

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations + additions to 9 Chester Place, Narrabeena

INTRODUCTION

This Statement of Environmental Effects has been prepared to accompany a Development Application to Northern Beaches Council for alterations and additions to an existing dwelling at 9 Chester Place, Narrabeena

The proposed works include:

- re-building a garage with a terrace + planter above
- extending the front entry hall to accommodate a lift
- new internal stairs
- modifying existing external front steps
- re-building the rear timber deck with roof.



Aerial photo with subject site highlighted

DESCRIPTION OF THE SITE

Legal description	Lot 4, DP 211930
Zoning	R2 Low Density residential
Conservation area	No
Site area	516.8m ²
Orientation	East-west
Slope	approx. 2m fall south-north along front eastern boundary approx. 1m fall south-north along rear western boundary

The subject property is located on the western side of Chester place, close to the cul de sac. Rectangular in shape the site has an eastern frontage and western rear boundary of 17.07m in length. The southern and northern boundaries are 32.92m in length.

Located on the site is a brick one and two storey dwelling with split floor levels that take advantage of the site's cross fall. A double garage is located on the northern side which is the lowest level of the site in front of the building line. The depth of the garage at 5m internally does not comply with AS 2890 and is not fit for purpose.

Entry to the house is via external stairs on the southern side of the garage and half a level above. Two bedrooms, a bathroom and family room occupy the entry level on the southern side of the site.

Half a level above the entry on the northern side is the living, dining and kitchen. The living room at the front has access to a balcony over the garage. A laundry, bathroom and two bedrooms are situated below this level behind the garage.

There is a roofed deck to the rear with access via timber stairs down to the garden and swimming pool.

Landscaping is well established on the site with several mature trees including a jacaranda, palm trees and a mixture of native and exotic plants.



Subject property #9 Chester Place. Southern side of dwelling obscured by vegetation.



Northern side of subject property showing the existing garage, not able to fit the owners' car in. Adjoining property #11 to right of frame



Well established landscaping to the front will be retained by the proposal.



Front door to the subject property. Balcony from main living/ dining room over garage roof.



View from the front balcony – looking north-east.



View from the front balcony – looking east.



View from the front balcony – looking east.



Rear timber balcony off kitchen.

ADJOINING PROPERTIES

Adjacent property to the south, #7, is a single storey brick house which is heavily screened from the street by landscaping. It has an attached garage on the lower northern side with no setback to the subject property's southern boundary.

The adjacent property to the north, #11 is a two storey brick and clad dwelling that has been recently constructed. It has a screened carport and garage running along the subject property's northern boundary with no setback. The carport structure has a front setback of 4.950m.



Adjoining property #7 to the south.



No side setback to subject property. Southern portion of subject dwelling is screened by its front garden.



Adjoining property #11 to the north, right of frame. Frangipani tree and shrubs are on subject property and are retained by the proposal.



Adjoining property #11.

DESCRIPTION OF THE PROPOSAL

The proposal aims to rectify the dimensions of the garage so that it complies with the standards and is fit for purpose, provide disabled access to all floor levels and improve the overall amenity for the owners.

The existing double garage has an internal depth of 5m which cannot fit a standard car. Increasing the depth of the garage by 1m internally will make the garage comply with AS 2890.1.2004 and fit for purpose. Increasing the depth of the garage at the front will preserve the existing lower floor plan and align it with the carport structure of the adjoining property #11. The existing vehicle crossing and paved driveway will be retained.

The width of the existing garage will be reduced by 1.9m at the southern side to accommodate an internal passenger lift, providing disabled access to all split floor levels.

Although hidden on the lower level, the proposed lift will emerge on the entry level under a new structure with a gabled roof. Internal stairs connecting the entry level up to the main living area and down to the lower level are proposed to replace the existing non-compliant internal stairs. Centred on the front façade the new entry will provide articulation and highlight the entrance. The front external stairs will be modified to meet the new entry foyer, however the well-established landscaping at the front of the property will be retained.

The new garage roof will consist of a garden planter enclosing a terrace accessed from the dining/ living area. Capturing the cool summer north-easterly breezes, the proposed terrace will replace the existing balcony enhancing the amenity of this outdoor space and creating a landscaped setting including a kitchen garden.

To the rear the proposed timber deck with polycarbonate roof is proposed to replace the existing which is in a state of decay.

COMPLIANCE WITH WLEP 2011

This section addresses the compliance or non-compliance of the relevant statutory development standards in *Warringah Local Environment Plan 2011*.

LEP ZONING MAPS - LANDSLIP RISK MAP

The site is identified on the Warringah Environmental Plan 2011 – Landslip Risk Map as Area B.

A geotechnical stability assessment prepared by JK Geotechnics is included in this application.

LEP - Part 4: Principal development standards

4.3 HEIGHT OF BUILDINGS

The Height of Buildings Map limit for this site is 8.5m maximum.

The existing dwelling and proposed works are well within the height limit and therefore complies with the Height of Buildings control.

COMPLIANCE WITH WDCP 2011

The following section sets out the compliance of the proposed development with the relevant principle design elements listed in the *Warringah DCP 2011*.

DCP - PART B Built Form Controls

B1 WALL HEIGHTS

The maximum wall height control is 7.2m.

The existing dwelling and proposed works are well within the wall height limit and therefore complies with the wall height control.

B3 BOUNDARY ENVELOPE

The maximum side boundary envelope is 4m.

The existing dwelling and proposed works are well within the side boundary envelope limit and therefore complies with the side boundary control.

B5 SIDE BOUNDARY SETBACKS

The minimum side boundary setback control is 900mm.

The northern wall of the existing garage is setback 885 -875mm from the side boundary.

The proposed garage's northern wall will be setback 900mm from the northern boundary to comply with the side boundary setback control.

B7 FRONT BOUNDARY SETBACK

The minimum front boundary setback is 6.5m for this site.

The existing garage setback of 6.1m from the front boundary and the proposed setback of 5.085m does not comply with the front boundary control.

The proposal however will meet the front boundary objectives by:

- retaining the front fencing, driveway and well establishing front landscaping
- maintaining view sharing
- preserving the existing streetscape
- improving the landscape setting of the dwelling by the garage roof garden

DCP - PART C Siting Factors

C3 PARKING FACILITIES

The car parking requirements for a dwelling is two car spaces with compliance to AS 2890.1.2004.

The existing garage with an internal depth of 5m does not comply with AS 2890.1.2004.

The proposed garage complies with AS 2890.1.2004 and meets council's objectives for parking facilities by the following:

- the garage door is less than 6m wide
- the garage does not exceed 50% of the building width
- the garage is located on the lower level of the site and together with its garden roof does not dominate the streetscape
- the garage is integrated into the design with a roof terrace and garden planter
- the existing off-street parking will be retained.

C4 STORMWATER

New gutters and downpipes will be connected to the existing stormwater system. A stormwater concept plan has been included in this application.

C9 WASTE MANAGEMENT

A Waste Management Plan is included with this application.

No changes are proposed regarding the current waste and recycling provisions on site.

DCP - PART D Design

D1 LANDSCAPED OPEN SPACE + BUSHLAND SETTING

The minimum area of landscaped open space and bushland setting for this site is 40% or 224.72m².

The existing landscaped area of 155m² and the proposed area of 152m² do not comply with the control. The reduced 3m² of landscaping is due to the reconfiguration of the front external stairs. This reduction however does not impact the well established garden and mature trees and meets the objectives of the landscaping controls by:

- maintaining the streetscape planting
- not impacting on the areas that include variety of shrubs and trees
- maintaining the landscaped buffers between the dwellings to preserve privacy
- maintaining and improving the outdoor recreational spaces
- preserving the existing on site water management.

D2 PRIVATE OPEN SPACE

The minimum area for private open space with a minimum width of 3m is 35m².

The proposal will not change the existing private open space in the rear garden which well exceeds the minimum requirement and therefore complies with this control.

D3 NOISE

The proposal will not change the existing acoustic privacy. The proposed front terrace, although larger in size than the existing balcony, is well located with a 2.1m setback from the adjoining property's carport.

D6 ACCESS TO SUNLIGHT

The proposal will not change the sunlight access to the private open space of the subject property and adjoining properties.

D7 VIEWS

The proposal will not alter the existing view sharing enjoyed by the surrounding properties.

D8 PRIVACY

The proposed terrace over the garage is well located and will not overlook any windows or private open spaces of surrounding dwellings.

The position of the terrace set within a garden planter wall will maintain a reasonable level of privacy for the occupants whilst providing a high level of amenity with access to breezes, sunlight and distant views.

D9 BUILDING BULK

The proposal will not alter the existing scale and bulk.

D10 BUILDING COLOURS + MATERIALS

The proposal aims to rectify the mix match of different face bricks on the front façade. The new brick garage will have a rendered and painted finish allowing the dwelling's face brick to dominate.

The new entry foyer will be part glazing and fibre cement cladding with a gabled roof that matches the detail of the main existing gable.

D11 ROOFS

The proposed front entry roof has been carefully designed to integrate into the existing roof form.

The small section of the lift run that protrudes through the side of the proposed gable will barely be visible from the street.

D13 FRONT FENCES + FRONT WALLS

The existing low brick wall front fence will be maintained.

D14 SITE FACILITIES

No changes are proposed to the existing site facilities.

DCP - PART E The Natural Environment

E10 LANDSLIP RISK

The site is identified on the Warringah Environmental Plan 2011 – Landslip Risk Map as Area B.

A geotechnical stability assessment prepared by JK Geotechnics is included in this application.

CONCLUSION

The proposal will rectify the access and carparking constraints of the existing dwelling. The garage roof garden planter will contribute positively to the landscaped setting.

It will improve the amenity and quality of the outdoor spaces without impacting on the privacy, views and solar access of the surrounding properties.

The proposal satisfies the numerical controls of the LEP 2011 and meets the objectives of the DCP 2011.

John Greenwood + Associates Pty Ltd
10th November, 2021