

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROJECT**  
**PROPOSED CONSTRUCTION OF A SECONDARY DWELLING AND  
ATTACHED GARAGE**

**PROPERTY**  
**16 COSTER ST, FRENCHS FOREST**

**CLIENT**  
**HELEN AND TOM COONEY**

**JOB NO 21-119**

**DATED 14 April 2022**

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## **1.0 INTRODUCTION**

The purpose of this submission is to enlighten Council on some of the thoughts behind the design development of the proposed new secondary dwelling the proprietors wish to construct on the property at 16 Coster Street, Frenchs Forest.

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.

This presentation also outlines the design mechanisms implemented to ensure that the impact of the proposal on the adjoining amenity is lessened.

As a result of this assessment, it is concluded that the development of the site in the manner proposed is has been designed in a way which meets Council's planning objectives and contributes to the design and landscape character of the area and is therefore worthy of the support from Council.

## **2.0 THE SITE AND EXISTING BUILDING**

The property is located at 16 Coster St, Frenchs Forest LOT 28 DP 203735 on a cul-de-sac. The block of land is approximately 566.9sqm in site area. The Land zoning for the property is R2 - Low Density Residential under Warringah Local Environmental Plan 2014. The lot has a front boundary to the south side where the vehicle crossing is located. A secondary frontage is located on the western boundary which Adjoins to Coster Park Reserve. The site is relatively flat.

A single- storey dwelling exists on the property. There is a vehicle crossing on Coster Street and a driveway which sweeps in an easterly direction upon entering. Refer to Image 1 and 2.



Image 1: 16 Coster Street, Frenchs Forest

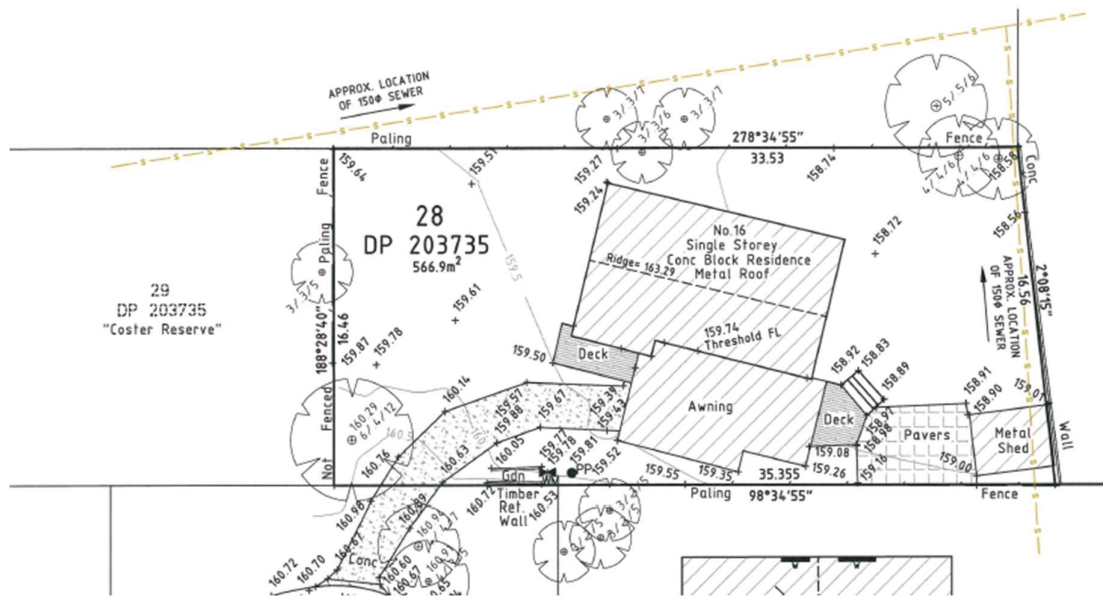


Image 2: Survey plan

### **3.0 EXISTING STREETScape**

To the immediate west of the subject property is Coster Park Reserve.



*Image 3. Coster Park Reserve, Frenchs Forest*

To the immediate south of the subject property at 14 Coster St, Frenchs Forest is a dwelling with a basement garage.



*Image 4. 16 Coster Street, Frenchs Forest*

To the north of the property are no.3 Robyn Avenue, Frenchs Forest which has a single storey dwelling and no. 5 Robyn Avenue, Frenchs Forest which has a double storey dwelling.



*Image 5: 3 and 5 Robyn Avenue, Frenchs Forest*

The remainder of Coster Street is an amalgamation of one and two- storey dwellings in a wide range of architectural styles, character, materials, finishes, bulk and scale.



*Image 6: Streetscape of Coster Street, Frenchs Forest*



*Image 7: Streetscape of Coster Street, Frenchs Forest*

## **4.0 THE PROPOSAL**

### **Object:**

The proprietors of 16 Coster Street instructed RK Designs to propose a secondary dwelling that will cater for and compliment the needs and lifestyle of two families. We are of the opinion that this was adequately carried out in our proposal presently before Council.

### **Privacy:**

The secondary dwelling has maintained a high level of privacy through careful design. The private entry is located on the west side of the secondary dwelling away from the side neighbour/existing dwelling on the site. This creates a sense of intimacy when entering the secondary dwelling. The living area and the balcony are designed and positioned facing away from adjoining dwellings/existing dwelling creating the private, light and open space for the family. As a result, the secondary dwelling is provided with functional, well-located area of private open space, accessible from the living area retaining adequate private open space for the principal dwelling.

Privacy issue is also resolved through the positioning of openings. Openings of the proposed secondary dwelling do not overlook to existing openings of surrounding buildings. Therefore, there will be no adverse impact on the privacy to the Proprietors and any adjoining properties. Moreover, there are a number of trees which obscure the view towards the adjoining property.

### **Amenity:**

Habitable areas including living, kitchen and dining area receive ample natural light from the sliding doors on the south and west sides of the open-plan living area. The opening will allow the space to achieve sufficient penetration of daylight and cross ventilation into the building. The simple open plan of the secondary dwelling generates a compact yet pleasant space for users. This coupled with the high raked ceiling in the living area that creates a very spacious and healthy space.

### **Context consideration:**

The form and finishes of the proposed secondary dwelling also reflect the surrounding characteristics of the existing streetscape. It had adopted the architectural style of gable roof with a similar colour tone of the surrounding. Furthermore, the addition of a secondary dwelling will also satisfy the need for affordable rental housing demand of the area with high amenity for residents.

## **5.0 COMPLIANCE WITH THE WARRINGAH DCP 2011 AND WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011**

The requirements of the Northern Beaches Council, the Warringah Local Environmental Plan 2011 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

### **WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011**

#### **Zone R2 low density residential**

##### **1) Objectives of zone**

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

##### **2) Permitted without consent**

Home-based child care; Home occupations

##### **3) Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; **Secondary dwellings**; Tank-based aquaculture; Veterinary hospitals

##### **4) Prohibited**

Any development not specified in item 2 or 3

Therefore, the development is permissible with consent.

## **5.1 LANDSLIDE RISK LAND**

The requirements of the Northern Beaches Council, the Warringah Local Environmental Plan 2011 **Clause 6.4** and the subject proposal's compliance with the Local Control Plan are outlined as follows:

The site is within Area A/ slopes <5 on Council's Geotechnical Hazard Map. Therefore, a geo-tech report is not required in these circumstances particularly when there is no excavation occurring within the proposed development.



## **5.2 BUILDING HEIGHT**

The requirements of the Northern Beaches Council, the Warringah Local Environmental Plan 2011 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

Allowable height - 8.5 metres to the highest point of the roof.

Proposed height - 7.4 metres maximum to the highest point of the roof.

The proposed building is two- storey in height with 18 degree pitched gable roof.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Architectural Drawings.

### **5.3 FLOOR AREA**

**Clause 5.4 (9)**: The requirements of the Northern Beaches Council, the Warringah Local Environmental Plan 2011 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows:

***Control:***

If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:

- (a) 60 square metres,
- (b) 11% of the total floor area of the principal dwelling.

***Comment:***

Existing floor area of the principal dwelling = 131.2 sqm

11% of the total floor area of the principal dwelling = 14.4 sqm

Proposed floor area for the secondary dwelling = 59.9 sqm

Therefore, the proposal complies with the requirements. Refer to the Area Calculation Sheet.

## **WARRINGAH DEVELOPMENT CONTROL PLAN 2011**

### **5.4 WALL HEIGHT**

**B1** The requirements of the Northern Beaches Council of the Warringah Development Control Plan 2011 and the subject proposal's compliance with the Development Control Plan are outlined as follows:

#### **Objectives:**

- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.
- To ensure development is generally beneath the existing tree canopy level.
- To provide a reasonable sharing of views to and from public and private properties.
- To minimise the impact of development on adjoining or nearby properties.
- To ensure that development responds to site topography and to discourage excavation of the natural landform.
- To provide sufficient scope for innovative roof pitch and variation in roof design.

#### **Control:**

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).

#### **Comment:**

Walls are not exceeding 7.2m high as the wall height is 7m to the heights point of the roof (refer to section A-A on the architectural plan).

Therefore, the proposal complies with the requirements of the Development Control Plan.

## **5.5 SIDE BOUNDARY ENVELOPE**

**B3** The requirements of the Northern Beaches Council, of the Warringah Development Control Plan 2011 and the subject proposal's compliance with the Development Control Plan are outlined as follows.

### **Objectives**

- To ensure that development does not become visually dominant by virtue of its height and bulk.
- To ensure adequate light, solar access and privacy by providing spatial separation between buildings.
- To ensure that development responds to the topography of the site.

### **Requirements**

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.

### **Comment:**

The proposed development shows minor non-compliance with the side boundary envelope towards the North. The breach relates to only a small portion of the total boundary length. Refer to the architectural drawings. This in turn, does not result in any direct or unreasonable impacts to the northern neighbour in terms of increased solar access or loss of natural light or views.

The proposal is located below the height of trees in the natural environment, minimises bulk and scale through a well-articulated built form and provides generous amounts of landscaping throughout to visually reduce the built form when viewed from the public and private domain.

In the context of the topography, the proposed development is responding to the natural topography. As a result, there are no adverse amenity impacts such as overshadowing or view loss associated with the proposed variation to the side boundary envelope. The cut and fill are also minimised to follow the natural topography of the site.

In this instance, given the fact that the structure will not adversely impact the amenity of the neighbouring properties and are considered to achieve the objectives of the control, the proposed breach of the side boundary envelope is considered to be reasonable and Council's support is requested

## **5.6 BUILDING SETBACKS**

**B5, B7 and B9** The requirements of the Northern Beaches Council of the Warringah Development Control Plan 2011 and the subject proposal's compliance with the Development Control Plan are outlined as follows.

### **Required setbacks**

Primary Front - 6.5 metres

Secondary Front - 3.5 metres

Side - 0.9 metres

Rear - 6.0 metres

### **Proposed setbacks**

Primary Front - 6.5 metres

Secondary Front - 2.1 metres

Side - 0.94 metres

Rear - 23.1 metres

Therefore, the proposal does not comply with the requirements of the Development Control Plan. Refer to section 5.7 for rear setback variation.

## **5.7 VARIATION OF SECONDARY FRONTAGE**

The requirements of Northern Beaches Council, Warringah Development Control Plan 2011, compliance with the Development Control Plan are as follows.

### **Objectives**

- To create a sense of openness.
- To maintain the visual continuity and pattern of buildings and landscape elements.
- To protect and enhance the visual quality of streetscapes and public spaces.
- To achieve reasonable view sharing.

The majority of the building conforms to Council's requirements. However, there is a non-compliance to the western setback as 2.07m setback for the secondary frontage is proposed. The proposed development will be consistent with the objectives of the zone and of the development standards that are being varied. Hence, we ask that Council takes into consideration the following justifications.

The secondary frontage has a setback of 2.1m to the wall of the proposed development. This will ensure that a sense of openness is maintained and the development does not cause an adverse impact on the visual quality of the streetscape when viewed from Coster Street and Coster Reserve.

The proposed setback will also provide an adequate space for increasing vegetation within the area, the dense vegetation from the reverse is retained and will not be affected by the proposed structure as shown in the image below.



*Image 8: Site photo demonstrates the view towards Coster Reserve*

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Besides, in accordance with the requirements of **Clause E7 of WDCP 2011**,

*“Buildings are to be located to provide an outlook to public open space, without appearing to privatise that space, and be designed to maximise opportunities for casual surveillance of the public open space”*

In order to ensure the proposed development meets this requirement, a minor encroachment of the deck and the opening from the living area associated with the first-floor secondary dwelling in addition to the proposed entries to the garage and the storage area are provided. These in turn, maximise the casual surveillance of the public open space and provide more privacy to the principal dwelling in terms of the entrance to the proposed development.

Further to the above, establishing 3.5m secondary frontage setback is unreasonable in the circumstance, as it would result in an inadequate secondary dwelling situated too close to the principal dwelling. The open space will be split into two smaller areas with less solar access. The relevant objectives of the standards would not be achieved.

In this instance, given that the proposed structure will not adversely impact the amenity of the neighbouring properties and are considered to achieve the objectives of the control, the proposed breach of the secondary front setback is considered to be reasonable.

We therefore request that Council support this variation on the basis that there are sufficient environmental planning grounds to justify the variation as it provides a better outcome than a complying scheme.

## **5.8 LANDSCAPED AREA**

The requirements of Northern Beaches Council, the Warringah Development Control Plan 2011, compliance with the Development Control Plan are as follows.

**SITE AREA = 566.9sqm**

### **LANDSCAPED AREA**

Required Landscaping = 40 % of Site Area = 226.76sqm  
(Minimum landscape dimension not less than 2m)

Proposed Landscaped area = 230sqm

Proposed Landscaped area as % of Site Area = 40.5%.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet



## **5.9 PRIVACY**

**D8** The requirements of the Northern Beaches Council, of the Warringah Development Control Plan 2011 and the subject proposal's compliance with the Development Control Plan are outlined as follows.

### **Objectives**

- To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.
- To encourage innovative design solutions to improve the urban environment.
- To provide personal and property security for occupants and visitors.

### **Requirements**

- Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.
- Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.
- The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass. The windows of one dwelling are to be located so they do not provide direct or close views (i.e., from less than 9 metres away) into the windows of other dwellings.
- Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment.

### ***Comment:***

Refer the privacy issues addressed in Section 4.0 The proposal of this Statement of Environmental Effects.

## **5.10 BUILDING BULK**

**D9** The requirements of the Northern Beaches Council, of the Warringah Development Control Plan 2011 and the subject proposal's compliance with the Development Control Plan are outlined as follows.

### **Objectives**

- To encourage good design and innovative architecture to improve the urban environment.
- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

### **Requirements**

- Side and rear setbacks are to be progressively increased as wall height increases.
- Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.
- On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular: The amount of fill is not to exceed one metre in depth. Fill is not to spread beyond the footprint of the building. Excavation of the landform is to be minimised.
- Building height and scale needs to relate to topography and site conditions.
- Orientate development to address the street.
- Use colour, materials and surface treatment to reduce building bulk.
- Landscape plantings are to be provided to reduce the visual bulk of new building and works.
- Articulate walls to reduce building mass.

### ***Comment:***

The proposed secondary dwelling will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The visual impact of the proposed structure when viewed from the surrounding properties is minimised.

Therefore, the proposal complies with the Development Control Plans.

## **5.11 BUILDING COLOURS AND MATERIALS**

The requirements of the Northern Beaches Council, part D10 of the Warringah Development Control Plan 2011 and the subject proposal's compliance with the Development Control Plan are outlined as follows.

- In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.
- The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.
- The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.
- The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged.

***Comment:***

The proposed facades, inclusive of their finishes and the architectural character of the building are in keeping with the streetscapes and the area in general.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Finishes Schedule.

## **6.0 OTHER REQUIREMENTS**

The proposal presently before Council has also addressed other requirements such as energy efficiency and sustainability, site/waste management, soil, site analysis and context, streetscape, materials and finishes, erosion and sediment control, drainage, landscaping and the like in this development application.

As a result, the proposal complies with the Development Control Plan requirements for all of these items.

## **7.0 CONCLUSION**

We, therefore, present before Council, a proposal that combines Council codes and regulations and the principles of these codes and regulations with our client's requirements and, at the same time, is in context with its surroundings.

We would appreciate Council reviewing all of the matters mentioned above and deliberate on the proposal in such a manner that will assist the proprietors to achieve their ultimate goals for their family residence and property in general.

We await your positive reply on this proposal and, in anticipation of your assistance, we wish to thank you on behalf of the proprietors for your efforts.

Should you require any further information, please do not hesitate to contact our office.

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