

Proposed alterations & additions to single detached residence

6 Stephen Street Beacon Hill

Statement of Environmental Effects

Proposed Alterations & Additions to Single Detached Residence

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For Craig and Leanne Haack

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Prepared by Newbuild Design and Drafting
Robert Geoghegan

17 Jocelyn Street North Curl Curl NSW 2099
Mob. 0419907222
Email. robge@bigpond.com
ABN 53 622 554 507

1 Site use

The site is currently used and will remain a single residence for domestic purposes.

2 Relevant LEP DCP controls and areas Development Compliance

The development complies with all the LEP and DCP requirements, except for in part:

- Maximum height 8.5m Refer Town planner's Planning Progress report.
- Building envelope side boundary
- Side boundary 900 mm setback

Refer request for variation to development control clause 8, 9, and 10 hereunder.

Landscaped open space compliant.

Maximum external wall height 7.2m compliant.

Side boundary setback 900mm compliant.

Rear boundary 6m compliant.

Front boundary 6.5m compliant.

Site area = 464.5 m²

3 The Site

The site is on the high side of Stephen Street, the overall site topography having a mixture of land falls ie. Front west side falling gradually to street, front east side falling to the center of site, from rear boundary land falls towards the east central part of site overall creating a low area at center east side of site.

The residence is centrally located on the site with a double garage under located at the low area of site.

A concrete balcony is at the front of the house and a roofed timber deck is off the rear of the house.

Large, spacious lawn and garden areas to the rear yard provide abundant accessible recreation areas, further enhanced with trees.

Reasonable separation distance is between the subject residence and adjoining properties, providing open space and privacy. The side boundaries are fenced with 1.8m high paling fencing providing privacy at ground level.

4 The existing single detached residence no. 6

The residence is of single story originally built in the 1950's with later extensions to the front and rear of residence.

The residence has timber framed weatherboard walls with hip and tiled roof, sound construction, and well maintained. The garage under accommodates 2 cars but more space is needed for extra family trade vehicles and home workshop area and storage.

The small to medium size residence contains a lounge, kitchen, family room, laundry, hallway, 3 bedrooms, and bathroom. Most of the rooms are small in area proving inadequate and uncomfortable, with larger and more rooms required. Having only 3 bedrooms and no study is not adequate for the family amenity.

The room layout is very poorly configured, and a new open plan design is created by the proposed additions and alterations.

5 The proposed alterations and additions

Additions include building the above shortfalls to improve the occupational amenity and facilities to provide more suitable accommodation and amenity and meet modern day living requirements.

- Renovating the existing house internally and extending to the front 1.2m to allow for new open plan design. New windows and sliding doors will be added. A larger balcony of suitable area for family use will extend from the front wall of living room facing the street.
The existing rear roofed deck will be extended for comfortable family and entertaining use readily accessing the rear lawn area.
- A new first will be added with design following the renovated ground floor. Open plan interior and extended family suitable balcony to the south side off the new family room.
- The additions and alterations include more bedrooms being of a more comfortable size. Similarly larger living room and family room for family and entertaining use.
- The 2- car space garage under will be extended to provide more space needed for extra family trade vehicles, home workshop, and storage areas.

Strong planning consideration is given to the effect of this development related to streetscape and site when viewed from nearby and distant places. Although there are Council control non compliances

The additions are of modern architectural design to suit the style of the residence, simple and unobtrusive in form and complimentary to the adjoining properties and streetscape. Strong consideration is given to the local built and natural environment in designing all parts of the development. View sharing, overshadowing, landscape, adjoining, and local property is highly considered.

6 Site suitability, adjacent residences

The development will not adversely affect the adjoining properties with overshadowing, privacy, noise, or inappropriate bulk and scale. The height, bulk and scale of the additions are suitable, not overpowering the site, adjoining sites, or streetscape. It is considered that the development is good environmental planning, not excessive, a suitable purpose, and suitable for the site and locality.

The new design house structure is tiered in form stepping in from the east high side to the roof ridge, being highly desired planning and allowing afternoon sunlight to reach the east side property. This also reduces the effect of bulk and scale in the building.

The new roof planes will have minimal pitch to help minimize the overall height, bulk and scale.

New windows to the ground floor east side are high-light to ensure privacy to number 8.

The overall development design, height, bulk and scale, roof planes and slopes, is similar to many new projects in the area.

It is considered that the development is of suitable design, character, bulk and scale height, wall setbacks, for the adjoining properties, and locality. The adjoining houses and outdoor private space are located a comfortable distance from the proposed additions. There will be no adverse effects on them by the development.

7 Landscaped open space. Complies

There will be an abundance of LOS on the site when the development is complete. Large, spacious lawn and garden areas to the rear yard provide abundant accessible and private recreation areas, further enhanced with trees.

Area of site = 464.5 m²

LOS required DCP = 40% 185.8m²

Existing LOS = 41.5% 192.65m²

Proposed LOS = 40% 185.8m² Existing stair, paving, driveway, front boundary wall removed to provide 10.8m² LOS

8 Building Height 8.5m. Partly non-compliant.

Clause 4.6 Building height 8.5m non-compliance Refer also to Town Planner's – Planning Progress report lodged with this DA application.
lodge

Variation is requested for the first-floor roof at ridge in part non-compliance with this control as it is considered the development will not compromise the LEP control objectives, will maintain its desired effects.

- The non-compliance occurs at the roof ridge and is considered minimal in relation to the site terrain.
- The non-compliance is largely due to the very low recession at the centre of the site, from the street rear, and adjoining properties the development height will appear normal for a two-story residence.
- When viewed from the street, rear, side, and local properties the development will appear in harmony with other homes.
- **The height above 8.5m is minimal being at the front wall 80mm, 730mm at 5m back from front wall, 200mm at 9m back from front wall and 20mm at rear family room wall.**

Continued over

LEP 4.3 Height of buildings objectives

- (a) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (a) Response: When viewed from the street, rear, and side properties the development will appear similar and appropriate height to other 2 story homes in the area. The unusual recession in the centre of the land causes the non-compliance. Related to the front, rear and west sides of the site the non-complying roof parts are within the 8.5m height.

- (b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*

(b) Response: The new design house and roof structure is tiered in form, stepping in from the east high side to the roof ridge, being highly desired planning and allowing afternoon sunlight to reach the east side property. This also reduces the effect of bulk and scale in the building.

The new roof planes will have minimal pitch to help minimize the overall height, bulk and scale.

Privacy, new windows to the ground floor east side are high-light to ensure privacy to number 8.

- (c) *to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*

- (c) Response: As a and b above.

- (d) *to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

- (d) Response: As a and b above.

9 Building side boundary envelope. Non-compliant. DCP 3 Side boundary envelope

Variation is requested for the first-floor side walls non-compliance with this control as it is considered the development will not compromise the DCP control objectives, will maintain its desired effects.

- The development west wall is a continuation of the existing ground floor wall being necessary for the internal design outcome. Side setback 1390 – 1420mm. Wall height of 630mm north and 880mm south end exceed the envelope.

The non-complying east wall has been set in 3110mm from east side boundary, a very considerable distance. To set the side wall in further would adversely effect the internal room layouts producing unsatisfactory functioning and family amenity. Wall height of 770mm north and 720mm south end exceed the envelope.

- The deep recession in landform and garage under existing situation is the cause of the non-compliance.

DCP 3 Side boundary envelope objectives.

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*

Response: When viewed from the street, rear, and side properties the development will appear similar and appropriate height to other 2 story homes in the area. The unusual recession in the centre of the land causes the non-compliance. Related to the front, rear and west sides of the site the non-complying roof parts are within the 8.5m height.

(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,

(c) To ensure adequate light, solar access and privacy by providing spatial separation between buildings.

(b, c) Response: The new design house and roof structure is tiered in form, stepping in from the east high side to the roof ridge, being highly desired planning and allowing afternoon sunlight to reach the east side property. This also reduces the effect of bulk and scale in the building.

The west wall is a continuation of existing ground floor wall.

The new roof planes will have minimal pitch to help minimize the overall height, bulk and scale.

It is considered adequate light and solar access will be maintained to adjoining properties.

(d) To ensure that development responds to the topography of the site.

Response: The development has successfully followed the topography of site in having the garage under in the low recession area of the site and the new development stepped (tiered) in over this area, minimising height, bulk and scale.

10 Side boundary 900mm setback. Part non-compliant garage side wall.

Variation is requested for the first-floor side walls non-compliance with this control as it is considered the development will not compromise the DCP control objectives, will maintain its desired effects.

- The 900 minimum setback is non-compliant with the garage extension east side wall at south and north ends. The existing garage wall of 7.34m is setback 220mm off boundary.
- The south end garage wall extension of 2.3m and north end wall extension of 3.5m will be setback 220mm in line with existing.
- This has been discussed with Duty planner Dee Why who stated it may be acceptable as it is a garage wall and continuation of existing situation.

DCP 5 Side boundary setback objectives

- *To provide opportunities for deep soil landscape areas.*

Response: The garage extension will not adversely effect deep soil landscaping as it is not applied in this location on site currently nor on adjoining site. Paving exists on adjoining site area, no planting at no. 6.

- *To ensure that development does not become visually dominant.*

Response: Location of wall will not render it visually dominant as it is in a deep recess in land partly beside existing land. At the north end of wall neighbour can plant shrubs to obscure wall if required.

- *To ensure that the scale and bulk of buildings is minimised.*

Response: Location of wall in the deep recess in land and tiered design of the development over will minimise the bulk and scale. At the north end of wall neighbour can plant shrubs to obscure wall if required.

- *To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.*

Response: These items will be maintained to a reasonable level with no windows in the garage side wall. The wall height of approx. 2.3m will allow for plentiful light and sunlight penetration to adjoining site.

- *To provide reasonable sharing of views to and from public and private properties.*

Response: The wall height of approx. 2.3m set in a low recess in the land will not interrupt any views.

11 Front boundary setback complies with 6.5m.

12 Rear boundary setback complies with min. 6m

13 Style of the building

The additions and alterations have been designed in a very attractive style, suitable for the residence, and adjoining residences. Design compatible with and maintaining modern residential on the Northern Beaches of lightweight, open plan weatherboard context. Very suitable for the streetscape and locality.

14 Streetscape

The new addition is of a design suitable and compatible for the adjoining houses, locality, and streetscape. The local properties are a mixture of medium to larger homes a mixture of brick veneer, weatherboard, fibro, of tiled or color bond steel roofing of hip, gable or skillion construction.

Some original 1950's era homes exist with a large amount being 1980 – 2021 re development. A number of new modern houses and renovations have been built of similar design to the proposed development.

15 Sunlight –solar access

The development will not adversely affect the site amenities or adjoining property amenity with overshadowing.

- Overshadowing will occur to the west side house walls in the morning where small bedroom windows will experience increase in shading.
- Overshadowing will occur to the east side house walls in the afternoon where small kitchen and dining room windows will experience increase in shading.

16 Privacy, noise

No additional effects on privacy or noise.

- New windows to the first-floor addition will view over the roof of adjoining properties to distant ocean, and locality features.
- New windows to ground floor east side will be highlight windows not looking into adjoining no. 8 side windows.
- Rear deck will have deep planter box native shrub screening at east end of balcony providing privacy with no. 8. It is considered this screening is more suitable and attractive environmentally than a built screen.
- New first floor balconies will face the street, south, not directly overlooking adjoining properties.

Minimal noise will be emitted from the additions, walls well insulated, residence occupied by quiet family.

It is considered that the development is of suitable design, character, bulk and scale height, wall setbacks, for the adjoining properties, and locality. The adjoining houses and outdoor private space are located a comfortable distance from the proposed additions. There will be no adverse effects on them by the development.

17 Views

It is considered the new development is of appropriate height, bulk and scale for the locality in keeping with that of other homes in the area.

- The locality land terrain slopes down considerably from west to east partly the view direction, thus houses further west of no.6 gradually elevate in height as they proceed west. This situation is ideal for view sharing.
- The locality land terrain slopes down considerably from west to east partly the view direction towards the ocean in some locations, thus houses further west of

no.6 gradually elevate in height as they proceed west. This situation is ideal for view sharing.

- Similarly, the locality land terrain slopes down considerably from north to south partly the view direction of ocean, Manly and the City in some places, thus houses further west of no.6 gradually elevate in height as they proceed west. This situation is ideal for view sharing.
- It is considered the development roof ridge height excess of 8.5m building height by 40mm to 730mm in apart only of the roof will be OK considering the sloping terrain in the area.

18 Heritage

The building is not a heritage listed building, nor are the adjoining properties.

19 Construction noise, material runoff, air pollutants.

Noise minimal due to size and nature of light weight structure. Material runoff controlled by sediment barriers, sandbags in geotextile fabric. Loose materials will be covered to prevent dust blowing from the pile.

No toxic or hazardous air pollutants used in the construction.

20 Soil and water runoff

Soil and water runoff controlled by sediment barriers, sand bags in geotextile fabric as shown on site analysis plan. No toxic or hazardous air pollutants used.

21 Car spaces complies

2 car spaces provided in the attached double garage with provision in the development for extra trade vehicles, storage and home workshop.

22 Site management

Building materials, recycled materials, and disposable materials, stockpiled at the front yard and rear yards, in a neat manner minimizing runoff and air pollution. Spillages will be cleaned up immediately.

23 Site contamination acid sulphate

Not listed as contaminated site in Council's development restrictions.

24 Landslip risk

The site is located within Landslip Risk Class "B" which is classified as 'Flanking Slopes of between 5° and 25°, requiring a preliminary geotechnical report included in this DA application.

25 Flora fauna

Existing not effected. Attractive indigenous shrubs will be planted along the east side of the open land east adjacent to and under to pool, carefully located to maintain visual connection with the rock escarpment. This will enhance the site area in natural for complimenting the natural rock.

26 Storm water (refer storm water plan dwg no. 372-1)

The additions will be mainly built over the existing residence and part balcony areas with minimal increase in roof area.

Continued over

The existing storm water system is of roof guttering, downpipes, grated drains in concrete paving, connected to 100 diameter underground storm water pipes. The western side house storm water runs to Stephen Street discharging into the kerb and gutter. The eastern side storm water connects at the inter allotment underground drain at behind the rear wall of the house.

This system proves very satisfactory and as the increase in roof area is minimal this system will be maintained with the new development.