



STATEMENT OF ENVIRONMENTAL EFFECTS

For Ms C Watman

At 29 Peacock Parade, Frenchs Forest 2086

First Floor Extension

to an Existing 2-Storey Residence



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1. Site Details

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| Address: | 29 Peacock Parade, Frenchs Forest NSW 2086 |
| Lot and Deposited Plan Number: | Lot: 88 in DP: 224759 |
| Local Government Area: | Northern Beaches |
| Parish and County: | Parish of Manly Cove in County of Cumberland |
| Zone: | R2-Low Density Residential |
| Site Area: | 695.60m ² By Title, 698.30m ² By Survey |
| Existing Residence: | The existing residence is of detached brick veneer/weatherboard cladding construction with a timber flooring and tiled roof. There is also an existing metal awning, pool and metal shed to the rear of the dwelling. |



Aerial Photo of the Subject Property & Adjoining properties

2. Scope of Works

The proposal consists of:

- Construction of Upper floor addition
- Alterations/Renovations to Existing Residence

The proposed new first floor addition will contain an additional sleeping quarters for the residence built wholly within the existing building footprint. It comprises of one (1) bedroom, a two-way shower room, a nook and a front facing rumpus room which will be accessed through the existing first floor.

This first-floor addition is to be of brick veneer construction with a painted cement render finish to complement the proposed external rendering of the existing residence which also forms part of these works. The roof of the addition will be a complimentary articulated and matching hipped roof structure, complete with a gable feature at the front and North-West side, covered with concrete roof tiles reusing existing roof tiles where possible to further blend and harmonize the works.

The proposal includes internal alterations and renovations to the North-West section of the existing first floor. This is achieved by firstly removing the internal walls enclosing the current first floor shower room and stairwell. By creating a new opening at the top of the existing staircase it will provide the access to the proposed first floor addition.

Lastly the scope of works includes a removing weatherboard cladding to the existing first floor walls of the South-West and North-East elevations and lay new face brick to align with existing, all as shown in the submitted drawings which completes the scope of works.



Front view of Subject Property at 29 Peacock Parade, Frenchs Forest

3. Site Suitability

The Northern Beaches Council displays a wide variety of urban characters reflecting the following:

- Differences in topography, street pattern and landscape
- Different types and quantities of vegetation
- Successive stages of development
- Changes in architectural style and building materials over time and
- Differences in building size and form achieved under a range of planning controls

The proposal reflects the above character, is site responsive, and is consistent with needs for additional upgraded accommodation as acknowledged by other re-developments upon the surrounding properties. A sensitive response to the elements such as the character of the host structure, the prevailing mixed and varied character of the neighbourhood, the streetscape, site constraints, etc. all have been considered in the design process.



View of adjoining two-storey residence

31 Peacock Parade, Frenchs Forest



Neighbouring dwelling supporting first floor addition

27 Peacock Parade, Frenchs Forest



Neighbouring dwelling supporting first floor addition

31 Peacock Parade, Frenchs Forest

4. Development Standards & Guideline Compliance

| SOEE ITEM | NAVIGATION | CONTROL | COMPLIES | |
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| Zoning | WLEP 2011 Map: LZN_003 | R2-Low Density Residential | Y | The proposal being ancillary to an existing dwelling house is permissible |
| Minimum Lot Size | WLEP 2011 Map: LSZ_003 | 600m2 | Y | 695.60m2 (By Title) 698.30m2 (By Survey) |
| | Notes: This lot size however is somewhat typical of the immediate area and there will be no change required to the allotment size as a result of the development. | | | |
| Site Coverage | WDCP 2011 - Part B - B4 | Not identified | NA | Not Applicable |
| Landscaped Open Space | WDCP 2011 - Part D-D1 | There is a minimum of 40% landscaped open space for a typical residential allotment. | Y | Existing Landscape Open Space Front Garden & Grass: 149.52m ² Side Access: 6.89m ² Pool: 38.02m ² Rear Garden & Grass: 147.97m ² Total Existing: 342.40m ² (49%) Complies |
| | Notes: First floor addition contained wholly within the existing building footprint, there will be no impact on the existing site Landscaping | | | |
| Private Open Space | WDCP 2011 - Part D-D2 | Min Area and Dimensions of POS: 1-2 bedrooms → 35m2 with min. 3m Dimension 3 or more bedrooms → 60m2 with min 5m dimension | Y | Existing Private Open Space 96.26m2 Complies |
| | Notes: Due to the nature of the proposed development being an upper floor addition located entirely within the established building footprint, there will be no impact or any reduction in the existing private open space area that currently exists | | | |
| Height | WLEP 2011 Map: HOB_003 | Maximum Building Height permissible is 8.5m | Y | Complies, Refer to drawings |
| External Wall Height | WDCP 2011 - Part B - B1 | 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). | Y | Complies, Refer to drawings |

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| Side Boundary Envelope | WDCP 2011 - Part B - B3 | 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: • 4 metres | N | Proposed North-west Elevation does not comply, see following justification |
| <p>With regard to the above building height plane assessment criteria, it is considered that the development fully meets with those criteria on the following basis:</p> <ul style="list-style-type: none"> • The North-West elevation where the proposal predominately sites has a 1.730m setback, which is keeping in line with the existing offset. • The extent of the encroachment would not be apparent to the observer in the street as the subject dwelling is substantially screened with established mature trees and vegetation plantings. This effectively separates each dwelling giving each one a visual setting of its own rather than having any perceivable relationship between adjoining dwellings and the building on the subject site. • Due to the topography of the site there is a pre-existing non-compliance to the existing dwelling, and • The non-compliance will not be apparent to the observer in the street, and • The control does not differentiate between new development on virgin sites to that of re developments retaining the existing, and • The building maintains its presentation as a single dwelling in relation to the streetscape and it relates well to the host structure with no cut and fill required to the existing site topography. • Increasing the side setback to the first floor addition to achieve compliance with the building height plane would not have any perceivable benefits with regard to the other assessment criteria. The first floor addition is well integrated into the design of the development avoiding overbearing bulk/scale relationships with neighbouring properties and maintains the existing front building setback to reduce potential visual, streetscape and amenity impacts. • The encroachment has no significant consequence in terms of the views available from the surrounding public and private vantages in proximity to the site with existing viewing corridors being retained on both sides of the site. The proposed rear addition, even with this non-compliance will not result in a view loss amenity issue, and • There will be no issue of privacy, ventilation or solar access loss as a result of non-compliance, and • There is no detrimental over shadowing as a result of the proposal irrespective of the non-compliance, and • The proposal however achieves a site responsive development at a small scale, which is compatible with existing housing in the locality. The development is consistent with the trend of the area and utilizes good design principles which compliments the streetscape. <p>It is therefore considered that the development meets the assessment criteria for the building height plane control and it is requested that Council support the variation proposed to this control rather than require strict compliance as there would not be any perceivable benefit from achieving such compliance.</p> | | | | |

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| Shadowing | WDCP 2011 - Part D - D6 | <p>Objectives:</p> <ul style="list-style-type: none"> • To ensure that reasonable access to sunlight is maintained. • To encourage innovative design solutions to improve the urban environment and public open space. • To promote passive solar design and the use of solar energy. <p>Requirements:</p> <ol style="list-style-type: none"> 1. Development should avoid unreasonable overshadowing any public open space. 2. 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. | Y | Attached shadow diagrams based on information contained in Bulletin No. 8 "Sunshine & Shade in Australia" produced by the Commonwealth Experimental Building Station. Diagrams submitted are for the winter solstice for the times 0900, 1200 & 1500 hours being the most solar disadvantaged times. |
| The pattern of existing and re development has provided an environment that tolerates high levels of over shadowing and other associated issues. It is evident from the diagrams submitted that the additional shadowing resulting from the proposal will be more than reasonable given the unavoidable predominant North East - South West orientation of the site. The design has taken into consideration neighbouring overshadowing issues and has incorporated a relatively flat roof line to minimise the impacts of overshadowing. The design, siting and orientation of the addition ensure that the development is capable of receiving sufficient solar access. The presence of other neighbouring two storey dwellings would further diminish any perceived shadowing impacts from the proposal. | | | | |
| Privacy | WDCP 2011 - Part D - D8 | <p>Objectives:</p> <ul style="list-style-type: none"> • To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours. • To encourage innovative design solutions to improve the urban environment. • To provide personal and property security for occupants and visitors. | Y | Visual and acoustic privacy was a prime consideration in the design brief for both that of adjoining properties and the client's own amenity. |

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| | <p>The proposal containing only one additional low usage bedroom will not cause an unreasonable privacy amenity loss to habitable rooms or principal private open spaces of other dwellings. Whilst the primary outlooks from the proposed fenestrations are orientated mainly towards the front and rear of the site. The front, rear and side facing windows are an unavoidable necessary component to an upper floor addition of the likes. However, the impacts of these windows will be minimal, being located within a bedroom, rumpus and shower room this should not cause concerns for privacy. Notwithstanding the presence of neighbouring two storey dwellings, further diminishes the perceived impacts of privacy loss thereby maintaining the status quo.</p> <p>Together with an absence of any upper floor balconies, the proposal will maintain the current level of acceptable privacy. Irrespective, the presence of numerous two storey residences in the immediate vicinity further diminishes the perceived impacts of privacy loss by maintaining the status quo.</p> | | | |
| Car Parking | WDCP 2011 - Part H - Appendix 1 | Dwelling house and dual occupancy: 2 spaces per dwelling | Y | The existing dwelling has a double garage. Complies |
| Acid Sulphate Soil | WLEP 2011 | Not identified | NA | Not Applicable |
| Landslide Risk | WLEP 2011 Map: LSR_003 | Subject property lies within Area A zone | NA | Not Applicable as it a first floor addition is wholly contained within the existing footprint. |
| Heritage | WLEP 2011 Map: HER_003 | Not identified | NA | Not Applicable |
| BASIX | BASIX SEPP 2004 | Refer to attached BASIX Certificate | Y | Complies |
| Front Setback | WDCP 2011 - Part B - B7 WDCP 2011 Map: Setbacks Front | Minimum front setback requirement as per WDCP 2011 map is 6.5m | Y | Existing and proposed front setback is 9.78m. Complies |
| Rear Setback | WDCP 2011 - Part B - B9 WDCP 2011 Map: Setbacks Rear | Minimum rear setback requirement as per WDCP 2011 map is 6m | Y | Existing and proposed rear setback is 16.99m. Complies |
| Side Setback | WDCP 2011 - Part B - B5 WDCP 2011 Map: Setbacks Side | Minimum side setback requirement as per WDCP 2011 map is 0.9m | Y | Existing and proposed North-West side setback is 1.73m. Existing South-East side setback is 1.37m. Complies |
| Water Management | Water management Policy - 9.1 Onsite Stormwater Detention | (a) OSD is required for: i. single residential dwellings where the total existing and proposed impervious areas exceed 40% of the total site area (OSD will not be required for alterations and additions or where the total site area is 450m ² or less) | Y | Refer to Site Stormwater Concept Plan in conjunction with explanation below |

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| | <p>Due to the nature of the development, being contained wholly within the existing building footprint, there will be no additional stormwater catchment generated by the new first floor addition. This proposal results in a zero increase of impervious area.</p> <p>The new roofs rainwater will discharge upon the existing roof area and into existing upturns. The existing and proposed roof area is serviced by an existing disposal system of gutters, downpipes and a stormwater drainage line which will discharge to the front street gutter. There is no requirement or need to amplify or modify this existing stormwater disposal system.</p> |
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5. Conclusion

This development application seeks to undertake alterations including an upper floor extension to an existing one and part two storey dwelling house all as described on the submitted plans. The proposal maintains the key elements of the streetscape and will not unduly compromise the level of amenity presently enjoyed by adjacent sites.

The proposal has no social or economic impact on the locality. It enhances and blends with the streetscape as a whole whilst meeting the functional and lifestyle needs of the client. The proposal is consistent with Councils aims, objectives and limited controls for residential development in the R2 Low Density Residential zone. It is permissible under Warringah LEP 2011 and represents a suitable, modest development of the site.

Within the immediate area of the proposal, it was found that the surrounding homes are of a similar or greater bulk and scale to that of the subject property. These matters have been analysed within this report, which demonstrate that the complete dwelling would have only neutral or positive outcomes.

When assessed under section 79C of the Environmental Planning and Assessment Act, the proposal was found to be compliant in all areas, except for a justified side building envelope non-compliance, the proposal is considered satisfactory, causing no adverse planning, environmental, social or economic consequences.

In light of the merits of the proposal and the absence of any adverse social or Environmental impacts, the application is worthy of Councils support and therefore approval.

Kind Regards,

Cape Cod Australia Pty Ltd.