

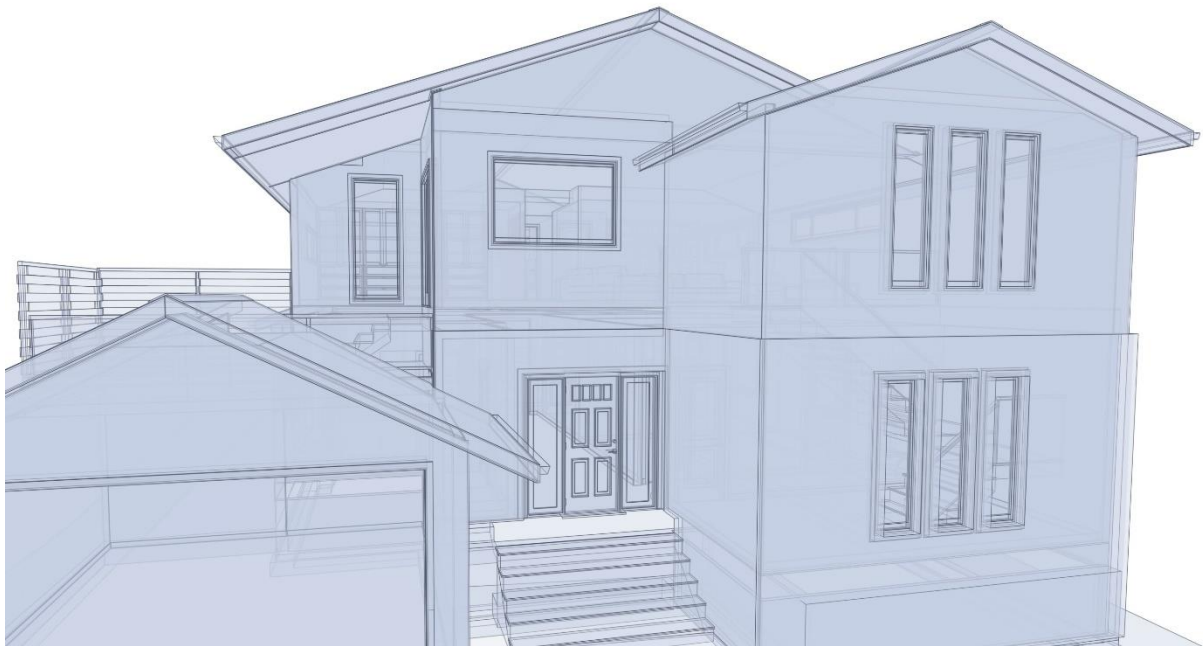
## STATEMENT OF ENVIRONMENTAL EFFECTS

Second storey addition

Prepared for:  
Jenny and Roy Mercer

Of:  
24 Keldie Street,  
Forestville, 2087  
NSW

Lot 3, DP 23949



Report author:  
Ken Overdevest, Blackadder Designs  
E: [ken@blackadderdesigns.com](mailto:ken@blackadderdesigns.com) M: 0410 419 682

Copyright:  
This document remains the property of Blackadder Designs and is not to be reproduced in whole or in part without the express written consent of Blackadder Designs

## Contents

|                                                                         |    |
|-------------------------------------------------------------------------|----|
| Introduction, zoning and Warringah objectives .....                     | 3  |
| Site Overview .....                                                     | 4  |
| Character of the built environment .....                                | 5  |
| The proposed development, design and amenity .....                      | 7  |
| Warringah Local Environmental Plan (LEP) 2011: .....                    | 8  |
| Warringah Development Control Plan (DCP) 2011; relevant controls: ..... | 8  |
| Part A – Introduction and objectives .....                              | 8  |
| Part B –Built Form Controls .....                                       | 8  |
| Part C –Siting Factors .....                                            | 14 |
| Part D – Design.....                                                    | 15 |
| Part E – The natural environment.....                                   | 17 |
| Additional Items.....                                                   | 17 |
| Summary .....                                                           | 18 |

## Introduction, zoning and Warringah objectives

This Statement of Environmental Effects accompanies the Development Application (DA) for the provision of a new floor addition to the existing house.

The site is zoned R2: Low Density Residential.

This document sets out to identify that the planned development will have no adverse impact on the stated zoning objectives and the overriding Development Control Plan (DCP) objectives such as:

- Provide for the housing needs within a low density residential environment
- That the property is characterised by landscaped settings that are in harmony with the natural environment of Warringah
- To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood
- To ensure new development is a good neighbour, creates a unified landscape, contributes to the street
- To inspire design innovation
- To provide a high level of access to and within development
- To achieve environmentally, economically and socially sustainable development

## Site Overview

The site is a rectangular block, with the front and rear being the narrow sides. The site slopes gradually up from the front to the rear.

The site is fully landscaped with two mature trees on the property and many shrubs lining various boundaries. Several trees also exist on the nature strip.

The main outdoor spaces are situated to the Northern side and eastern rear of the site.



Picture source: Northern Beaches Council

## The dwelling

The dwelling is a single level family home with access via a short flight of steps. The double garage sits lower down at street level. The building is fully rendered with a gabled metal roof. It is mostly rectangularly shaped and follows the orientation of the land. The home has 4 bedrooms, 1 study and 3 bathrooms off a central hallway. The living spaces are at the rear and have a contemporary indoor/outdoor flow.



Picture source: Google streetview



## Character of the built environment

The site is approximately halfway on the eastern side of Keldie Street opposite the roundabout crossing of Brown Street and Keldie Street. The site, although on the corner of two streets is not a corner block; this is due to the obtuse angle between Brown Street and Keldie Street.

Keldie Street and Brown Street are quiet residential streets with Garigal National Park at the end of both streets.

The adjacent properties are of a similar character and are a mix of single or double storey family homes:

- 26 Keldie Street on the northern side, a two storey brick house with a tiled roof.
- 42 Brown street on the southern side. Number 42 is a single storey rendered house with a tile roof. This house, facing Brown street is oriented approximately 37 degrees away from the subject dwelling.
- The rear section of the southern side boundary has a relatively small connection with number 1 Newton Parade.
- At the rear boundary is number 1B Newton Parade, a battle-axe property behind number 1A.



Picture source: Northern Beaches Council

The neighbouring properties on both sides of the street and surrounding streets are predominately single and two storey homes.

The neighbourhood and the street have properties ranging in age from the original 50+ year-old homes to brand new homes, as many properties are being renovated or redeveloped over time.



*Picture source: Northern Beaches Council*



## The proposed development, design and amenity

The proposed development is for a second storey addition to increase the number of bedrooms and bathrooms and to create a second separate living space, as is commonplace in large family homes.

The proposed new floor is within the footprint of the existing dwelling; consequently, there is no anticipated impact to the established gardens, shrubs and trees.

The finished two storey dwelling and the property as a whole will be in character with the surrounding properties and the natural environment of the area.

The house is an owner-occupied family home, and this will continue after the development.

### Amenity

The house has been owned by the family for a generation. Today it is home to the owners' grandchildren also, making it a family home occupied by a large multigenerational family with young children. The family would greatly benefit from the addition of a second living space, more bedrooms and bathrooms. The proposed development also sets out to create a modern and functional amenity with separate areas for relaxation and private retreat.

### Visual changes from the street's perspective:

The property is narrow in the front and due to the shape of the roundabout appears to be set back further from the street than neighbouring properties.

The proposed façade has good articulation, with the existing garage remaining single storey, the front door set back and the new roof gable complementing the remaining garage roof gable. The landscaping to the front of the property, including the trees on the nature strip and in the front yard, will all mitigate the visual impact of the new façade from the street.

### Privacy

Privacy has been designed into the plans. All side windows have high windows and the small side balcony has privacy screens on the northern boundary.

## Warringah Local Environmental Plan (LEP) 2011:

The subject property is zoned as R2 low density residential living and the proposed development meets all the objectives of this zone and complies with the broader objectives, standards and controls as is set out within the plan.

## Warringah Development Control Plan (DCP) 2011; relevant controls:

This section addresses the objectives of relevant DCP controls.

### Part A – Introduction and objectives

#### *A5 Objectives*

The proposed development is in line with the desired character objectives of the Warringah locality;

- responds to Warringah overriding objectives to create and maintain a high level of environmental quality and the development results in an increased level of local amenity and environmental sustainability.
- is in tune with the characteristics of the site and the qualities of the surrounding neighbourhood.
- is a 'good neighbour' by creating an attractive and innovative design outcome on a unified landscape.
- Is visually unintrusive and is conscientious of ecological value of the site and the area.

### Part B –Built Form Controls

#### *B1 Wall Heights*

All walls have a height of less than 7.2 metres.

The most prominent façade wall is 7m tall at the gable (from the ground) and 6m at the eaves. The double storey side walls are, where the ground is the lowest, 6.3 metres tall at the building front reducing to 5.4 metres at the rear.



## B2 Number of storeys

This control is not applicable.

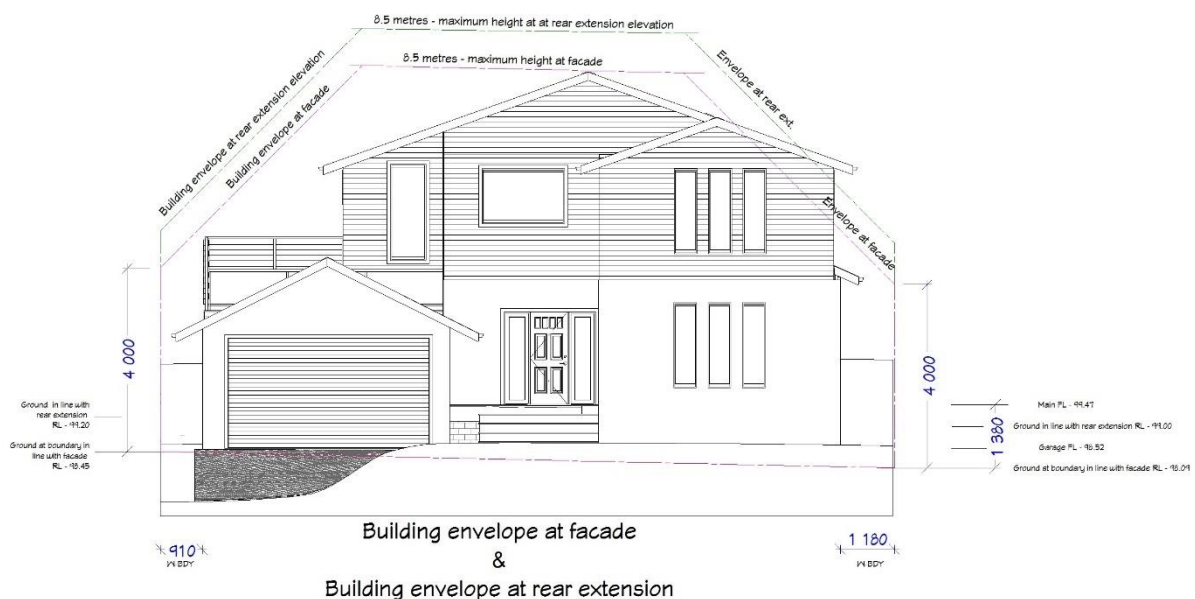
## B3 Side Boundary Envelope – Does not comply

The development is well within the building envelope on the northern side that is determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 4 metres.

On the southern side the second storey addition is outside the building envelope.

Existing factors contribute to difficulty in obtaining compliance.

For example, the siting of the existing building is substantially oriented towards the southern side boundary. Further, the topography of the land results in an existing 840mm ground floor elevation at the façade

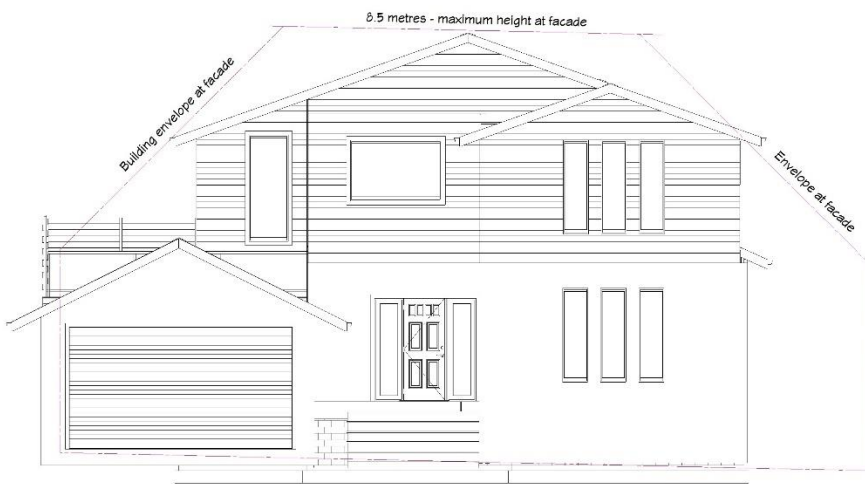


The design endeavours to minimise the non-compliance by reducing the height of the ceiling at the side walls and consequently the height of the eaves as shown in the section diagram below.



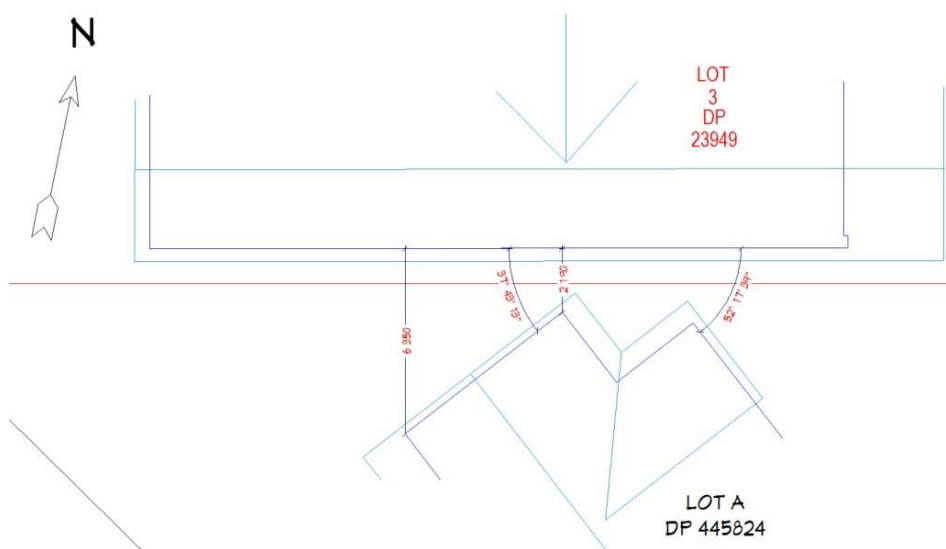
*The proposed development versus the stated objectives of the control:*

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*
  - The proposed upper storey has not become dominant by the virtue of its height and bulk as per the objective of this control.  
The upper storey is non-compliant on the south side while on the north side the upper storey is substantially inside the building envelope.
  - The non-compliance largely results from the constraint to build over the footprint of the existing ground floor. If the single storey existing residence (ignoring the garage in front) would have been built 1.3 metres towards the northern side boundary (note diagram below) then the same proposed upper storey with the same height and bulk would have complied with this control. Hence the bulk of the upper storey is in line with the control's objective.



Hypothetical building envelope at facade to demonstrate building bulk vs the envelope

- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*
  - Separation between the northern neighbour's dwelling and the subject dwelling is substantial due to the average 3.8 metre setback of the proposed development and the additional floor being well within the building envelope.
  - The southern neighbour's dwelling has 37 degrees offset at the front and 52 degrees at the rear (note diagram below). These offset angles provide substantial building separation and thus ensures adequate light, solar access and privacy by providing spatial separation between buildings.



- *To ensure that development responds to the topography of the site.*
  - The existing ground floor has taken topography into account by elevating the front and creating level access to the rear yard. The proposed upper storey conforms with the existing design.

## B5 Side Boundary Setbacks

Side setbacks are required to be no less than 0.9m from the boundary. The proposed upper storey development has a setback of 1.2 metres at the southern side and 3.98 metres for the main dwelling on the northern side. The deck has a setback of 910mm on the northern side.



**B7            *Front Boundary Setback - Does not comply***

The existing dwelling has a front setback of 6.43 metres versus an allowable setback of 6.5 metres. The proposed upper storey has the same setback, 70mm inside the front setback allowance.

*The proposed development versus the stated objectives of the control:*

- *To create a sense of openness.*
  - The sense of openness is not impacted by 70 mm less setback.
- *To maintain the visual continuity and pattern of buildings and landscape elements.*
  - The visual continuity remains the same after the development as before.
- *To protect and enhance the visual quality of streetscapes and public spaces.*
  - The façade design of the upper storey complements the design of the existing façade. The new roof gables mimic the existing roof gables. The 3 tall façade windows will be copied to the upper floor providing a consistent visual design quality as viewed from the street.
- *To achieve reasonable view sharing.*

There are no views and hence this is not applicable.

**B9            *Rear Boundary Setback***

The control requires a minimum of 6 metres rear setback. The upper storey rear boundary setback ranges from 22.1 metres to 24.4 metres.

## Part C –Siting Factors

### C3        *Parking*

The property has a double garage and plenty of off-street parking, which is unaffected by the proposed development.

### C4        *Stormwater*

Hard surface areas are not increasing by the proposed development. All stormwater collected on the new roof will be captured through the existing stormwater downpipes.

### C6        *Building over or adjacent to Constructed Council Drainage Easements*

No easement exists on the property.

### C7        *Excavation & Landfill*

No excavation is required for the proposed development.

### C9        *Waste Management*

Refer to waste management plan.

## Part D – Design

### D1 *Landscaped Open Space and Bushland Setting - Does not comply*

The control requires 40% landscaped open space. The property is fully landscaped with 25.5% landscaped open space.

The proposed development makes no changes to the landscaped open space.

*The proposed development versus various stated objectives of the control:*

- *To enable planting to maintain and enhance the streetscape.*
  - The gardens are mature with plenty of shrubs planted along the property boundaries.
- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*
  - Two mature trees exist on the property:
    - An 8-metre-tall tree with a canopy circumference of 8 metres in the backyard.
    - An 18-metre-tall tree with a canopy circumference of 15 metres in the front yard
    - Varies height shrubs exist on the property
    - Several mature trees also exist on the nature strip
- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*
  - The house is occupied by a large family consisting of 3 generations. The rear yard, the side yards and the pool with its mixture of paved areas, lawns, decking and outdoor seating accommodates appropriate outdoor recreational opportunities that meet the needs of all the occupants.
- *To provide space for service functions, including clothes drying.*
  - There is adequate space available for service functions.
- *To facilitate water management, including on-site detention and infiltration of stormwater.*
  - Existing water management is not impacted by the proposed development.

### D2 *Private Open Space*

The proposal provided well in excess of the minimum 60m<sup>2</sup> and with minimum dimensions of 5 metres

D6      *Access to sunlight*

Shadow diagrams demonstrate that on the 21 June the subject property and the adjacent properties have 3 hours of sunlight between the hours of 9am and midday to most of their private open spaces.

D7      *Views*

Not applicable

D8      *Privacy*

All side windows are high windows preventing any overlooking.  
The small balcony will be screened on the northern side to ensure privacy.

D10      *Building Colours & Materials*

The colour and material choices for the upper storey will be in-keeping with the existing ground floor.

D11      *Roofs*

The new roof, in Colorbond shale gray, will be of a gable design that complements the existing remaining gables.

D12      *Glare & Reflection*

No excessive glare is anticipated, either from reflection or illumination. The new steel roof is proposed to use a medium reflective colour. No metallic materials will be used other than the roof.

All external lights will be pointed downwards and contained under the external roof.

## Part E – The natural environment

### E1      *Preservation of trees or bushland vegetation*

All trees are unaffected by the proposed development and will be retained.

### E2      *Prescribed Vegetation*

All existing vegetation is being preserved.

### E10      Landslip Risk

The property is classified as area A Flanking slopes less than 5 degrees and does not require a Geotech report.

## Additional Items

The property is not identified as bush fire prone land.



## Summary

The subject land is zoned R2 Low density residential under Warringah Local Environmental Plan (LEP) 2011 and in accordance with this WLEP 2011 the proposed works are permissible with the consent of Council.

The proposal is consistent with the zone objectives and other relevant clauses for consideration.

The proposed development is also generally consistent with relevant matters under the Warringah Development Control Plan (DCP) 2011.

The application before Council provides no unreasonable impacts to adjoining and adjacent residential properties. The proposed development is also in harmony with the environmental living and low-density residential character of the locality and no adverse amenity or environmental impacts are foreseen. Accordingly, it is recommended that Council supports the proposal and grants development consent.