

Statement Of Environmental Effects

For Proposed Alterations and a First floor addition

Property: 12 Iris Street, Frenchs Forest

Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches / Warringah Council.

A development application is submitted pursuant to the provisions of Warringah Local Environment Plan 2011 and Warringah DCP Amendment 21. 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.

Overview of proposed development

Development Consent is sought for Alterations and Additions including removal of a pre-existing First Floor Addition and construction of a new Modern First Floor Addition to an existing dwelling consisting of;

A First Floor Addition providing a Master Bedroom with Walk-in-Robe and Ensuite, Three Children's Bedrooms, Living area with Deck and Bathroom.

Ground Floor internal alterations converting a large Living area into a separate Rumpus and Study, installation of new staircase accessing the First Floor Addition, External house paint and Re-roofing home.

Site Analysis:

Legal description: Lot 3 DP 201718

The site is situated within a residential zone.

The site is irregular in shape and generally flat in nature. The land is a corner block situated on the corner of Iris Street and Coster Street.

Site area: 550m²

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.

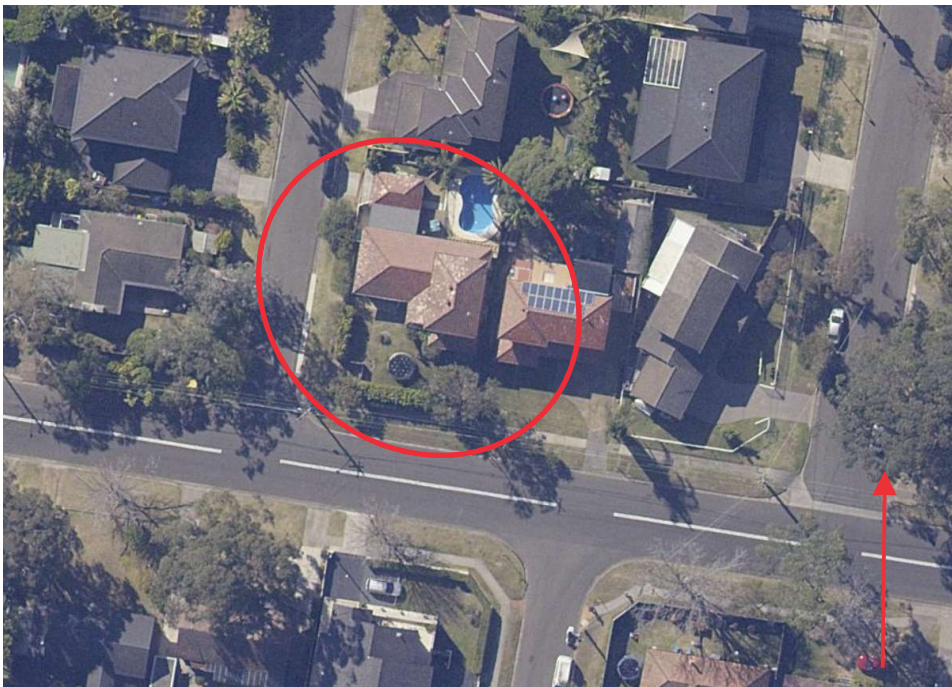
Design/Streetscape Statement:

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.



view towards existing 2 storey home at 12 Iris Street, Frenchs Forest including landscaped gardens and streetscape



Coster Street streetscape



Iris street & Coster Street streetscape



Existing streetscape along Coster Street towards existing 2 Storey home at 12 Iris St with trees, Boundary fencing and landscaped gardens to be maintained.

Existing streetscape at Corner of Iris and Coster Street towards existing 2 Storey home at 12 Iris St with trees, Boundary fencing and landscaped gardens to be maintained.



Proposed First Floor addition above existing home, landscaped gardens, Fencing and tree lined streetscape to be maintained

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 existing home is currently part Two Stories with a Building height of 7.8m. It is Proposed to create a new modern, First Floor addition better suited to the outcomes of the home owners requirements. 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 8.2m, Located at the highest Ridge line, the Building height then further reduces along the fall of the roof line. (Gable roof height above deck is 7.6m off natural ground line, Gable roof to master is 7.8m above natural ground)

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 existing home is currently part Two Stories with a maximum wall height of 5.95m located along walls facing the Eastern side boundary.

The Proposed First Floor Addition has been designed to Comply with Requirements identified on DCP Map/ DCP Controls. Maximum proposed wall height is 6.65m located along the external wall facing the Western boundary line. Wall Heights vary between 6.14m - 6.27m along the external walls facing the Eastern side Boundary and 6.38m -6.65m along the external walls facing the Western 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 potential over shadowing, 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 - 4m envelope (Corner block - Two side boundaries, Two front setbacks)

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:

The proposed First Floor Addition encroaches into the Eastern side boundary envelope to a minor extent which is contained to the top portion of the external wall. The Northern Side boundary envelope is fully compliant.

In its current form the Home is outside of the Boundary envelope, it is Proposed to create a new modern First Floor addition better suited to the outcomes of the home owners requirements while taking 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 is compensated due to the existing home sitting outside of the boundary envelope control, the proposed first floor addition in this instance is reasonable (as acceptable under WLEP2011)
- The proposed development is consistent in bulk and scale with other developments in the streetscape and surrounding streets.
- 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 space available above this modest sized home for creating a viable, economic and structurally sound First Floor addition for a growing family
- The proposal does not result in any unreasonable loss of privacy or over shadowing to private open space as shown within the submitted shadow diagram documents.

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

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 (Corner block - Two side boundaries, Two front 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

-Western side Setback: 1.46m (as existing)

-Northern side Setback: 10.75m

DCP Part B7 Front Boundary Setbacks - Corner block (Primary front setback with Iris Street & Secondary front setback with Coster street)

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 setbacks are consistent with the immediate streetscape and Complies with Requirements identified on DCP Map/ DCP Controls

-Primary Front setback varies between 7.8m - 13.08m

-Secondary Front setback is 1.87m

DCP Part B9 Rear Boundary Setback - (corner block)

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:

N/A. (Subject site is a corner block with 2 side boundaries and 2 front setbacks)

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, 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 gravity feed stormwater services located along Coster Street, 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 Management

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.

The new addition creates a slight increase in shadowing beyond the existing 2 storey home. the 1st floor additions has been designed to comply with and fit under the Building height and wall height controls lessening overshadowing impacts and loss of enjoyment to the surrounding land, any modification to the design would have minimal impact.

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 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, the First Floor addition windows are of a modest size limiting privacy and overlooking concerns.

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 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 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

