



Argent Design
Avalon Beach
NSW 2107
ABN15 437 258 402

STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS & ADDITIONS

5 Chatham Close
Belrose NSW 2085
Lot 15 - DP 238220

Statement prepared on behalf of Chris & Samantha Jones.
By Simon Bruce, Principal Designer of Argent Design.

Argent Design – ABN: 15 437 258 402
Avalon Beach NSW 2107
E info@argentdesign.com.au

GENERAL

Introduction

This statement of environmental effects accompanies a Development Application to propose alterations and additions to an existing two storey dwelling on a Residential Lot.

Details of Site

Address	5 Chatham Close, Belrose NSW 2085
Site Details	Lot 15 DP 238220
Total Site Area	732.8m ²
Zoning	R2: Low Density Residential
Existing House Floor Area	154.14m ²
Proposed Total Floor Area	266.14m ² (112 m ² increase)

The site contains an existing two house comprising one and two storey elements. The proposed addition is to be attached to the north side of the existing residence.

LEP – Warringah LEP 2011

DCP – Warringah DCP 2011

Objectives of the Proposal

The objective is to propose alterations and additions to an existing dwelling.

Methodology

The sections of the Statement of Environmental Effects correlate with the Northern Beaches Council Warringah Development Control Plan 2011. The proposal has been assessed in accordance with Northern Beaches Council – Design guidelines and the relevant sections of the DCP & LEP requirements.

Location Map



Figure 1: 5 Chatham Close Belrose

DESIGN PROPOSAL

The design of the proposed Alterations & Additions is based on energy efficient principles. The proposed Extension and New Garage will sit discretely to the left-hand side and rear of the block and will complement the existing residence in character with matching external colours and materials. The new Kitchen, Dining and Living Room will benefit from raked ceiling pitching at 2.7m high, to create a sense of openness with large sliding doors providing ease of access to outdoor areas and generous open space. An inground pool is also proposed along with a new pergola over an existing patio area, both to be located behind the building line and in the back yard. The setbacks are in accordance with the DCP requirements.

PLANNING CONTROLS

The principal planning controls for this site are the Northern Beaches Council (Warringah) Local Environment Plan 2011 and the Northern Beaches Council (Warringah) Development Control Plan 2011.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The subject land is zoned Residential R2 Low Density Residential.

The property is in an area of maximum building height of 8.5m.

The property is classified as Land Slip Risk – Area A.

The property does not contain any easements.

The property does not contain any significant or protected trees or vegetation.

The property does not contain any heritage items.

The property is connected to all services.

The site is not subject to any major development constraint, risk, hazard or Council policy restricting the type of works proposed.

- **PART 6 – Additional Local Provisions**

Earthworks

The proposed additions will require some excavation at the behind the existing carport and for the proposed inground pool. The laundry and garage are at a lower level in keeping with the existing split level design the driveway will be excavated to match the new level. The maximum retaining wall height on the northern side boundary is approximately 800mm, all retaining walls are to be constructed in accordance with a qualified Structural Engineer's design and detail.

Development on Sloping Land

The site has a gentle fall from the rear towards the street. The proposed additions create an increase in site coverage from the existing with minimal increase in stormwater discharge. All stormwater will be connected into the existing system.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011

- PART B – Built Form Controls**

Built Form

Requirement	Provision	Compliance
Max. building height 8.5m <i>Natural ground level to Proposed Ridge Level</i>	The maximum ridge height 5.4m approx..	Yes
Max. wall plate height 7.2m <i>Natural ground level to Proposed ceiling</i>	The maximum wall height of approx. 5.12m to proposed ceiling.	Yes
Side boundary envelope 4m / 45°	Dwelling wholly with building envelope.	Yes
Landscaped open space Min. 40%	40.1%	Yes

Setbacks

Requirement	Provision	Compliance
Front Setback <i>Min setback 6.5m</i>	9.2m	Yes
Side Setback <i>Min setback of 900mm</i>	North = 1.56m South = unchanged	Yes
Rear Setback <i>Min Setback 6m</i>	Proposed = 6.82m	Yes

- **PART C – Siting Factors**

Car Parking and Access

The proposal does not increase car parking demand for the dwelling.

Roads

If the existing driveway crossing requires replacing, any new concrete crossing will be constructed in accordance with Council's policy with compliance required as a condition of consent.

Stormwater & Utility Service

The site is fully serviced by sewerage, water, electricity, and phone line. The proposed additions increase the site coverage from the existing will generate an increase in stormwater discharge. All new downpipes shall be connected to the existing disposal system of gutters, downpipes and stormwater drainage; existing stormwater line and discharging point remain as is.

Waste management will be as per Council's normal waste collection service.

Erosion & Sedimentation Control

Ground disturbance will be minimised as much as possible. Soil erosion control measures shall be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Management

During both the demolition and construction stages, demolished and waste materials shall be taken away by a waste contractor who will sort and recycle waste materials wherever possible.

Materials ordered for construction are to be measured accurately and have realistic waste allowances only where absolutely necessary.

Left over materials where possible are stored for use on future similar projects. The reuse of these materials reinforces environmentally sustainable principles.

All other waste material from the development will be transported to Kimbriki Resource Recovery Centre.

Management of domestic waste will not change. On completion, this proposal will not create any significant increase in the quantity of waste generated.

- **PART D – Design**

Landscaped Open Space and Bushland Setting

Landscaping

Sufficient landscaping area is provided for the proposed dwelling to maintain streetscape and desired future character of the area. The established landscaping will be maintained to provide appropriate and serviceable outdoor area to 40.1% of the site.

Private Open Space

Requirement	Provision	Compliance
Private Open Space 60 m ²	Proposed outdoor space in excess of 60 m ² . Accessed from primary living areas. Minimum dimension of 5 m	Yes

Noise and Vibration

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours. No vibration during construction is expected.

Noise generated from the additions after occupation will be of residential scale only.

Sunlight Access and Overshadowing

The proposal is for a single level structure at the northern end of the property. It is considered that the addition will not have any adverse impact on the subject, or adjoining properties.

Views

There are no significant views from the subject site nor the neighbouring properties. Due to the sympathetic nature of the design it is not envisaged that the proposed additions will have any further impact on the privacy, vistas or amenity of the adjoining properties. Views would not be considered an issue in this proposal.

Privacy and Security

The proposed addition creates no concern with regards privacy or overlooking issues for the neighbouring residences. The proposed addition is a single storey element.

Privacy and security are considered to be appropriately maintained through the design of the proposed alterations and additions, and adequate lines of sight remain unaffected for the adjoining dwellings.

Acoustic Privacy

Compliance with setbacks and the existing fences along the boundaries will assist in mitigating noise nuisance to the neighbouring sites.

Building Bulk

Every effort has been made to minimise the bulk and scale of the addition to ensure it does not detract from the scenic amenity of the area.

Building Colours and Materials

The proposal includes material finishes and colours consistent with the existing dwelling and surrounding development.

Roofs

The proposed roof of the addition will remain below the maximum height line and will be completed in Colorbond sheeting.

- **PART E – The Natural Environment**

Tree preservation and protection

No significant vegetation or large trees that would impact on the landscape character of the area will require removal. Sufficient existing mature landscaping is to remain on site to maintain the landscape character and privacy.

Conclusion with respect to DCP requirements

The proposal is compliant with all the relevant development controls.

Planning Matters for Consideration

Council must have regard to Section 79C of the Environmental Planning Assessment Act, 1979 before consent is granted.

The matters to be considered are addressed as follows:

The extent which the proposed development complies with the R2 Low Density Residential Zone requirements of the Northern Beaches Council (Warringah) Local Environmental Plan 2011, and the relevant parts of the Northern Beaches Council (Warringah) Development Control Plan 2011.

Siting and Design

The proposed alterations and additions will be compatible with surrounding developments and are considered consistent with a typical addition within the area. The siting of the proposed works in relation to boundary setbacks are compatible with the surrounding development.

The suitability of the site for the development

The subject site is within an existing residential precinct and is close to local commercial, retail, and transport facilities. The existing road network provides easy access to all locations.

The proposed alterations and additions can be constructed with all services necessary and have been designed to suit site constraints.

The residential use of the site is permissible with development consent under the provisions of Northern Beaches (Warringah) Local Environmental Plan and satisfies the objectives and provisions of the relevant development control plans as discussed above.

The proposed addition does not require the removal of any significant or large trees as a part of this proposal. It is not envisaged that this proposal will detract from the existing landscape, scenic quality, or the existing private open space area.

Facade & Streetscape Design

The proposed garage and additional living areas have been designed to complement & enhance the existing house. The front facade of the dwelling will create no impact on approach from the road.

The proposed alterations and additions will be constructed in materials and finishes to complement the existing architectural character of residence and the surrounding properties.

Retention, Preservation and Adaptation of Existing Dwellings

Northern Beaches Council, Warringah promotes the retention and adaptation of existing buildings rather than the demolition and replacement with new structures.

The Public Interest

As this proposal can generally satisfy the objectives of all relevant planning instruments and development control plans, approval is considered to be in the public interest.

Conclusion

The proposed alterations and additions to the existing dwelling are consistent with Council's aims and objectives relating to residential dwelling house development and are consistent in scale, character, and appearance with the existing development in the locality.

The proposal appears to meet the required design standards with respect to site coverage, landscaping & open space provision and setbacks.

It is considered that the proposal will complement the character of this part of Belrose.

The proposal is in keeping with the character of the existing dwelling and streetscape and will not have any unreasonable impact on the amenity of the adjoining properties. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

Therefore, given the merits of the proposal and the absence of any adverse environmental impact, the application is considered worthy of council support.