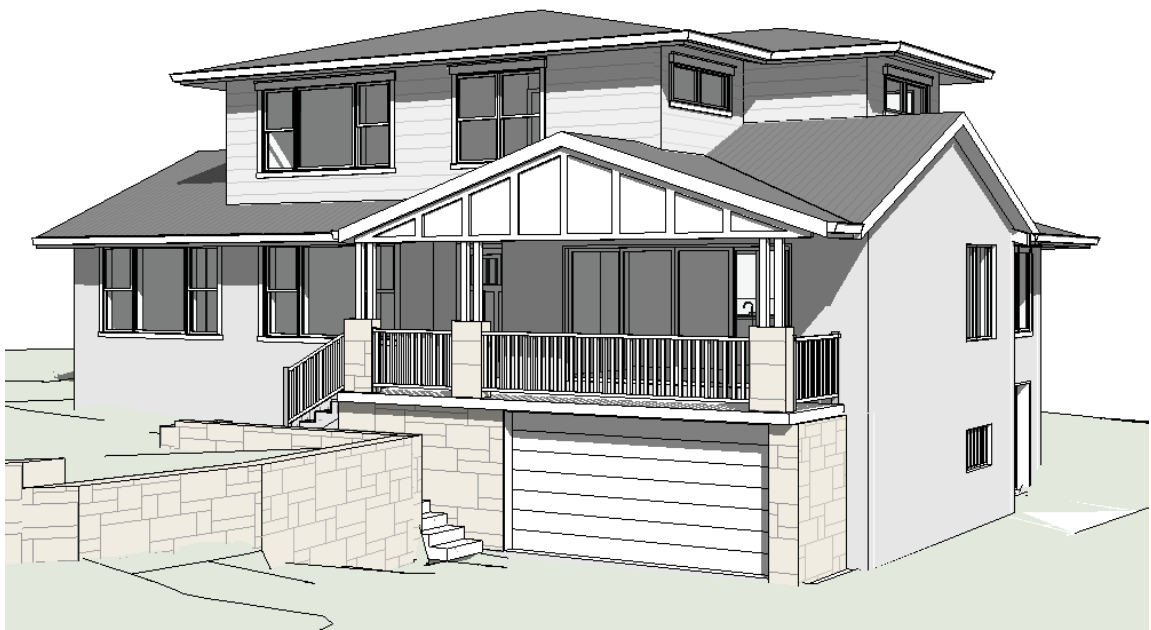


# STATEMENT OF ENVIRONMENTAL EFFECTS

Submission to Northern Beaches Council

## ALTERATIONS AND ADDITIONS TO EXSITING DWELLING HOUSE

at



24 Karina Crescent, Belrose

February 2020

**Blue Sky Building Designs**

**M:** 0414 310 171

**E:** [info@bsbd.com.au](mailto:info@bsbd.com.au)

**W:** [blueskybuildingdesigns.com.au](http://blueskybuildingdesigns.com.au)

## 1. Summary

<b>Land to be developed (Address):</b>	Lot 21 DP 22112 24 Karina Cres, Belrose 2085
<b>Proposed Development:</b>	Alterations and Additions to an existing dwelling
<b>Zoning:</b>	R2 – Low Density Residential
<b>Development Permissible:</b>	Yes
<b>Consent Authority:</b>	Northern Beaches Council
<b>Owner:</b>	David & Pamela Dooley

## 2. Introduction

This Statement of Environmental Effects assesses against the applicable planning controls for the site, including the relevant provisions of:

- State Environmental Planning Policy (Exempt & Complying Development Codes) 2008 (SEPP 2008)
- Warringah Local Environmental Plan 2011 (WLEP);
- Warringah Development Control Plan (WDCP);
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX);

in support of the development application for the proposed alterations and additions to an existing dwelling house at **24 Karina Crescent, Belrose**.

The proposed development is a visually modernised improvement and addition to the existing dwelling house. The current dwelling house consist 2 levels – garage level with storage & ground floor level with 3 bedrooms & living area.

Last alteration was done in 2007 (DA 2007/965) to the rear patio area.

The development proposal is asking to grant a consent for:

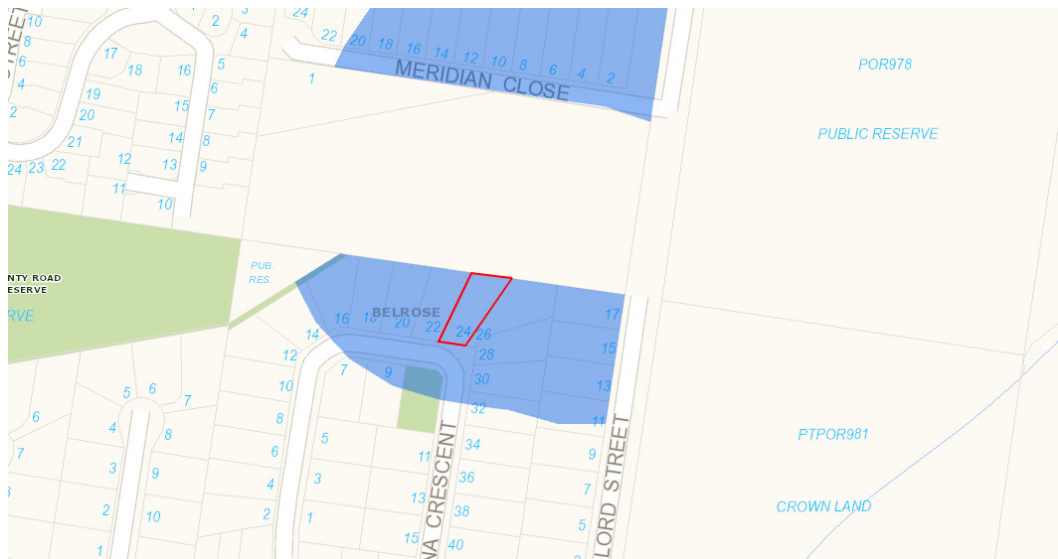
- Floor addition (3 bedrooms and 2 bathrooms)
- Alteration to the front verandah / main entry



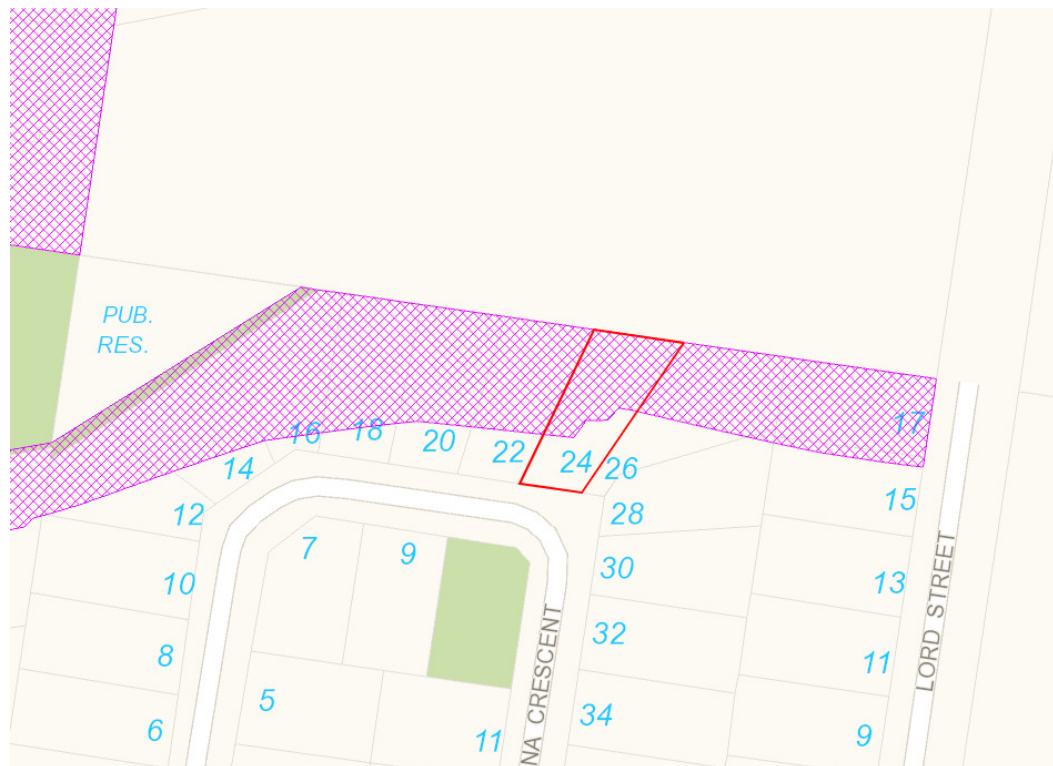
Aerial Photograph

### 3. Site & Locality Description

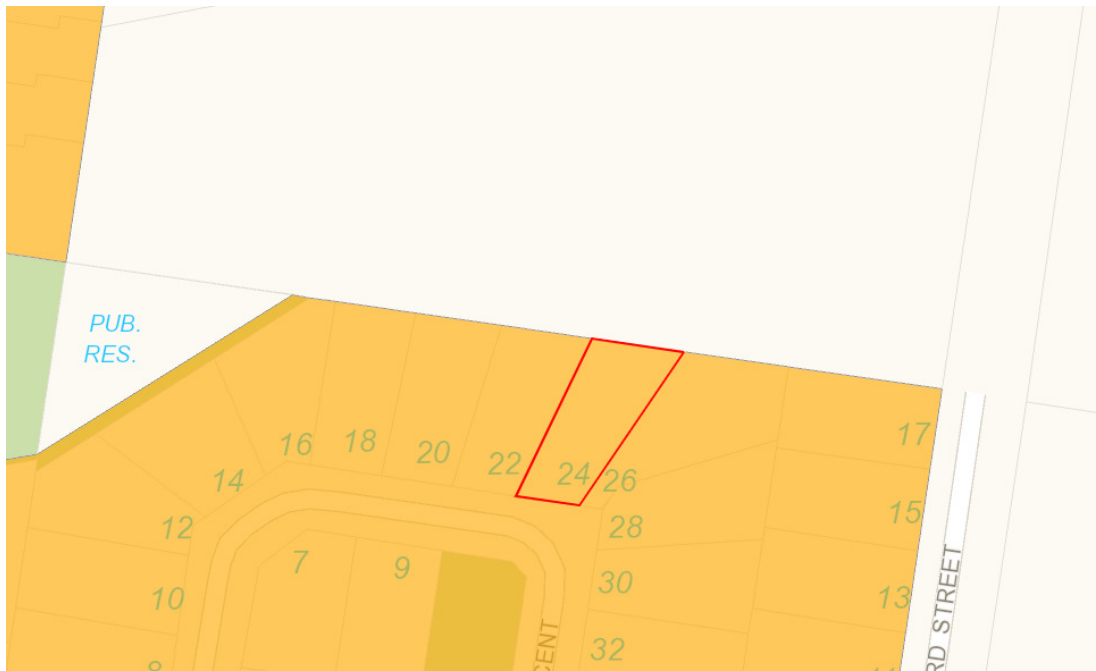
- The subject allotment is known as No. 24 Karina Cres, Belrose.
- The site comprises of one lot, legally described as Lot 21 DP 22112
- The site is located on the corner of Karina Crescent, facing Karina Reserve to the south and Garigal National Park to the north.
- The property is located within land zoned for R2 Low Density Residential Zone pursuant to the WLEP. Dwelling houses are permissible on R2 zone.
- The property is located in the Riparian Land



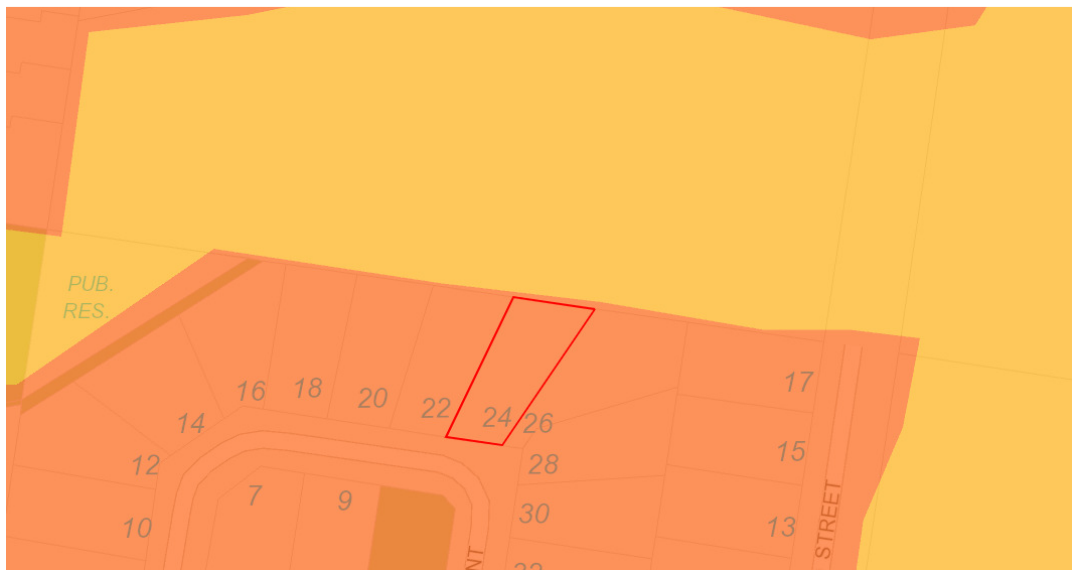
- The property is located with the zone of Wildlife Corridor



- The property is located within Warringah Landslip Risk – Area B (WLEP 2011)



- The property is within Warringah Bushfire Prone Land



- The bedroom areas from the elevated upper story will enjoy the view of the National Park
- The site is slightly irregular shape lot and has a total area of 696.7m<sup>2</sup>.
- The property has a street frontage of 14.6 m and depth of approx. 39.8m.



	
Existing front / street façade	Existing rear façade & patio
	
View from rear verandah towards East	View from rear verandah towards West

#### 4. Proposed Development In Detail

The development proposal includes alteration and addition, as follows:

##### **Garage Level**

- No changes

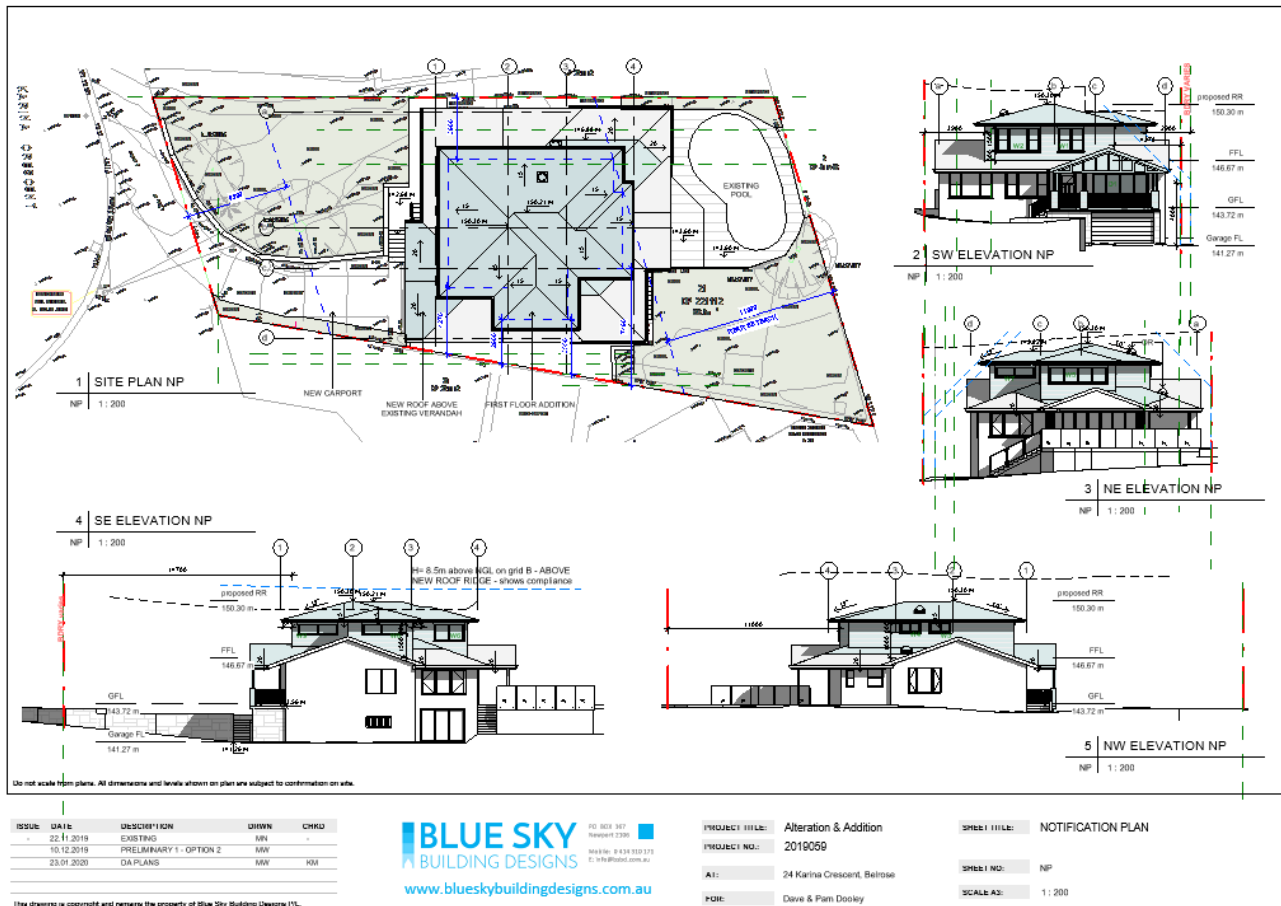
##### **Ground Floor Level**

- New gable roof over front verandah
- Internal modification to accommodate new stairs to FFL

##### **First Floor Level**

- New addition to accommodate 3 bedrooms, 2 bathrooms & family room

Please refer to the full set of plans for further details.



## Notification Plan of Proposed Development

### 5. Compliance Assessment

All, Environmental Planning Instruments (SEPPs, REPs and LEPS), Development Controls Plans and Council Policies have been considered in the merit assessment of this proposal.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPS), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

[illegible]



**Warringah Local Environmental Plan 2011 (WLEP)**

Clause	Relevant Requirements	Proposed	Compliance with Requirements? Comments
<b>4.3 Height of Buildings</b>	Maximum building height is 8.5m	Proposed addition below 8.5m	Yes.
<b>6.4 Development on sloping land</b>	<p>The objectives of this clause are as follows—</p> <p>(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,</p> <p>(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,</p> <p>(c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.</p>	The application for development has been assessed for the risk associated with landslides – refer to geotech report prepared by the engineer	Yes.

**Warringah Development Control Plan 2011 (WDCP)**

Control	Relevant Requirements	Proposed	Compliance with Requirements and comments
<b>B1 Wall Heights</b>	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	Proposed floor addition is not resulting in the wall height over 7.2m	Yes

	(excluding habitable areas wholly located within a roof space)		
<b>B2 Number of Storeys</b>	<ul style="list-style-type: none"> <li>• To ensure development does not visually dominate its surrounds.</li> <li>• To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</li> <li>• To provide equitable sharing of views to and from public and private properties.</li> <li>• To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.</li> <li>• To provide sufficient scope for innovative roof pitch and variation in roof design.</li> <li>• To complement the height of buildings control in the LEP with a number of storeys control.</li> </ul>	Existing dwelling appears to be 1 level from the street view. Floor addition is creating the look of 2 storey dwelling below the max allowed height.	Yes
<b>B3 Side Boundary Envelope</b>	Building must be sited within a building envelope determined by projecting 45° from existing GFL at the side boundaries of 4m	Proposed floor addition is below side boundary envelopes	Yes
<b>B4 Site Coverage</b>	Development shall not exceed the maximum site coverage of 33.3% of the site area	No changes to the site coverage proposed	N/A
<b>B5 Side Boundary Setbacks</b>	DCP setback side as per map - NIL	Proposed setbacks for the floor addition are min 2.9m	Yes
<b>B7 Front Boundary Setback</b>	Min 6.5m required	Proposed >6.5m	Yes
<b>B9 Rear boundary setback</b>	Min 6m	>10m	Yes
<b>C4 Stormwater</b>	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure,	No changes to the existing roof area. Stormwater to be connected to the existing	Yes

	watercourse, stream, lagoon, lake and waterway or the like.		
C8 Demolition & construction	<p>Objectives to</p> <ul style="list-style-type: none"> <li>- To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment</li> <li>- To promote improved project management by minimising demolition and construction <u>waste</u> and encouraging source separation, reuse and recycling of materials.</li> </ul>	Refer to Waste Management plan on Architectural Drawings	YES
D1 Landscaped Open Space	Min 40% required	No changes to the existing landscaped open space (44%)	Yes
<b>D6 Access to sunlight</b>	At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21	Proposed alteration & addition will not result in any changes to the access to sunlight to open private space on adjoining properties.	Yes
<b>D7 Views</b>	Development shall provide for the reasonable sharing of views.	Proposed alteration & addition will not result in any changes in the view sharing	Yes
<b>D8 Privacy</b>	<p>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p> <p>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p> <p>3. The effective location of doors,</p>	Proposed floor addition is orientated towards rear & street view. Windows on the side elevations have sill at 1.5m above finished floor level and are either from the staircase (no direct	Yes.

	<p>windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.</p> <p>5. 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.</p>	overlooking) or bathrooms, where the windows will be more likely frosted for the occupants privacy.	
<b>D10 Building colours and materials</b>	<p>Objectives:</p> <p>To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.</p>	Proposed roof to be medium – dark colorbond colour	Yes
<b>E4 Wildlife Corridors</b>	For modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 50m <sup>2</sup> or the land supporting the vegetation to be modified forms part of an allotment where vegetation has been modified in the last five years the applicant must demonstrate ...	No changes to the vegetation or land. Proposed is only a work over the existing footprint	Yes.
<b>E8 Waterways and Riparian Lands</b>	<ul style="list-style-type: none"> <li>• Protect, maintain and enhance the ecology and biodiversity of waterways and <u>riparian land</u>.</li> <li>• Encourage development to be located outside waterways and <u>riparian land</u>.</li> <li>• Avoid impacts that will result in an adverse change in watercourse or <u>riparian land</u> condition.</li> <li>• <u>Minimise risk</u> to life and property from stream bank erosion and flooding by incorporating appropriate controls and</li> </ul>	Proposed floor addition will be located outside waterway and over the existing footprint	Yes



	mitigation measures. • Maintain and improve access, amenity and scenic quality of waterways and <u>riparian</u> lands.		
<b>E10 Landslip Risk</b>	1. The applicant must demonstrate that: • The proposed development is justified in terms of geotechnical stability; and • The proposed development will be carried out in accordance with good engineering practice	The application for development has been assessed for the risk associated with landslides – refer to geotech report prepared by the engineer	Yes
<b>G3 Belrose Corridor</b>	Rear setback objectives • To provide opportunities for deep planting and planting of suitable and substantial native vegetation. • To create a sense of openness in rear yards • 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 • To provide for the establishment and maintenance of the eco corridor.  Building Design objectives: To encourage innovative and contemporary building designs which result in a high quality and attractive residential environment	Proposed floor addition is above existing footprint and complies with the min setbacks  Building design results in high quality attractive residential environment	Yes  Yes

**SEPP (Building Sustainability Index: BASIX) 2004**

A BASIX certificate has been submitted with the application

The BASIX Certificate indicates that the development will achieve the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out in the BASIX certificate.

## 6. CONCLUSION

This Statement of Environmental Effects has taken into consideration the submitted plans and all other documentation supporting the application, and assessed against the all relevantly applicable to planning provisions. The proposal does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be consistent with the objectives of the DCP, zone objectives and aims of the LEP, objectives of the relevant EPIs and objects of the Environmental Planning and Assessment Act 1979.

In our opinion, the proposed development satisfies the appropriate controls. The proposed alterations and additions will integrate with the landform and landscape and be consistent with surrounding developments. In summary, the proposal should be approved as the design is reasonable for the site by virtue of the level of non-compliance that does not create unreasonable amenity impacts.

We have attempted the provided information in this SEE to be as accurate as possible, relying on the information provided to us to date. However, we make no claims, guarantees or promises about the accuracy, currency, or completeness of the information provided and are not responsible for any errors or omissions, or for results obtained from the use of the information. Every possible effort is made to keep the content of this document accurate and current, but that may not always be the case.