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STATEMENT OF ENVIRONMENTAL EFFECTS

FOR PROPOSED ALTERATIONS & ADDITIONS AND ATTACHED SECONDARY DWELLING

LOCATED AT

28 KARINA CRES, BELROSE

FOR

MARK AND CARLA PATTERSON



Prepared May 2021

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1.0 Introduction

This Statement of Environmental Effects accompanies architectural plans prepared by Morph Architects Pty Ltd, Project No. 16163, Drawings No. DA01 - 11, Rev A, dated 27 Nov, 2020 detailing the proposed construction of alterations and additions to an existing dwelling including a new attached secondary dwelling at **28 Karina Cres, Belrose**.

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. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

In preparation of this document, consideration has been given to the following:

- *The Environmental Planning and Assessment Act, 1979 as amended*
- *The Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)*
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan

2.0 Property Description

The subject allotment is described as 28 Karina Cres, Belrose, Lot 19, DP 221112 and is zoned R2 Low Density Residential within the provisions of the Warringah Local Environmental Plan 2011.

The site is not listed as a heritage item, nor is not located within a conservation area.

3.0 Site Description

The property is located on the eastern side of Karina Crescent. The site is irregular in shape, with a width of approx 14.5m near the street and depth of 39.5m with a rear boundary of 22.555m. The land has a total site area of 697m².

The property falls from west to east, with a total fall of approximately 7m over its length.

The site is currently developed with a one and two storey brick and clad dwelling with a tile and metal roof. Vehicular access is available via a concrete and paved driveway from Karina Cres to a carport and garage at the north side of the dwelling.

The details of the site are as indicated on the survey plan prepared by Survey 3D, Ref 16112, which accompanies the DA submission.

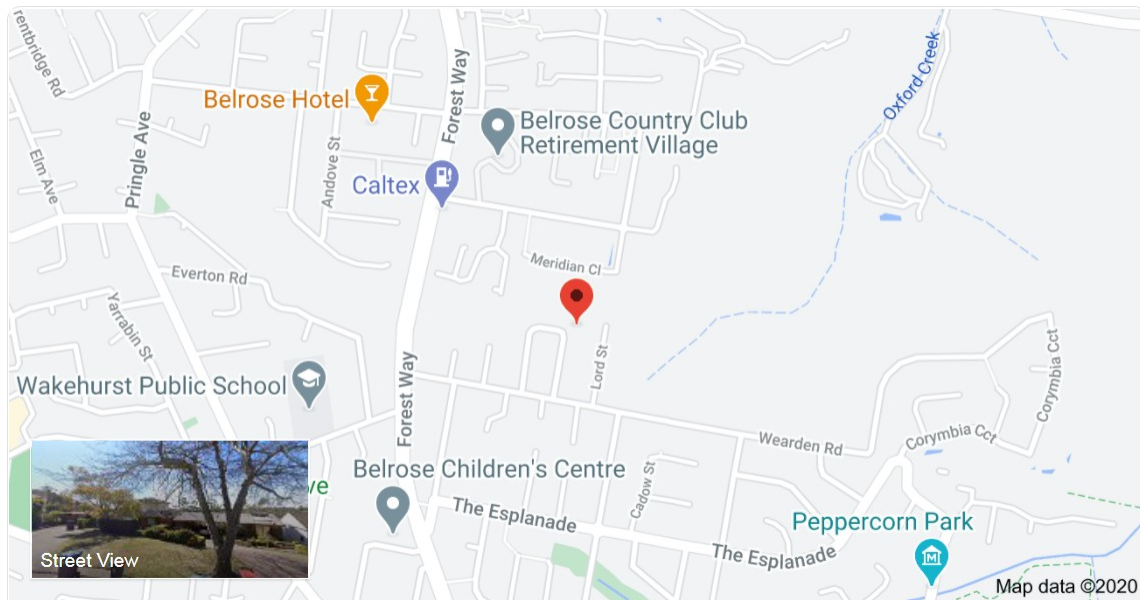


Fig 1: Location of Subject Site (Source: Google Maps)



Fig 2: View of the subject site, looking east from Karina Crescent



Fig 3: View of the neighbouring dwelling at 26 Karina Cres, looking east from Karina Crescent



Fig 4: View of the subject site and neighbouring dwelling to the north at 26 Karina Cres, looking east from Karina Cres



Fig 5: View of the subject site and both neighbouring dwellings to the north and south looking east from Karina Cres

4.0 The Surrounding Environment

The general vicinity of the site is characterised by a mix of single attached dwellings and associated ancillary structures such as garages and carports.

The sites immediately to the north and south comprise similar single dwellings.

The site and its surrounds are depicted in the following aerial photograph:



Fig 6: Aerial view of locality (Source: Google Maps)

5.0 Proposed Development

As detailed within the accompanying plans, the proposal seeks consent for the construction of alterations and additions to an existing dwelling including a new attached secondary dwelling and the demolition and reconstruction of the existing garage situated on the northern boundary to allow access during construction as well as to upgrade the existing structure.

Ground Floor

Proposed alterations and additions to existing ground floor level to provide for modifications to the entry porch, entry, bed 1 with walk-in robe and en-suite, new kitchen, removal of existing ground floor bathroom, demolition of the existing rear wing to be replaced with a new rear wing to house a dining/lounge room with a secondary dwelling below.

The existing rear wing of the dwelling was poorly built, with inadequate footings for the foundation material they are founded on which has resulted in uneven settlement.

The existing carport and garage are proposed to be demolished to allow for the entry of earth moving machinery during construction in order to make the proposed development economically viable. Only the garage brickwork below the ground floor level is to be rebuilt with an extra skin of brickwork or block work along the boundary in accordance with the structural engineer's requirements. The garage is to be replaced with a carport and the space below is allocated as storage. The existing carport is not to be replaced, however, the existing car parking space will still be available. The number of car parking spaces will not change.

The neighbouring garage was built up against the existing garage and shares a common boundary wall. It is proposed to maintain this wall so as not to disadvantage the neighbour.

There will be very minimal change to the overall bulk of the dwelling as it stands when seen from the rear. There will be reduced bulk as seen from the street due to the removal of the existing carport and garage, however, the proposed awning/shade structure will marginally increase visual bulk, but will greatly improve the appearance of the house as well as shade it from the western sun.



Fig 6: Existing carport can be seen to the left.
It is considered aesthetically displeasing and will not be missed.

Lower Ground Floor

Proposed attached secondary dwelling directly below the proposed rear wing with internal stairs, kitchen/dining/lounge area, a bedroom, bathroom and laundry cupboard below the stairs.

The proposed new rear wing will utilise the space below the ground floor level to house this secondary dwelling. Minor excavation will be required to attain required head height which will also aid in the founding of the lower ground floor slab on adequate foundation material.

No extra bulk or over shadowing will result from the secondary dwelling.

First Floor

Renovation of existing balcony and conversion of the existing rumpus room to an enclosed room adjacent to the balcony to form Bedroom 4.

The proposed external finishes have been detailed in the DA submission.

The proposal results in the following development indices:

Site Area: 697m²

Required Landscaped Area: 40% or 287m²

Proposed Landscaped Area: approx 69% or 477m² (not including the driveway or the shed)

6.0 Zoning and Development Controls

6.1 State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 – Remediation of Land and in particular Clause 7(1)(a) suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Given the history of residential use of the land, the site is not considered to be subject to contamination and further investigation is not required at this stage.

6.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The proposal meets water, thermal and energy standards required by BASIX. A BASIX certificate has been submitted with the development application.

6.3 Warringah Local Environmental Plan 2011

The land is zoned R2 Low Density Residential under the provisions of the WLEP 2011.

The proposed works to the dwelling and construction of a new secondary dwelling is permissible in this zone under the WLEP 2011.

The development of and use of the land for residential purposes is consistent with the zone objectives, which are noted as:

- *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.*

It is considered that the proposed secondary dwelling will be consistent with the desired future character of the surrounding locality for the following reasons:

- The proposal will be consistent with and complement the existing detached style housing within the locality.

- The proposed development respects the scale and form of other new development in the vicinity and therefore compliments the locality.
- The setbacks are compatible with the existing surrounding development.
- The proposal does not have any significant impact on the existing landscaped area or long distance views.

Clause 4.3 provides controls relating to the height of buildings.

The dictionary supplement to the LEP notes building height to be:

building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. The building height limit for development in this portion of Belrose is 7.2m. The proposed works will not see any change to the existing height of the dwelling at the external walls. Little additional overshadowing will result from the new rear addition.

The existing maximum height is approximately 7.2m, and therefore readily complies with the maximum height control.

Clause 5.4(9) provides controls relating to miscellaneous permissible uses, and in particular, secondary dwellings.

The controls allow for:

(9) Secondary dwellings

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.

The proposed secondary dwelling will provide for a floor area of 57.26m², (excluding external wall thicknesses) which meets the required criteria of 60m².

Clause 6.2 relates to earthworks.

The proposal requires minimal earthworks to the existing landscaped area which will need to be lowered by approximately 300mm in the area adjacent to the rear (east) wall. The area under the existing garage may require some excavation, however, as it is enclosed by the brick walls of the garage and is inaccessible and therefore indeterminate at this stage. It is assumed that it has been back filled, which is causing problems that would be rectified by the new work.

Clause 6.4 relates to development on sloping land. The site is shown on Council's Landslip Risk Map as area B - flanking slopes from 5 to 25 degrees.

As the works are largely contained within the existing dwelling, and will not see any substantial disturbance to the existing site conditions, a geotechnical report is not required for the proposed works unless the structural engineer deems necessary.

There are no other clauses of the WLEP 2011 that are considered to be relevant to the proposed development. It is considered that the proposal achieves the requirements of the WLEP.

6.4 Warringah Development Control Plan

The relevant numerical and performance based controls under WDCP are discussed below:

Part B - Built Form Controls

Standard	Required	Proposed	Compliance
B1 – Wall heights	Max 7.2m	Max wall height is approx. 6.7m and therefore complies.	Yes
B2 – Number of storeys	No requirement identified on map		N/A
B3 – Side Boundary Envelope and Side Setback	Building envelope 45 degrees from 4m. Setback 0.9m	The proposal will not alter the compliance of the existing dwelling with the building envelope control.	Yes
B4 – Site Coverage	No requirement identified on map		N/A
B5 – Side Boundary setbacks	R2 zoned land 0.9m	The proposal will stand a minimum of 3.5m from the northern side boundary and complies with the site setback control. The southern setback remains unchanged and is currently greater than 0.9m. -	Yes
B6 – Merit assessment of Side Boundary Setbacks	0.9m	Unchanged	N/A
B7 – Front Boundary Setbacks	Minimum 6.5m. Existing: 9.2m, and remains unchanged (not including proposed shade structures).	The existing front setback of the dwelling	N/A – unchanged
B8 – Merit assessment of front boundary setbacks	No requirement identified on map	Front walls remains. Only new shade structures are proposed.	N/A
B9 – Rear Boundary Setbacks	Min 6m rear setback	The rear setback of the carport is 10.7m, and is approximately	N/A – unchanged

		the same as current setback from existing garage.	
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B10 – Merit Assessment of rear boundary setbacks	No requirement identified on map		N/A
B11 – Foreshore Building Setback	No requirement identified on map		N/A
B12 – National Parks Setback	No requirement identified on map		N/A
B13 – Coastal Cliffs Setback	No requirement identified on map		N/A
B14 – Main Roads Setback	No requirement identified on map		N/A
B15 – Minimum Floor to Ceiling Height	No requirement identified on map		N/A

Part C – Siting Factors

C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	No change to existing driveway crossing and layback.	Yes
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	The existing carports are to be removed and hardstand car parking is available on the existing driveway to the north of the dwelling.	Yes
C4 – Stormwater	provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments and Minor Works Specification	Existing stormwater directed to the rear of the property. The extent of the existing roof area unchanged (more or less) and the stormwater from the new wing will be directed to the existing stormwater line.	Yes

C5 – Erosion and Sedimentation	Soil and Water Management required	All runoff from excavation work will be captured and filtered with standard sediment control measures.	Yes
C6 – Building over or adjacent to Constructed Council Drainage Easements	N/A		N/A
C7 – Excavation and Landfill	Site stability to be maintained	Minimal excavation is required to accommodate the proposed works. All works will be carried out in accordance with the recommendations of a qualified structural engineer.	Yes
C8 – Demolition and Construction	Waste management plan required	Waste management measures to be employed	Yes
C9 – Waste Management	Waste storage area to be provided	Bins storage available within the front yard area.	Yes
Part D – Design			
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	The proposal will maintain the existing landscaped area (more or less). Given the landscaped area remains largely unchanged and above the minimum, it is acceptable.	Yes
D2 – Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	The private open space is directly accessible from the dwelling. The private open space is within the rear yard, with suitable area available for the use of the proposed	

		secondary dwelling, with good access to the northern sun.	
D3 – Noise	Mechanical noise is to be attenuated to maintain adjoining unit amenity. Compliance with NSW Industrial Noise Policy Requirements	No new mechanical equipment.	Yes
D4 – Electromagnetic Radiation	N/A to proposed development		N/A
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun. Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements	The site enjoys a good northerly aspect and access to northern sun to the front and rear yards. Extra fenestrations will be added to the northern elevation to allow for more solar gain in winter.	Yes
D6 – Access to sunlight	View sharing to be maintained	The controls require that development should enable the reasonable sharing of views. The works maintain the existing roof form, and will not result in any loss of views for neighbouring properties.	Yes
D8 – Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties	The proposed dwelling and secondary dwelling primarily overlook the yard areas of the subject site and will not unreasonably reduce the privacy enjoyed by the	Yes

		neighbours.	
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby and adjoining properties and not to visually dominate the street or surrounding spaces	The existing surrounding development comprises a mix of one and two storey dwellings. The bulk and scale of the existing dwelling remains unchanged. The proposal will continue to be compatible in terms of general scale and building height facing the street.	Yes
D10 – Building Colours and materials		The proposed new works will be finished in colours which complement the existing development on site and the locality.	Yes
D11 – Roofs	The LEP requires that roofs should not dominate the local skyline.	The proposal retains the existing roof form as seen from the street. The proposed shade structures will not affect the skyline.	Yes
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimised	The proposed new finishes will complement the existing dwelling. No significant glare impacts will result from proposed new works.	Yes
D13 – Front Fences and Front Walls	No new fencing is proposed.	Existing fencing will be retained.	N/A
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the	No change to garbage storage areas or mail box	N/A

	street		
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991	Existing fencing remains unchanged	Yes
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	N/A	N/A
D17 – Tennis Courts	N/A		N/A
D18 – Accessibility	Safe and secure access for persons with a disability to be provided where required	Not applicable to residential development	N/A
D19 – Site Consolidation in the R3 and IN1 Zone	N/A		N/A
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	The proposed works will not reduce the security of the street area or the subject property. Casual surveillance of the street is available from the dwelling to the street over and through the front landscaped area.	Yes
D21 – Provision and Location of Utility Services	Utility services to be provided	Normal utility services are available to the site	Yes
D22 – Conservation of Energy and Water	Compliance with SEPP BASIX	A BASIX Certificate is provided to support the development	Yes

D23 – Signs	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views, vehicles, pedestrians or potentially hazardous road features or traffic control devices.	No signage proposed	N/A
Part E – The Natural Environment			
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented	No significant protected trees are affected by the works.	Yes
E2 – Prescribed Vegetation	Not identified on map		N/A
E3 – Threatened species, populations, ecological communities	Not identified on map		N/A
E4 – Wildlife Corridors	Identified on map	The proposal will not see the removal of any significant vegetation, and therefore no further investigation is deemed necessary in this instance.	Yes
E5 – Native Vegetation	Not identified on map	No significant features within site	Yes
E6 – Retaining unique environmental features	Not identified on map	No significant features within site	Yes
E7 – Development on land adjoining public open space	Not identified on map		N/A
E8 – Waterways and	Not identified on map		N/A

Riparian Lands			
E9 – Coastline Hazard	Not identified on map		N/A
E10 – Landslip Risk	Identified on map as Area B.	It has been deemed there is no further investigation necessary.	Yes
E11 – Flood Prone Land	Not identified on map		N/A

7.0 Matters for Consideration under Section 4.15 of The Environmental Planning and Assessment Act, 1979

7.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011 and the relevant supporting Council policies. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

7.2 Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

There are no draft instruments applying to the land.

7.3 Any development control plan

The development has been designed to comply with the requirements of the WLEP 2011 & the controls of the Warringah Development Control Plan.

It is considered that the proposed design respects the desired character objectives of the DCP in that it reinforces the existing residential character of the area and will provide a cohesive and sympathetic addition to the site and which will make a positive contribution to the area.

7.4 Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

No matters of relevance are raised in regard to the proposed development.

7.5 The regulations (to the extent that they prescribe matters for the purposes of this paragraph),

No matters of relevance are raised in regard to the proposed development.

7.6 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for construction of alterations and additions to an existing dwelling including a new attached secondary dwelling, will not

unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the residential character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Council's WLEP 2011 & Warringah Development Control Plan.

7.7 The suitability of the site for the development

The subject land is currently zoned R2 Low Density under the Warringah Local Environmental Plan 2011 and the site is considered to be suitable for the proposed development.

7.8 Any submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

7.9 The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and by providing for additional housing opportunity in the area, is therefore considered to be within the public interest.

8.0 Conclusion

The principal objective of this development is to provide for the construction of alterations and additions to an existing dwelling including a new attached secondary dwelling, which respects and complements the site's location.

It is considered that the proposed works satisfy the stated objectives of Council's Development Controls. By maintaining our neighbours amenity and by complementing the existing style and character of the surrounding locality, the stated objectives have been satisfied.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.