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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

Feb 2020

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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, existing dwellings 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 C, 10/02/20	HAO Design
01	SITE/SITE ANALYSIS PLANS & PERSPECTIVES VIEWS	Rev C, 10/02/20	HAO Design
02	GROUND FLOOR PLAN	Rev C, 10/02/20	HAO Design
03	FIRST FLOOR PLAN	Rev C, 10/02/20	HAO Design
04	ROOF PLAN	Rev C, 10/02/20	HAO Design
05	DEMOLITION PLANS	Rev C, 10/02/20	HAO Design
06	ELEVATIONS #1	Rev C, 10/02/20	HAO Design
07	ELEVATIONS #2	Rev C, 10/02/20	HAO Design
08	ELEVATIONS #3 BASIX SPECIFICATION	Rev C, 10/02/20	HAO Design
09	SECTIONS	Rev C, 10/02/20	HAO Design
10	SHADOW DIAGRAMS 21 ST JUNE	Rev C, 10/02/20	HAO Design
11	AREA CALCULATION	Rev C, 10/02/20	HAO Design

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

TITLE	DATE & REVISION	PREPARED BY
Statement of Environmental Effects	Feb 2020	HAO Design
BASIX CERTIFICATE	A370039	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, 4 bed + 3.5 bath + double lock up garage + swimming pool; adjust accommodation to suit the growing family. The proposed extension main building bulk is strategically located at centre of site,

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

- Add Principal Dwelling new swimming pool. Existing detached studio will be partially demolished and convert to cabana. Existing detached outdoor laundry/WC will be convert to bath/change room.
- Add new 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. DA proposal is to have one consistent metal roof sheeting.</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.

DA 2019/0358 Alterations and additions to a dwelling house and secondary dwelling including a swimming pool, was submitted on 11/04/2019 and withdrawn on 01/07/2019, due to council planning concerns regards the front setback, landscape open space provision, potential privacy impacts and a second driveway crossing.

Prior to DA submission, amended DA 2019/0358 was consulted with council planner and received following feedback on 21 Jan 2020.

There is an improvement in the front setback non-compliances, being that the proposal now complies with the required 6.5m setback. The proposal also has removed the carport, and second driveway crossing removing the additional front setback non-compliance. The amended proposal reduces the visual impact of the built form when viewed from Starkey Street, and creates a more acceptable streetscape outcome that provides greater compliance with the character objectives of the front setback control.

The landscape open space requirement on the plans shows greater compliance at 42.4%, a compliant LOS ratio would be required for any future development due to the increase in bulk and sale of the site.

Lastly, the reduction in the height of the swimming pool RL115.14 to RL114.10 (reduction of 1.04m), and reduction of the first floor rear balcony provides is a more acceptable amenity outcome for surrounding sites.

It is acknowledged that the amended design has addressed the fundamental planning concerns of DA2019/0358.

Whilst this email provides specific commentary for the amended design, it is important to note that when you submit a new development application a full assessment of the amended proposal and notification will be required to be undertaken.

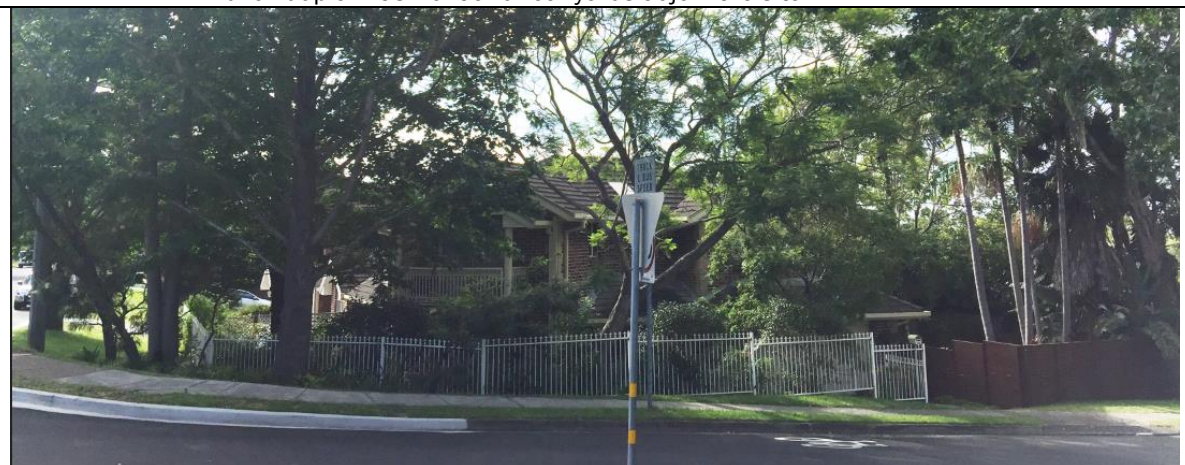
- 3.9. The adjoining site to the south, No.41 Starkey Street/No.110 Cook Street, Development Consent DA2011/1652 & CDC 2016/0060 was granted for a construction of a new two storey dwelling & granny flat. Construction is now completed.



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) Approved 18/04/2019

No. 37 CANNONS PARADE
SECONDARY DWELLING &
CARPORT

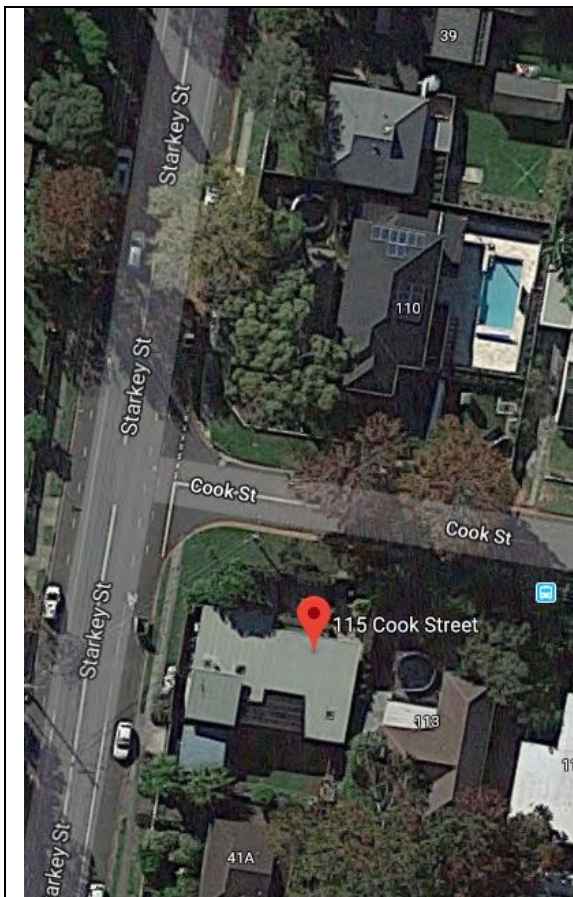
No. 38 STARKEY STREET



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).

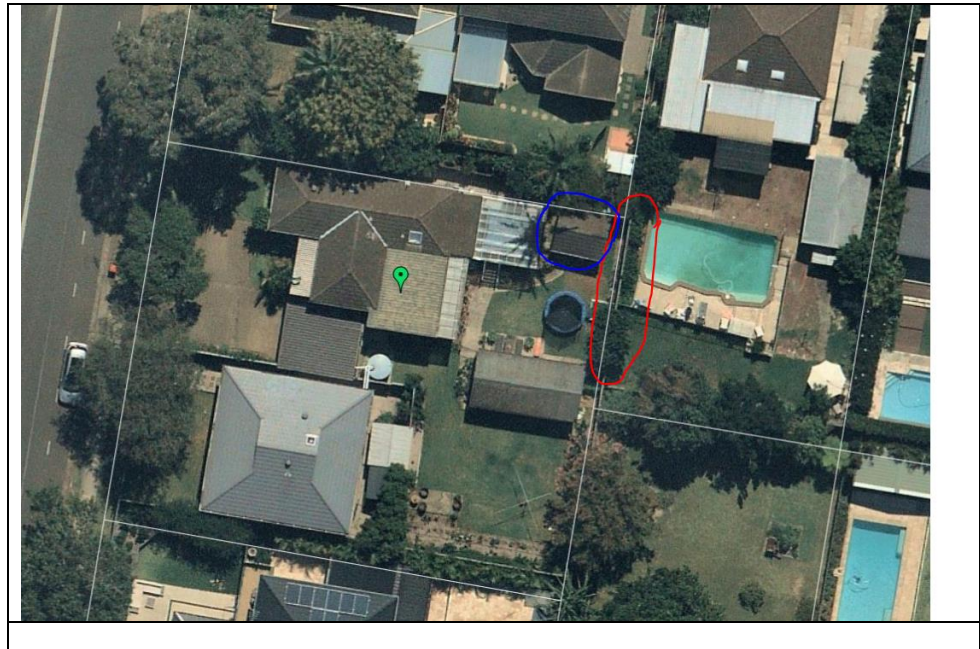
Google Aerial photo (left)

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 WDCP Built Form Controls

Control	Requirement	Proposed	Compliance
B1 Wall Heights	7.2m	6.2m	Yes
B2 Number of Storey	2	2	Yes
B3 Side Boundary Envelope	4m & 45deg	Within envelope	Yes
B5 Side Boundary Setbacks	0.9m	0.9m	Yes
B7 Front Boundary Setbacks	6.5m	6.5m	Yes
B9 Rear Boundary Setbacks	6.0m	6.785m (Deck)	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. Existing Secondary Dwelling RWT & OSD tank will be relocated and deliver same hydraulic as the existing one	
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%	42.4%	Yes
D2 Private Open Space	35sqm	340sqm	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 adjoining neighbours
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 17065mm rear setback 11135mm side setback (north) 11270mm side setback (south)</p> <p>This is far generous than standard typical 6m rear setback and 0.9m 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.</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 generally 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		Additional 1.2m high timber picket fence and 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	Landslip Risk Area A. No Geotechnical Report required.

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 economical 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.