

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS & ADDITIONS 51 QUIRK ST, DEE WHY NSW

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1 Introduction

This Statement of Environmental Effects is submitted to support and to accompany the **DA** application submitted for the construction of a proposed new house at 51 Quirk Street Dee Why NSW.

Zoning for the site is "Low Density Residential – R2".
The site is not in a Heritage Conservation Area.

The proposed works comprises the construction of a new 2 storey house and granny flat. The proposed house will comprise 4 bedrooms, a study, living, dining and kitchen areas, 2 bathrooms, laundry and a family yoga studio. A new garage is proposed to accommodate 2 cars. The granny flat will comprise 2 bedrooms, a bathroom and open plan living, dining and kitchen areas.

The proposed new dwelling is designed to minimize the impact on the adjoining properties by maintaining a compact building form stepping down the site in response to the sloping terrain. The building is setback from the street frontage to approximately align the 2 adjoining houses either side. The proposed design has given due consideration to the views, privacy and access to sunlight to the adjoining neighbouring properties.

We believe the proposed development will have minimum impact on adjoining properties and will not adversely impact on the existing sunlight access, views and streetscape.

2 Site and Surrounds

The site is situated at 51 Quirk Street Dee Why NSW. The site is identified as Lot 64, Sec A, DP 8139. The property is located on the southern side of Quirk Street west of Carew Street and almost opposite Tango Avenue where it meets Quirk St. The site is rectangular in shape with a frontage of 12.19m wide and has a depth of 62.33m, the site has an area of 752.5m².

The site slopes to the south from Quirk St and has a considerable fall from the front boundary to rear boundary of approx 8.0m.

Quirk Street is located east of Pittwater Road and south east of the Dee Why shopping centre and sits on the natural ridge running east west between Dee Why beach and Curl Curl beach. The site is elevated and affords magnificent 180 degree views to the south over Curl Curl beach to Manly, south-west to the hinterlands and distant city skyline and south-east to the Pacific Ocean. Quirk Street starts at its western end at Headland Rd and rises upwards as it traversing to the east and flattens out towards the centre, the street curves around continuing east and terminates as it merges with Bushey. The street is gently undulating for most of its distance midway to the eastern side.

The location and context of the streetscape and housing is varied ranging from low scale traditional houses to large contemporary houses. The area is undergoing continual change as more modern houses are being built to replace the existing housing stock. The area is highly sought after due to its elevated terrain, larger building block, views and proximity to nearby beaches. To the north of the site at the corner intersection to Tango Avenue is a 2 storey brick dwelling (at 62 Tango) and a 2 storey rendered dwelling (at 50 Quirk), Opposite at 52 Quirk is a 1-2 storey older dwelling. Further east opposite is the Delamar Private Hospital and carpark.

To the west of the site at 49 Quirk St is a large 2-3 storey dwelling constructed in the early 2000's. This is a contemporary brick dwelling with corrugated metal roofing which is 2 storeys at the front and has a 3 storey scale at the rear. Large verandahs and terraces are located at the rear to take full advantage of the expansive view south. Further to the west is a single traditional weatherboard 60's style timber dwelling. Further again to the west on Quirk Street are numerous 2 to 3 storey contemporary dwellings.

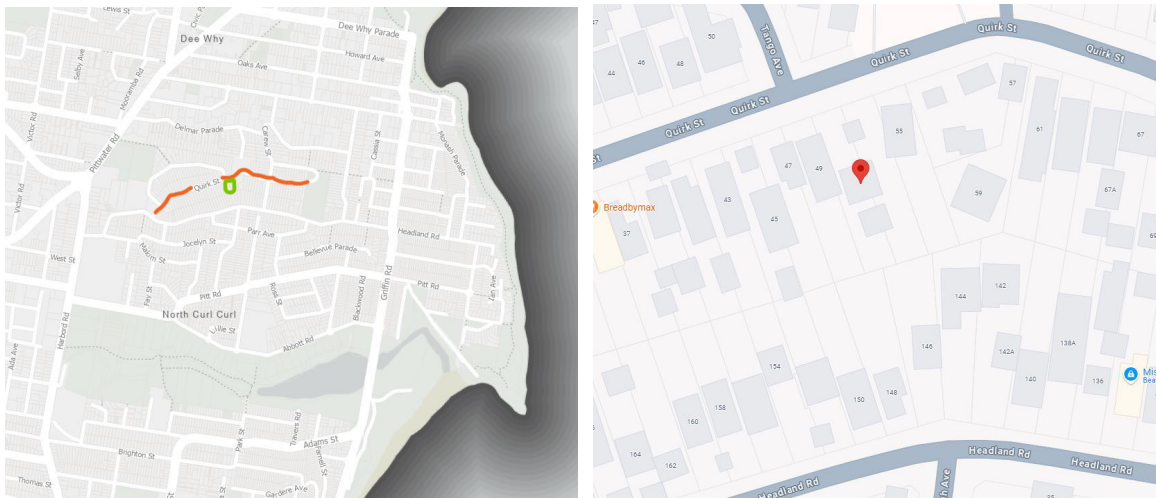
To the east of the site at 55 Quirk St is a double width block with a 1-2 storey brick dwelling with tiled hip roof forms, which appears to be of 1950's vintage, there is a detached single storey garage made from brick with a flat concrete roof. The large yard behind the house comprises sloping terrain with rock outcrops and is relatively unbuilt upon.

To the south of the site are the rear yards of the 2 houses which front Headland Rd, the houses are generally

located close to the street due to the slope and rocky terrain at the rear of these properties. These houses are 1-2 storeys high being of 1960's vintage with timber weatherboard walls and tiled roofs.

The existing dwelling at 51 Quirk St is a single storey aluminium clad weatherboard house with flat roof forms. The detached garage sits in front of the house and is also a timber framed aluminium clad weatherboard structure with a flat roof. The house appears to have been constructed in the 1960's. The yard slopes to the south and steps at different levels to provide platforms for car access and paved recreational areas. Access to house and garage is via the sloping driveway located on the western side of the property. To the rear of the house and site is the open turfed rear yard with some rocky outcrops and a large pine tree which dominated the vista. The existing house is modest in size in maintains its original layout of 2 bedrooms, a bathroom and small kitchen dining and living room. The proposal is to demolish the house and garage and construct a new dwelling.

Location Plan:



Aerial View:



3 Development Proposal

3.1 Heritage Impact

The site is not located within a Heritage Conservation Zone. The property is not a heritage item. There are no heritage items within the vicinity of the site.

3.2 Residential Development Proposal

The proposal is to construct a new 2 storey dwelling and granny flat on the site. The dwelling will be 2 storeys high and designed to be split level stepping down the site to take advantage of the terrain and slope and to reduce the impact on the adjoining neighbours. The upper level will comprise the garage, main entry, a study and the master bedroom suite, the split stairs will lead to the kitchen dining and living areas to the rear and then further rear to the terrace.

The lower ground floor will accommodate 2 bedrooms, bathroom and laundry followed on via the split stairway to the family room, yoga studio and the rear balcony areas. Below the upper level will be located the granny flat which has its own stair and entry from the street, the granny flat has 2 bedrooms and an open plan kitchen, dining and living areas. The granny flat has its own private courtyard/open space area.

The existing open space at the rear will be retained including the exposed rock features. Supplementary landscaping will be added to provide additional vegetation and privacy.

3.3 Adjacent and Nearby Residences

The neighbourhood comprises a variety of residential building forms comprising single and 2 storey dwellings both contemporary and traditional, there are a variety of roof forms from hip, to gable to flat roof forms. Some the exiting housing stock from the 50's and 60's still remain. More recently contemporary residential developments are being built in the locality as Sydney continues to transform and evolve to suit our modern day lifestyles. A variety of materials, forms and architectural styles are now part of the local streetscape. **Our proposal is for a coastal inspired house with 60's undertones.**

3.4 Design Process

Due to the nature, character, orientation and topography of the site and the surrounding residences, a number of design issues were addressed, the resolutions of which have produced the design outcome.

These issues included:-

To provide front and rear setbacks to respect the local context and adjoining dwellings.

To provide setbacks on side boundaries; to minimise the impact on the adjoining properties and to minimise the bulk and scale of the new additions.

To have the dwelling step down the site in response to the topography.

To provide a compact building form to minimise the scale and bulk and consequently its visual impact and to minimise overshadowing.

To provide flat roof forms to maintain a low building height and scale to the street and neighbours.

To provide an attractive and contemporary architectural solution which draws its inspiration from the coastal locality and the surrounding 60's style architecture.

3.5 Floor Space Ratio: FSR

It is noted that a floor space ratio does not apply to this site or this part of the municipality. The building size and area is controlled by the various controls including; height line, wall height limitations, front setback, rear setback and side boundary envelope controls.

Our proposal takes all of this into account and complies with the various numerical controls.

3.6 Landscaping & Open Space.

The landscape and open space required in this locality is 40% of the site area.

The site has an area of 752.5m². At 40% the Landscape Open space required is 301m²

Our proposal provides for 330m² and is broken down as follows:-

- Rear yard area (excluding balconies and alfresco area)	210m ²
- Courtyard 1	30m ²
- Courtyard 2	30m ²
- Side setback areas (east side)	30m ²
- Front yard	30m ²

The proposal therefore complies with the Landscape Open space requirement.

3.7 Landscaping

The existing areas of landscaping at the rear will be retained. It is proposed to remove the large pine tree at the rear as it poses a danger to neighbouring properties and is causing damage to the Water Boards sewer mains located nearby. Additional landscaping will be provided in the 2 private courtyard areas and the front yard. Currently the front yard is devoid of any meaningful landscaping. The owners propose to carry out new landscaping to improve the biodiversity and the attractiveness of the site to wildlife and neighbours overlooking the property.

3.8 Boundary Setbacks

The proposal complies with the required setbacks and respects and relates to the adjoining neighbours buildings at the front and rear of the property.

Front setback:

The required setback under the DCP is 6.5m

The proposed setback is 7.0m.

Rear setback:

The required rear setback under the DCP is 6.0m.

The proposed setback to the GF rear wall is 20.0m

The proposed setback to the L1 rear wall is 22.0m

The proposed setback to the rear GF Terrace is 17.2m

Side Boundary setback:

The side setbacks are as follows:-

Garage wall east side 1.2m

House wall east side 1.8m

House wall west side 1.6m

It is submitted that the setback requirements comply with the Council's minimum setback requirement.

3.9 Height Limit.

Building Height:

The Building Height Control for the area is 8.5m.

The proposed building height overall varies from 4.9m to 8.2m to the top of the roof fascias and therefore is well within the height control limits.

The proposed low profile flat roof form allows the building height to be kept low and thus reduces the impact on neighbours.

3.10 Car Parking

The existing residence includes a driveway and existing crossing and space for 2 vehicles. The old garage located at the front of the property will be demolished. It is proposed to construct a new garage attached to the new dwelling to accommodate 2 vehicles. A new driveway and crossing is proposed to access the property. It is submitted that Councils car-parking provisions as satisfied.

3.11 Bushfire

The area is not in a bushfire prone zone.

3.12 Stormwater

The subject site slopes towards the rear, the current property relies on natural overland flow and absorption trenches to dispose stormwater. Our proposal is to collect all of the roof captured rainwater and dispose it on the street at the kerb using a standard gravity system. The concept stormwater plan provided demonstrates how this will be achieved. The rainwater falling on the lower terrace areas will be collected and drained to onsite absorption trenches, these are common in this area due to the nature of the terrain. The drainage concept plan accompanies this application.

3.13 Materials and Construction

It is proposed to carry out the works using new materials throughout. There is no possibility of recycling existing materials due to the age of the existing dwelling and the poor condition of predominately timber framing structures and cladding.

The new dwelling will be predominately light weight constructed using steel and timber framed structures for the walls, upper floors and roof. Concrete floors are proposed for the lower ground floor areas and the garage and entry upper floor areas. The series of flat roofs will be metal colorbond roof decking, eaves parapets will be FC sheeting and painted finish. External walls finishes lightweight cladding using weatherboards "Scyon-Linea" series. Windows and external sliding doors will be anodised aluminium. The new terrace areas will be constructed using steel and timber framing with hardwood decking on the floors.

3.14 Sustainability and Environmental Considerations

The following considerations have been taken into account in the design of the dwellings to maximise energy efficiency:-

- Courtyard design; allows the building to be broken up into separate areas to allow greater ability to capture sunlight, coastal breezes and views and northern light to the bedrooms and living areas.
- Cooling and ventilation; good cross ventilation design allows for comfort conditions and access to coastal breezes.
- Natural Light; windows are proposed for all rooms and to the stairways to provide natural light to all parts of the dwelling reducing the dependence on artificial lighting during the day.
- Insulation; provide highly rated thermal insulation to roof and ceiling spaces and to all stud walls.
- Heating; will be provided by heat pump air conditioning.
- Energy efficient artificial lighting; as required by Basix.
- Energy efficient glazing; as required by Basix.
- Solar Access; Good sunlight access to the front and eastern courtyard side of the building.
- Sunshading; screening devices are proposed where required.
- Overshadowing; Minimal loss of sunlight to adjoining properties.
- Water Conservation measures; to include AAA rated taps and spouts.
- Basix measures to be implemented as required.

4 Impact on Neighbours

4.1 Solar Access

The proposed development will **not** adversely impact on the solar access to the adjoining properties.

To the east of the site at 55 Quirk St, there will be no loss of sunlight to the property as result of this proposal. The front and rear yards will retain its current level of sunlight exposure.

To the west of the site at 49 Quirk St, there will be some loss of sunlight to the rear yard at 9.00am, the majority of the year yard will still receive a significant amount of solar radiation from 9am to 12 noon. The windows facing east to the subject site on the upper levels are not affected by the development.

To the rear of the site there will be no loss of sunlight to these properties fronting Headland Rd.

Summary of sunlight exposure:-

- 22 June, 9.00am – Shadows cast partly over the rear yard of 49 Quirk St and lower level of dwelling, upper levels unaffected.

- 22 June, 12.00 midday – shadows cast on the subject site and partially over 49 Quirk St.
- 22 June, 3.00pm – shadows cast on the subject site and a small strip of land on the western side of 55 Quirk St.

No significant overshadowing resulting from the proposal.

4.2 Privacy

There are no adverse privacy issues related to the proposal.

Due to the topography and sloping terrain to the south most properties in this location overlook the neighbouring properties and as such there is a mutual understanding as to the levels of privacy achievable in this locale.

The new windows proposed on the eastern side of the proposed dwelling are located at a considerable distance from the boundary at approximately 5.0 meters. The windows on the upper level are to the garage workroom, study and the corridor on the kitchen level, these windows are in spaces that are transient and or not high usage spaces so therefore do not pose a significant privacy issue. The distance to the adjoining dwellings rear windows from the kitchen hallway ranges from 15.0m – 19.0m which is more than sufficient to maintain current privacy levels.

The new windows proposed on the western side of the proposed dwelling are located at a distance from the boundary at approximately 1.6 meters. The windows on the upper level are to the hallway that links the front to the back, half of these windows are highlight windows and the others located at the stairwell and landings. These windows are in spaces that are transient so therefore do not pose a significant privacy issue.

We submit there will be no significant loss of privacy to the adjoining properties.

4.3 Views

Due to the topography and ridge top location of the properties located here the majority of houses on the southern side of Quirk St enjoy magnificent view to the west, south west, south east over Curl Curl to Manly and the ocean. Given the north south orientation of these properties it is not possible to obstruct these views. The proposed design steps back at the upper rear level to retain a portion of the view corridor to the south west and the south east from the adjoining properties.

Therefore we conclude that there is no significant obstruction on views enjoyed from the adjoining and surrounding properties.

5 Conclusion

The proposed development has been designed to take full advantage of the existing site conditions and replicates to a degree design elements found in and around the locality.

The proposed development will maintain the existing views, solar access to adjoining properties and the current level of visual privacy and is compatible with the scale of the built form in the street and surrounding area.

The site coverage, heights, setbacks, floor area and landscape provisions generally comply with Council guidelines.

The proposal will not adversely impact on the adjoining properties and streetscape and in our opinion will retain the existing character and scale of the adjoining dwellings and neighbourhood.

Accordingly this document is submitted to assist Council with the assessment of this DA.

Prepared by:-

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Appendix A

**Northern Beaches Council DCP & Code Compliance
Summary**

Northern Beaches Council DCP Requirements and Code Compliance Summary.

Proposed New Dwelling House

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51 Quirk St Dee Why NSW

DCP Control	Permitted / Required	Proposed	Complies Yes / No / Merit
Zoning – Residential	Low density – R2	Single Dwelling	Yes
Heritage Item Conservation Area	No No	N/A N/A	Yes
Urban Form & Streetscape	Scale, bulk, context, etc.	Similar to new nearby contemporary urban developments	Yes
Design & Amenity		Minimal impact to adjoining properties	Yes
FSR Site Area – 752.5m ²	Not applicable	Not applicable	Yes
Height control.	8.5m.	Min – 4.9m - Front. Max – 8.2m - Rear	Yes
Wall Height	7.2m	3.35 to 7.2m	Yes
Setback – Front Boundary	6.5m Respects existing setbacks	7.0m	Yes
Setback – Rear Boundary	6.0m	GF – 20.8m L1 – 22.0m	Yes
Setback – Sides - East Boundary - West Boundary	Nil specified. Envelope control applies	1.8m (excludes eaves) 1.6m (excludes eaves)	Yes
Site Coverage	N/A	N/A	N/A
Built upon area.	N/A	N/A	N/A
Landscape / Open Space. (Excluding balconies, terraces)	Required – 40% 301m ²	Proposed 330m ²	Yes
Private Open Space	N/A	N/A	N/A
Car Parking	1 car space per dwelling	2	Yes
Overshadowing		No adverse overshadowing to adjoining residential properties.	Yes
Views		No loss of views from adjoining properties	Yes
Privacy		No adverse loss of privacy.	Yes

Appendix B

Site Photographs



51 Quirk St. Viewed from the street



Quirk St looking towards the east. 51 Quirk St on the right side of the image.



Quirk St looking west. 51 Quirk St on the left side of image.



51 Quirk St. View of the existing house from the front footpath

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OTHER PHOTOS TO BE ADDED