

# Statement Of Environmental Effects

For Proposed Alterations  
and a First floor addition

Property: 82 Bantry Bay Road, Frenchs Forest

## **Introduction:**

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches / Warringah Council. Consent is sought for a Alterations and Additions including a First Floor Addition and Ground floor alterations to an existing dwelling at 82 Bantry Bay Road, Frenchs Forest.

A development application is submitted pursuant to the provisions of Warringah Local Environment Plan 2011 and Warringah DCP Amendment 20. This Statement of Environmental Effects has been undertaken to assess the proposed development in terms of Section 79C of the Environmental Planning and Assessment Act and surmises that the proposal is worthy of approval on its merits.

## **Existing Use:**

Single residential dwelling

## **Site Analysis:**

Legal description: Lot 10 DP 233924

The site is situated within a residential zone.

The site is Rectangular in shape with a gentle slope from the Northwest down to the Southeast.

**Site area:** 889.6m<sup>2</sup>

The subject site is surrounded by 1 and 2 storey residential dwellings.

## **Project aims and objectives**

- To integrate the proposed First Floor Addition with the existing building, the surrounds and the desired future character of the locality.
- To achieve a development that enhances not only the existing building but hence the visual amenity of the area, whilst integrating into the local street-scape.
- To create additional space and amenity for the occupants, while creating a building which meets or exceeds the architectural standard of the area.

## **Design/Streetscape Statement:**

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area.

The design of the building is sympathetic to surrounding development and makes allowances for environmental objectives (i.e. solar penetration, cross ventilation, minimising of shadows etc).

Proposed finishes are varied between lightweight cladding, existing Brickwork, and glass, to reduce the bulk and more clearly articulate the architectural forms. This, coupled with existing pergolas, sun screening devices, and decks, and the articulation of building elements results in a dwelling of appropriate scale and architectural relief so as to be readily absorbed into the context.

The proposed building integrates within the established pattern of the local context by maintaining the predominant scale and bulk of surrounding dwellings. Thus, the development is in keeping with the surrounding scale of developments and local morphology (footprints and space) of the area and the predominant 'subdivision' pattern.



## **WLEP 2011 Considerations (as relevant)**

### **Part 4.3 Height of Buildings**

(1) The objectives of this clause are as follows:

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
  - (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

#### **Comment:**

The first floor addition has been designed to fit under and comply with the objectives outlined in the WLEP controls whilst not affecting neighbouring properties. Proposed Max building height is 8.13m. The overall Building height which is contained to the uppermost portion of roof ridge then further reduces along the fall of the roof line.

### **Part 6.1 Acid Sulphate**

- (1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.
- (2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the [Acid Sulfate Soils Map as being of the class specified for those works](#).

#### **Comment:**

N/A

### **Part 6.2 Earthworks**

(1) The objectives of this clause are as follows:

- (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
- (b) to allow earthworks of a minor nature without requiring separate development consent.

#### **Comment:**

N/A

### **Part 6.3 Flood Planning**

#### **Comment:**

N/A

### **Part 6.4 Development on sloping land**

(1) The objectives of this clause are as follows:

- (a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,
  - (b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,
- (2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the [Landslip Risk Map](#).

#### **Comment:**

Subject site has been identified as "landslip Risk Area A", no further reports required.

### **Part 6.5 Coastline Hazards**

#### **Comment:**

N/A

## **DCP Plan 2011 Amendment 20 Considerations (as relevant)**

### **DCP Part B1 Wall Heights**

To provide a reasonable sharing of views to and from public and private properties, To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

#### **Requirements**

1. 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:**

The First Floor Addition has been designed to Comply with Requirements identified on DCP Map/ DCP Controls. Maximum proposed wall height is 6.39m located along the external wall facing the Eastern front boundary. Wall Heights vary between 5.92 - 6.39m along the external walls facing the Eastern front Boundary and 6m -6.39m along the external walls facing the Western rear Boundary. The first floor addition has been designed to fit under and comply with the wall height and maximum building height control to help minimise visual impact / view sharing when viewed from public and private properties.

### **DCP Part B2 Number of Storeys**

To provide equitable sharing of views to and from public and private properties, To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.

#### **Comment:**

Proposed First Floor Addition Complies with Requirements identified on DCP Map/ DCP Controls

## **DCP Part B3 Side Boundary Envelope**

*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..*

### **Comment:**

Part of the proposed First Floor Addition encroaches into the Southern side boundary envelope to a minor extent and is contained to the upper section of the external wall. The architectural form of the building as a whole takes into consideration issues of bulk, height and scale. The proposal is considered appropriate in this case and will be readily absorbed into the built environment and landscaped setting of the locality.

- The breach occurs due to the proposed first floor addition (as acceptable under WLEP2011). Which in this instance is reasonable.
- Complies with both the Building height and Wall height controls.
- There is adequate separation between dwellings so there is sufficient light, ventilation and open space to not appear 'crowded' or over-developed.
- The breach occurs due to the limited placement for creating a viable, economic and structurally sound First Floor addition for a growing family.
- The proposed works are located entirely within the footprint of the existing dwelling and will not impact on the topography of the site.
- The proposal does not result in any unreasonable loss of privacy or over shadowing to private open space
- Bulk and scale is minimised in this instance as the dwelling is screened by vegetation lining the front and side boundaries creating a visual break between adjacent dwellings and help maintain keep a consistent streetscape.

Articulation of the design, the use of varied cladding styles coupled with a modern roof form minimise the appearance of bulk and scale when viewed from public and private places. The proposal is considered appropriate in this case and will be readily absorbed into the built environment and landscaped setting of the locality.

The Breach in this case is reasonable, Therefore; its effect is extremely limited on neighbouring dwellings, if not immaterial. A compromise in this case would stop the desired outcomes and housing requirements and importantly is the desired requirements of any and all future buyers to the immediate area.

### **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**

1. 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 5 metres

### **R2 Side Boundary Envelope Exceptions**

Existing dwelling house: Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control.

## **DCP Part B4 Site Coverage**

*To minimise the bulk and scale of development, To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.*

### **Comment:**

N/A

## **DCP Part B5 Side Boundary Setbacks**

*To ensure that the scale and bulk of buildings is minimised, To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained. To provide reasonable sharing of views to and from public and private properties.*

### **Comment:**

Proposed First Floor Addition Complies with Requirements identified on DCP Map / DCP Controls

## **DCP Part B7 Front Boundary Setbacks**

*To maintain the visual continuity and pattern of buildings and landscape elements. To protect and enhance the visual quality of streetscapes and public spaces.*

### **Comment:**

Proposed First Floor Addition Complies with Requirements identified on DCP Map/ DCP Controls

**DCP Part B9 Rear Boundary Setbacks**

*To preserve the amenity of adjacent land, particularly relating to privacy between buildings. To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.*

**Comment:**

Proposed First Floor Addition Complies with Requirements identified on DCP Map/ DCP Controls

**DCP Part C3 Parking Facilities**

*To provide adequate off street carparking. To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.*

**Comment:**

Complies with Requirements identified on DCP Map/ DCP Controls, Two Existing off street parking spaces will remain.

**DCP Part C4 Stormwater**

*To ensure the appropriate management of stormwater. To minimise the quantity of stormwater run-off.*

**Comment:**

The proposed addition is over the existing dwelling / within the existing roofed area and will drain to existing stormwater services, All stormwater services are hooked up and connected to the stormwater system, No additional load on the existing storm-water system will be created.

**DCP Part C5 Erosion and Sedimentation**

*To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.*

**Comment:**

No excavation required, Erosion and sediment prevention measures will be in place on site if required.

**DCP Part C7 Excavation and landfill**

*To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties. To require that excavation and landfill does not create airborne pollution.*

**Comment:**

N/A

**DCP Part C8 Demolition and Construction**

*To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials. To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan*

**Comment:**

Waste Materials to leave site will be separated and taken to appropriate waste facilities to be recycled. Waste materials stored onsite will be located in an undisturbed area any covered if required.

**DCP Part C9 Waste Mangement**

*To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD). To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.*

**Comment:**

Appropriate waste management procedures will be implemented during the construction phase. See Waste, Construction management plan.

**DCP Part D1 Landscape open space and Bushland setting**

*To enable planting to maintain and enhance the streetscape. To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

**Comment:**

Existing open space to be maintained and enjoyed. Proposal is for a First floor addition only.

**DCP Part D2 Private open space**

*To ensure that all residential development is provided with functional, well located areas of private open space. To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.*

**Comment:**

Complies with Requirements identified on DCP Map/ DCP Controls. Existing Private open space to remain as is.

**DCP Part D3 Noise**

*To encourage innovative design solutions to improve the urban environment. To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.*

**Comment:**

The proposal is reasonably offset from adjoining properties. No adverse noise is anticipated from a typically domestic use.

**DCP Part D4 Electromagnetic radiation**

*To ensure the safety of the community from electromagnetic radiation.*

**Comment:**

N/A

**DCP Part D5 Orientation and energy efficiency**

*To consider the placement of buildings within sites to maximise solar access and natural ventilation. To encourage innovative design solutions to improve the urban environment.*

**Comment:**

Provision has been made for natural light and daylight into the design.

**DCP Part D6 Access to sunlight**

*To ensure that reasonable access to sunlight is maintained. To encourage innovative design solutions to improve the urban environment.*

**Comment:**

Refer to submitted shadow diagrams for June 21, Neighbouring dwellings will have adequate access to sunlight.

**DCP Part D7 Views**

*To allow for the reasonable sharing of views. To encourage innovative design solutions to improve the urban environment.*

**Comment:**

The subject site is not situated in a recognised view corridor. Views from adjoining sites which will not be effected by the proposal.

**DCP Part D8 Privacy**

*To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.*

**Comment:**

The proposed development does not result in any significant loss of privacy to adjoining dwellings.

**DCP Part D9 Building Bulk**

*To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation.*

**Comment:**

The proposed design reduces perceived bulk due to:

- increase front setback respective of height
- articulation and manipulation of the design, enhancing the existing facade.
- use of light-weight materials.

**DCP Part D10 Building colours and materials**

*To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.*

**Comment:**

.The colours and materials used for alterations and additions to The first floor addition shall complement the existing external building façade.

**DCP Part D11 Roofs**

*To encourage innovative design solutions to improve the urban environment. Roofs are to be designed to complement the local skyline.*

**Comment:**

The proposed roofline complements the local skyline and integrates with existing development.

**DCP Part D12 Glare and Reflection**

*To ensure that development will not result in overspill or glare from artificial illumination or sun reflection. To maintain and improve the amenity of public and private land.*

**Comment:**

The proposed development will not result in undue glare from artificial illumination or sun reflection. The proposed roof will be in the medium to dark colour range and the external wall finishes will be non-reflective finish.

**DCP Part D13 Front Fences**

**Comment:**

N/A

**DCP Part D14 Site Facilities**

*To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.*

**Comment:**

All site facilities are currently available to the site. It is not proposed to alter the current arrangement in terms of site facilities.

**DCP Part D15 Side and Rear Fences**

**Comment:**

N/A

**DCP Part D16 Swimming Pools and Spa Baths**

**Comment:**

N/A

**DCP Part D20 Safety and Security**

*To ensure that development maintains and enhances the security and safety of the community.*

**Comment:**

Surveillance is maximised by orienting the outlook from the building towards the street.

**DCP Part D21 Provision and location of utility services**

*To encourage innovative design solutions to improve the urban environment. To ensure that adequate utility services are provided to land being developed.*

**Comment:**

Existing utilities and services to remain as per existing and will be used for the First floor Addition.

**DCP Part D22 Conservation of energy and water**

*To encourage innovative design solutions to improve the urban environment. To ensure energy and water use is minimised.*

**Comment:**

First floor Addition to intergrate:

- Site layout to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties.
- Buildings are to be designed to minimize energy and water consumption.
- Landscape design is to assist in the conservation of energy and water.

**DCP Part E3 Threatened Species**

*To protect and promote the recovery of threatened species, populations and endangered ecological communities. To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.*

**Comment:**

N/A

**DCP Part E4 Wildlife Corridor**

*To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits.*

**Comment:**

N/A

**DCP Part E8 Waterways and Riparian lands**

*Encourage development to be located outside waterways and riparian land. Avoid impacts that will result in an adverse change in watercourse or riparian land condition. Minimise risk to life and property from stream bank erosion and flooding by incorporating appropriate controls and mitigation measures.*

**Comment:**

N/A

**DCP Part E9 Coastline Hazard**

*To ensure that development does not adversely impact on the coastal processes affecting adjacent land. To retain the area's regional role for public recreation and amenity.*

**Comment:**

N/A

**DCP Part E10 Landslip Risk**

*To ensure development is geotechnically stable. To ensure good engineering practice.*

**Comment:**

Subject site has been identified as "landslip Risk Area A", no further reports required.

**DCP Part E11 Flood prone Land**

*To ensure the development is compatible with the flow regime of the waterway. To ensure that existing development is not adversely affected through increased flood damage and / or flood hazard as a result of new development.*

**Comment:**

N/A

**WLEP Schedule 15 Summary**

The proposed addition is designed to enhance the resultant home and integrate within the local context and is therefore consistent with the existing and desire future character of the area. The proposed development is consistent with the general principles of Warringah development control plan and WLEP2011, namely:

- Design takes into consideration neighbouring dwellings with regard to access to light, ventilation bulk and scale;
- There are no adverse effects of the proposed development on the environment, either biophysical, economical, or social.
- There is no significant overshadowing to adjoining private open space (ref. shadow diagrams) or neighbouring residential properties.
- The design, colour, and materials used are in keeping with the style of the surrounding area.
- The proposed addition maintains the visual pattern and predominant scale of buildings in the locality and the immediate context.

**Summary**

The proposed addition is designed to enhance the existing dwelling and integrate within the local residential area and is therefore consistent with the objectives of Warringah Council's LEP and DCP

Hence, it is our professional opinion that there would be no detrimental impact to the surrounding built environment in this instance.

Prepared by:

**Your Style Designer Home additions**

