site boundary</p>
	
<p>No.39 Starkey St Forestville Principal Dwelling - Existing Rear Yard Deck</p>	<p>No.39 Starkey St Forestville Principal Dwelling existing roof is in poor condition, comprised of mixture of materials (metal, concrete tile & poly carbonate), mixture of roof pitches angles and awkward junctions which leaks in heavy rain.</p> <p>DA proposal is to have one consistent roof material, simplify geometry and consistent (compliance) roof pitch.</p>

3.8. Site History

DA2005/0373 for Demolition of all onsite structures, lot consolidation, construction of seven (7) dwellings for older people or people with a disability, basement carparking and associated landscape works on Nos. 39 & 41 Starkey Street was granted consent on 26 September 2006. The consent was never activated and has since lapsed.

DA2014/0953 for Alterations and additions to an existing dwelling including the construction of a secondary dwelling pursuant to SEPP (Affordable Rental Housing) 2009. Building works completed and Interim Occupancy Certificate No. CC14.12.1824 issued 06 November 2015.

- 3.9. The adjoining site to the south, No.41 Starkey Street/No.110 Cook Street, Development Consent DA2011/1652 & CDC 2016/0060 was granted for a construction of a new two storey dwelling & granny flat. Construction is now completed.



No.41 Starkey/No. 110 Cook Street Forestville (corner site), Starkey street view.
The lot contains two vehicle crossings, one at Starkey St one at Cook Street.

No.41 Starkey Street Secondary Dwelling has a 3m setback to Starkey street

- 3.10. The adjoining site to the north, No. 37A & 37B Starkey Street, contains a two-storey brick duplex. It's front and rear yards adjoin the site.



No.37A (411sqm) & 37B (518sqm) Starkey Street Forestville (corner site), Starkey street view.
The lot contains two vehicle crossings, one at Starkey St one at Cannons Parade

- 3.11. The sites across the road.



No.40 Starkey Street (30.48m frontage), contains a single storey brick residence. Two vehicle crossings, two single-garage and a single carport.

DA2018/1677 Demolition works, construction of a dwelling house (a multi-generational family accommodation), DA under council assessment

No. 37 CANNONS PARADE
SECONDARY DWELLING &
CARPORT

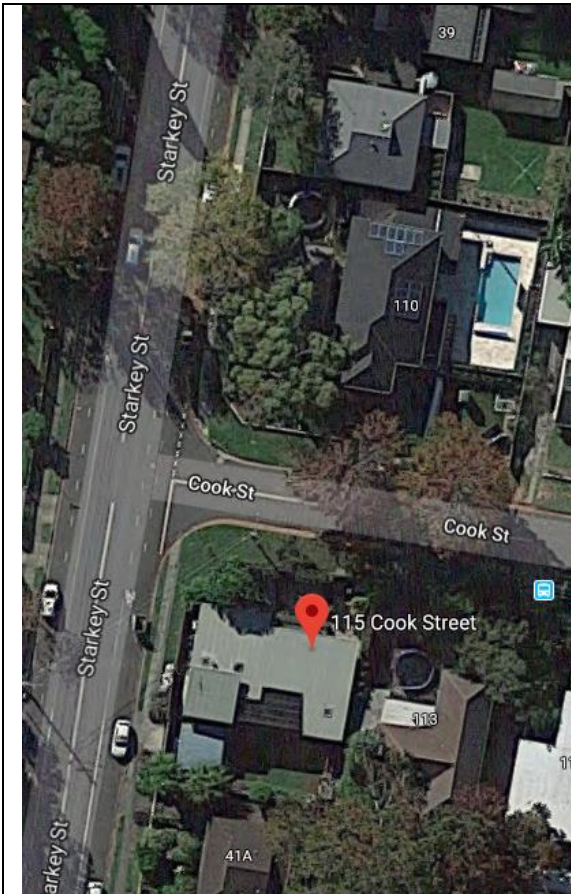
No. 38 STARKEY STREET



No.38 Starkey Street Forestville is a battle-axe site, its vehicle crossing is sandwich between No.40 Starkey St carport and No.37 Cannons Parade Secondary dwelling.



No.37 Cannons Parade Forestville (corner site). Starkey Street View.
Principal dwelling is a part one and part two stories sandstone building.
Secondary dwelling is a single storey brick building with detached carport.



No.115 Cook St Forestville (corner site).

Google Aerial photo (left)

Google Street view (below)

No.115 Cook St dwelling and carport setback to Starkey Street is approx. 1.5m.



- 3.12. The adjoining site to the east , No. 108 Cook Street & No.41 Cannons Parade contains single storey weatherboard house. A swimming pool is located at rear yard of No.41 Cannons Parade. There is a 1.8m high timber common fence and screen plants along 39 Starkey St/41 Cannons Parade boundary (circled in red). Existing No.39 Starkey St detached outdoor laundry/wc structure (circled in blue) also act as additional layer of visual privacy screen.



- 3.13. The surrounding area has been developed for:

- Medium density development, 3,000sqm unique site (33 Cannons Parade),
- Recent sub-division land with approximate 12m frontage & double lock up garages (17/17A Starkey St & 9/9A Cannons Parade),
- Seniors housing (27-29 Cannons Parade & 42 Cook St),
- Duplexes typically on 300 to 500sqm per lot (26/26A/30/30A/32/32A 37A/37B Starkey St, 40 Cannons Pde)
- Secondary dwellings including new additional dedicated driveway & vehicle crossing on 689sqm per lot (70 Starkey & 78 Starkey)

Surrounding area has been developed, on similar or smaller sized lots/street frontage than No.39 Starkey St (subject site, 935.8 m², 28.04 site frontage)

- 3.14. Cook Street contains several recently constructed two storey single dwellings of substantially greater scale and bulk than the predominant housing stock. It also contains several aged housing developments, including Wesley Gardens Aged Care Units and Retirement Village, and St. David's Retirement Village.
- 3.15. The site is located approximately 400m south along Starkey Street from Forestville Shopping Centre, a large local shopping centre. It is also approximately 2km from Forestway Shopping Centre to the north-east, a larger subregional shopping centre.

4. State Environmental Planning Policies

4.1. SEPP Affordable Rental Housing (ARH) 2009.

4.1.1 Clause 23 and Schedule 1 of SEPP (ARH) 2009 provide requirements that permit secondary dwellings as “complying development”. The proposal is to seek development consent from Council and is not for complying development so these provisions are not relevant.

4.1.2 The proposal does not include subdivision of the land and, consequently, complies with clause 24.

4.1.3 No Secondary Dwelling Gross Floor Area (GFA) increase is proposed.

4.1.4 The proposal seek to improve Secondary Dwelling amenities by means of providing dedicated off street parking space and additional rear veradah access off kitchen. This promote greater solar access and cross ventilation promoting Ecological Sustainable Design (ESD) principles.

4.1.5 In summary, the proposal satisfies all of the aims and standards for secondary dwellings in SEPP (ARH) 2009.

4.2. SEPP No. 55 - Remediation of land

4.2.1. Clause 7 of SEPP 55 requires Council to consider whether land is contaminated prior to granting consent to the carrying out of any development on that land.

4.2.2. The site has been used for residential purposes for approximately 50 years, prior to which it was probably unoccupied. It is considered unlikely that the site has experienced any contamination, and no further assessment is considered necessary.

4.3. SEPP (Infrastructure) 2007

4.3.1 Clause 45 of SEPP Infrastructure requires the Consent Authority to notify the electricity supply authority of any development application (or an application for modification of consent) for any development proposal:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists),
- immediately adjacent to an electricity substation,
- within 5m of an overhead power line
- that includes installation of a swimming pool any part of which is within 30m of a structure supporting an overhead electricity transmission line and/or within 5m of an overhead electricity power line

4.3.2 The proposal does not involve any works within the specified criteria so referral to Energy Australia (as the electricity supply authority) is not required.

4.4. SEPP (Building Sustainability Index: BASIX) 2004

- 4.4.1 A BASIX certificate has been submitted with the application. All required BASIX commitments have been noted on the application plans.

5. Warringah Local Environmental Plan 2011

- 5.1 The site is zoned R2 Low Density Residential under Warringah Local Environmental Plan 2011 ("WLEP 2011"). The proposal constitutes alterations and additions to a dwelling-house comprising of Principal & Secondary Dwelling. A permissible Development.
- 5.2 The building complies with the height limit of 8.5 metres under clause 4.3 of WLEP 2011.
- 5.3 The proposal is consistent with the objectives of the R2 – Low Density Residential zone. In particular, the proposal provides for the housing needs of the community and provides a landscape setting that is harmonious with the natural environment of Warringah.

6. Warringah Development Control Plan (WDCP)

- 6.1. The following Table summarises the proposal's compliance with the requirements of of WDCP Built Form Controls

Control	Requirement	Proposed	Compliance
B1 Wall Heights	7.2m	6.9m	Yes
B2 Number of Storey	2	2	Yes
B3 Side Boundary Envelope	4m & 45deg	Within envelope	Yes
B5 Side Boundary Setbacks	0.9m	5.1m (proposed attic)	Yes
B7 Front Boundary Setbacks	6.5m	3m (Sec. Dwelling Carport) 4.47m (Principal Dwelling Garage and Covered Balcony)	Refer Detailed Assessment
B9 Rear Boundary Setbacks	6.0m	10.435m (Building Line) 6.0m (Swimming Pool Deck)	Yes Yes
C2 Traffic, Access and Safety			Yes
C3 Parking Facilities	2	3	Yes
C4 Stormwater		Alterations and additions to existing dwelling will not require on-site stormwater detention. Connect to existing stormwater disposal system & discharge to street kerb	
C5 Erosion and Sedimentation		No basement/lower ground excavation proposed	
C6 Building over or adjacent to Constructed Council Drainage Easements	N/A		
C7 Excavation and Landfill	N/A		
C8 Demolition and Construction		Yes complies with objective.	
C9 Waste Management		Refer waste management plan	
D1 Landscaped Open Space and Bushland Setting	40%	47%	Yes
D2 Private Open Space	35sqm	390sqm	Yes

D3 Noise		The proposal is for a home office and secondary residential dwelling and its use in regard to possible noise concerns would be similar to other residential properties in the locality.
D5 Orientation and Energy Efficiency		Proposed living areas orientate towards north/east and shaded by a verandah that meets ESD principles. A compliant BASIX certificate is submitted.
D6 Access to Sunlight		Proposed living areas orientate towards north & east. In accordance to submitted shadow diagrams.. No solar access impact to No.110 Cook Street
D7 Views		The proposed first floor is centrally located on site and partially tuck under roof space to minimise bulk and maintain views.
D8 Privacy		<p>The proposed first floor rear balcony setbacks are 11.54m rear setback 11.13m side setback (north) 12.365 side setback (south)</p> <p>This is far generous than standard typical 6m rear setback and 2m side setback</p> <p>All existing site boundaries screen planting will be maintained</p>
D9 Building Bulk		<p>Proposal is part one, part two storey building. Utilising attic roof space to minimise building bulk.</p> <p>Strategically located bulk centrally within the site.</p> <p>Existing mature tree along Starkey st & screening plantings will be retained to further soften the building.</p>
D10 Building Colours and Materials		Proposed perspective view submitted. Building colours and materials to match existing. It complement the surrounding natural and built environments.

D11 Roofs		Proposed roof complement the local skyline.
D12 Glare and Reflection		Selected finishes does not cause glare and reflection
D13 Front Fences and Front Walls		Change part of existing 1.2m high picket fence to carport swing gates. Complement the local street scape.
D14 Site Facilities		Utilise side and back yard to reduce visual impact from public places
D15 Side and Rear Fences		N/A
D20 Safety and Security		Proposed Starkey St first floor balcony overlook streets as well as public to allow casual surveillance
D21 Provision and Location of Utility Services		Connect to existing
D22 Conservation of Energy and Water		BASIX certificate submitted with the application
E10 Landslip Risk	Area A	Lanslip Risk Area A. No Geotechnical Report required.

“*” Detailed Assessment

B7 Front Boundary Setbacks

Description of non-compliances

The WDCP control requires a 6.5m setback to primary frontage

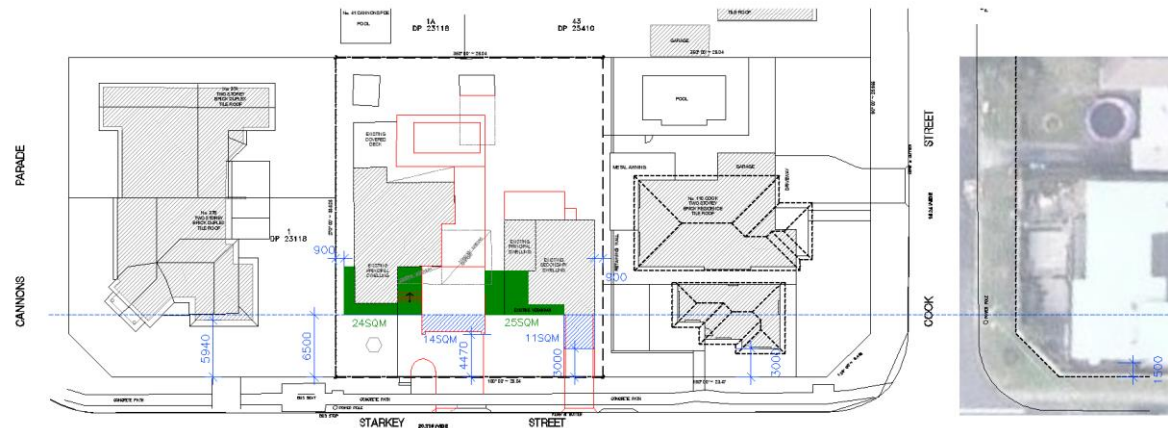
DA proposal is seeking:

- Adding a Secondary Dwelling single carport. The two 100mm x 100mm carport timber columns will be setback 3m from Starkey St with 600mm roof overhang. This matches adjoin neighbour (No.41 Starkey St) Secondary Dwelling setback. The carport encroachment to the primary frontage represent a variation of 3.5m.
- Replace existing Principal dwelling carport with double lock up garage (DLUG) with covered balcony over. Garage and covered balcony will be setback 4.47m from Starkey Street. That is the average setback of two adjoin neighbour. (No. 37A Starkey 5.94m & No.41 Starkey 3m). The encroachment to the primary frontage represent a variation of 2.03m.

Merit considerations

The Secondary dwelling carport and Principal dwelling DLUG is restricted by existing building structures locations and AS/NZS 2890.1 minimum car parking dimensions.

With regard to the consideration for a variation, the development is considered against the underlying Objectives of the Control as follows:



Above diagram demonstrate subject site in context with adjoining neighbours, with WDCP control required 6.5m setback to primary frontage dotted in blue.

The front setback encroachments is shown in 45 degree angled blue hatched lines. Double lock up garage and carport represents **25m²** (14 + 11) front setback encroachment.

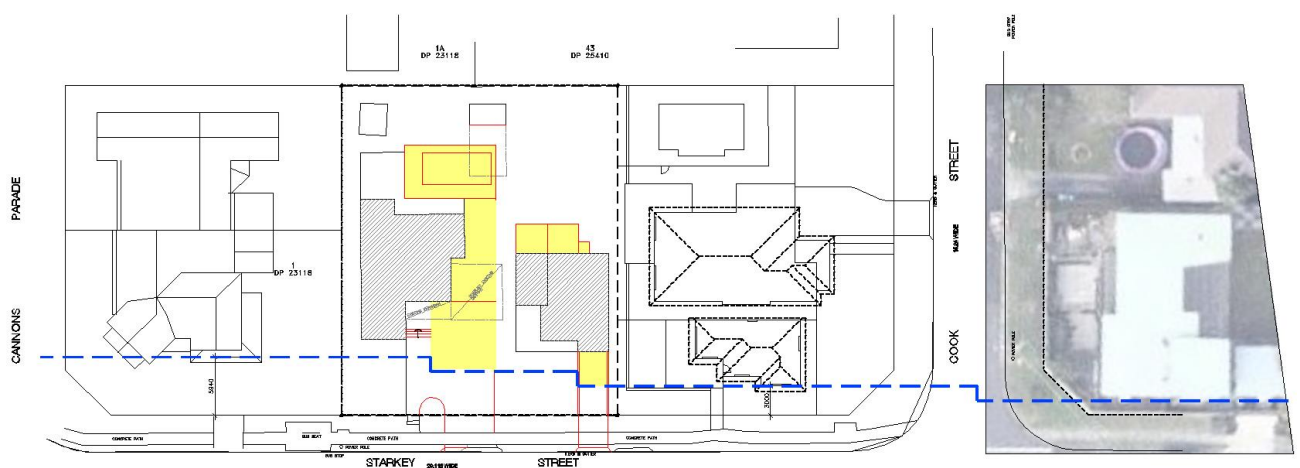
Where front wall setbacks exceed 6.5m (excluded areas within 0.9m side setbacks), the areas is shaded in green, which represents **49m²** (22 + 25).

25m² of proposed structure is forward of 6.5m front setback control line, whilst 49m² of open space exceeded 6.5m front setback control line. **On average, it exceeds the intent of front setback control** and building articulation maintain the sense of openness.

It is considered the proposal satisfies this merit objective.

- To maintain the visual continuity and pattern of buildings and landscape elements.

Comment:



Above diagram demonstrate subject site front setback in context with adjoining neighbours, with front setback pattern dotted in blue line. Starting from Cook Street end.

- No.115 Cook St dwelling and detach carport setback approx. 1.5m to Starkey St ,
- No.41 Starkey St secondary dwelling is setback 3m to Starkey St.

- The proposed No.39 Starkey St Secondary dwelling carport follow the 3m setback line.
- The proposed No.39 Starkey St Principal Dwelling DLUG adopt the average front setback (i.e. 4.47m) of No.37B Starkey St (5.94m) & No.41 Starkey St. (3m)
- No.37B Starkey setback to Starkey St is 5.94m.

Other than removal of screening plant for the carport driveway, all other existing front yard trees and screening plant will be maintained.

The proposal satisfies this Objective.

- **To protect and enhance the visual quality of streetscapes and public spaces.**

Comment:

Existing Principal Dwelling roof is in a dilapidate state, contains a mixture of roof materials and different roof pitches, done on ad-hoc style. It desperately need an holistic upgrade approach. The proposal will enhance the visual quality of the streetscape by providing a modern design consistent with the appearance of dwelling houses within close vicinity to the subject site.

The proposal satisfies this Objective.

- **To achieve reasonable view sharing.**

Comment:

Dense vegetation along No.37B/No.39 Starkey shared boundary. No views.
The proposed encroachments will not affect sharing of views from adjoining and surrounding properties.

The proposal satisfies this Objective.

7. Other matters under Section 79C of the Environmental Planning & Assessment Act 1979

7.1 The likely impacts of the development

These have been addressed above.

7.2 The suitability of the site

The allotment has the following benefits:

- The site has been used for housing for many years and the proposal is to maintain this situation.
- Gently sloping site providing easy access.
- very close access to a large local shopping centre.
- good transport links to services and facilities for the future residents of the development.
- existing street frontage vegetation that can be retained to enhance the appearance of the building and reduce its apparent bulk and scale, and provide screening to mitigate privacy impacts.

The site does not have a history of use that would result in land contamination (per SEPP 55).

In summary the site is considered to be suitable for the type of development proposed.

7.3 Submissions

None relevant at this time.

7.4 The public interest

The public interest is served by developing the land in an efficient and economic way that maintains the character of the area and the amenity of the neighbourhood. The provision of affordable rental housing is in the public interest..

7 Summary

- 7.3.1 The merits of this application have been identified in this assessment under Section 79C of the Environmental Planning and Assessment Act 1979, State Environmental planning Policy (Affordable Rental Housing) 2009 and Warringah Local Environmental Plan 2011.
- 7.3.2 The proposal complies with the aims, objectives, and numerical requirements of all existing and draft planning controls. The use of the existing building for a dwelling will have no negative impacts in terms of adjoining and nearby residents continuing to enjoy reasonable solar access, privacy and views.
- 7.3.3 Overall the aims and objectives of Council's development controls are achieved and there is no planning reason why this application should not be approved.