Statement of Environmental Effects
As DA application DA2018/1399

Proposed secondary dwelling to single detached residence
42 Pringle Ave Belrose

For John and Therese Hajakian

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Proposed alterations & additions to single detached residence at 42 Pringle Ave Belrose

1 Site use
The site is currently used for and will remain a single residence for domestic purposes.

2 Relevant LEP DCP controls and areas

Landscaped area as existing
Site area = 699 m2
DCP required LOS = 40% = 280 m2
Existing LOS = 352 m2 = 50%
Proposed LOS = 339 m2 = 48.5% as existing.
Landscape calculations include landscaped gardens and lawn at least 2m wide.

- Building height maximum 8.5m complies.
- Side boundary building envelope 3.5 m non-compliant please refer clause 4.6. later in this document.
- Side boundary setback complies minimum 900 mm and 1.5 m for class 1A secondary dwelling complies.
- Rear boundary 6.5 m complies.
- Front boundary DCP setback 6.5m compliant.

3 The Site
The site is on the high side of Pringle Ave, the overall site topography being level with a minimal slope from rear east to front west side.
The residence is of single storey, centrally located on the site, built in the 1950's with later additions added.
Large attractive lawn and garden areas to the front and rear yards. Trees and shrubs provide an open natural landscape to the front yard.
A deck to the rear of the residence provides outdoor recreation facility enjoying the north aspect.
Parking is provided in the 2 car space garage.
The adjoining properties are both two storey. The rear single storey property is a considerable distance away from the proposed additions and large trees in its yard provide privacy. This is also the case with the north side property there being large screen trees on their side of the boundary providing excellent privacy.

4 The existing single detached residence
The subject single storey residence originally contained lounge, dining, 3 bedrooms, bathroom, kitchen, family room, and study. A later double garage was added.

The Hajakian family has 3 young adult children with 1 son marrying soon and wishing to live in the residence due to accommodation high rental and purchase costs. It has been decided to build a secondary dwelling for them to live in as space is minimal within the home and they would like to enjoy privacy enjoyed in a secondary dwelling. If at some point they decide to move on, the secondary dwelling may be used by another family member, relative etc.

5 The proposed secondary dwelling

The secondary dwelling will successfully address the above shortfalls to the residence to improve the occupational amenity and facilities for the Hajakian family requirements.

The secondary dwelling is of 60 m2 complying with the maximum State Planning area. It is sited primarily over the garage so that minimal existing landscaped open space will be occupied by it. It is the best location for sensible planning leaving generous landscaped open space at ground level.

The secondary dwelling has been designed in the same style as the residence, so it will appear an integral part of it. Simple forms in wall and window matching design, with hipped roof of terra cotta tiles matching the residence. The residence is of red brick finish and the addition will have modern weatherboards being typical of additions on the northern beaches.

The new dwelling will have an enjoyable open plan living, meals, kitchen, with a small deck with privacy screen off it. Two bedrooms, shower room, laundry cupboard will provide ample accommodation for the young family.

Windows to the new dwelling a minimal area facing north to afford maximum privacy between properties, the deck will have a 1.7 m high privacy screen to its north side. As it is a small deck it will be only occupied by minimal amount of people, primarily the two occupants of it.

The additions are architecturally designed to suit the style of the residence, simple and unobtrusive in form and complimentary to the adjoining properties and streetscape. The external development will be attractive and not causing adverse effects to the adjoining properties or streetscape.

6 Development compliance

The development complies with the LEP and DCP requirements except for the following strongly considered point.

- Side boundary building envelope 4 m non- compliance to part of the north wall of the new dwelling., (not meals room) refer clause 4.6. This is considered a minimal effect non- compliance not adversely effecting the subject site or adjoining properties.

- The envelope non-compliance has been discussed at Council premises with Phil Lane Duty Planner, who considered it to reasonably acceptable by Council for minimal environmental effect and favourable consideration.

  Phil also agreed that it is acceptable particularly for the reason as with the planned north wall setback location of 1520 mm from the side boundary it will be able to be a Class 1A dwelling. If the building was located further away from the north side boundary it will have to move over the existing residence then becoming a Class 2 dwelling incurring highly complex and expensive fire rating and construction. Physical disturbance and modification to the existing dwelling walls, ceiling etc, not to mention disturbance to the family on a personal level. It was also discussed with Craig Formosa of Form certifiers who considered it very valid and acceptable for envelope non compliance.

In designing the new dwelling a lot of time has been spent on evolving a suitable yet minimal floor plan with this plan being the most suitable for adequate, comfortable living.
Other designs were considered with new dwelling footprint not encroaching over the existing residence habitable areas, but they proved to be impractical in bedroom width and resulted in a less functional plan and unsuitable room layout.

6.1 Clause 4.6 side boundary 4 m envelope non-compliance

Proposed non- complying development
Variation is requested for the carport in part non-compliance with this control as it is considered the development will not compromise the DCP control objectives, maintaining its desired effects.
It will not adversely effect the streetscape and adjoining properties, beyond that reasonably expected for this building environment.

The secondary dwelling is of 60 m2 is sited primarily over the garage so that minimal existing landscaped open space will be occupied by it. It is the best location for sensible planning leaving generous landscaped open space at ground level.

As stated above in Cl. 6 it has been located 1520 mm from the north side boundary giving fire separation distance required for a class 1A building. The 1520 setback of the north wall is not sufficient to comply with the building envelope, with the envelope hitting the side wall approximately 435 mm below the roof eave. The eave cannot be lowered as the ceiling height is at the minimum 2420 mm.

As Cl. 6 If the building was located further away from the north side boundary it will have to move over the existing residence then becoming a Class 2 dwelling incurring highly complex and expensive fire rating and construction. Physical disturbance and modification to the existing dwelling walls, ceiling etc, not to mention disturbance to the family on a personal level. It was also discussed with Craig Formosa of Form certifiers who considered it very valid and acceptable for envelope non compliance.

In designing the new dwelling a lot of time has been spent on evolving a suitable yet minimal floor plan with this plan being the most suitable for adequate, comfortable living. Other designs were considered with new dwelling footprint not encroaching over the existing residence habitable areas, but they proved to be impractical in bedroom width and resulted in a less functional plan and unsuitable room layout.

DCP objectives side boundary envelope.

Objective 1: To ensure that development does not become visually dominant by virtue of its height and bulk.

Answer: The addition at the non-complying area is designed of minimal height, low minimal ceiling, hip roof pitch, minimal bulk and scale, having minimal effect on adjoining properties and streetscape. The non-compliance is governed by the need

to located the class 1A new dwelling so it does not encroach over the primary residence which would cause very high construction and fire rating expense, modifications of existing walls and ceiling, family inconvenience.

The development will be of minimal width 6.22 m facing the street thus of minimal visual appearance. It will be located primarily beside the garage of the north side property considered the best location for minimal effect on that property in privacy and visual open space, bulk and scale of building.

Objective 2: To ensure adequate light, solar access and privacy by providing spatial separation between buildings.

Answer: There is a significant distance between the addition and adjoining site buildings, addition being set in 1520 mm from side boundary. The existing privacy, amenity, and solar access will not be adversely effected.

Objective 3: To ensure that development responds to the topography of the site.

Answer: The addition respects this and has been set in from side boundary to suit site, existing building footprint, and adjoining properties. The first- floor addition at the non-compliance has a side boundary setback of 1520 mm, being very generous, providing great separation to the adjoining property.

In positioning the new dwelling primarily over the garage it will preserve the landscaped open space between the 2 properties. As it is located adjacent to the adjoining site garage, this is considered to have the least environmental effect related to locating it at other locations on site.

(end of Clause 4.6 meeting DCP objectives building envelope).

Additional compliances not in DCP or LEP:

To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.

Response: The additions achieves this in maintaining the existing natural environment, whilst providing new structures not visually or physically obscuring the local trees, views, topography, natural air movements.

The bulk and scale of the built form is minimised.

Response: The additions will achieve this being of minimal bulk and scale in character with the residence, adjoining, street, and locality residences. Its height will be at a lower level than the maximum 8.5m height line and is of similar height level to the 2 adjoining 2 storey houses and other buildings in the street and locality.

Equitable preservation of views and vistas to and/or from public/private places:

Response: The addition will not adversely remove views from local properties or public places as it does not lie in a significant view path. As the addition is only partly covering the residence it will have minimal visual impact on viewing between properties from the street or from properties.

Vegetation is retained and enhanced to visually reduce the built form:

Response: Minimal lawn area will be covered as additions are primarily over the existing building footprint. Abundant vegetation applies and will remain to the front and rear yards in lawn and large garden areas containing medium height shrubs and trees.

7 Front boundary set back
Complies with 6.5 m minimum.

8 Side and rear boundary set back
Complies with side boundary setback of 900 mm.
Complies with 6 m rear setback.

9 Landscaped area
Minimal lawn area will be covered as additions are primarily over the existing building footprint. Abundant vegetation applies and will remain to the front and rear yards in lawn and large garden areas containing medium height shrubs and trees.

Site area = 699 m2
DCP required LOS = 40% = 280 m2
Existing LOS = 352 m2 = 50%
Proposed LOS = 339 m2 = 48.5% as existing.
Landscape calculations include landscaped gardens and lawn at least 2m wide.

10 Building colours and materials

The additions will be painted in the environmentally friendly colours blending well with the primary residence colours of attractive, subtle visual quality, identifying with the locality and streetscape. The colours chosen will be highly suitable for the house design and materials, an organic blend suitably blending with the local vegetation colours of lawns, trees, shrubs, and beaches.

The subtle colours of low visual profile will be of minimal prominence and will not detract from the native vegetation and habitat.

11 Site suitability, adjacent residences
The development will not adversely affect the adjoining properties with overshadowing, privacy, noise, or inappropriate bulk and scale. The height, bulk and scale of the additions are of minimal, not overpowering the site, adjoining sites, or streetscape. It is considered that the development is good environmental planning, not excessive, a suitable purpose, and suitable for the site and locality.

Extremely generous separation distances will apply between the additions and alterations and the adjoining properties, please refer to survey plan.

The new dwelling will maintain great visual, privacy, acoustic, and overshadowing distance between properties.

The additions and alterations are not looking over adjoining properties private open space, internal living rooms, pool, or balconies. Large trees to the north side property side boundary give privacy to its rear yard and windows from no. 34 from the proposed dwelling windows and deck having a 1,7 m high privacy screen.

It is considered that the development is of suitable design, character, bulk and scale height, wall setbacks, for the adjoining properties, and locality. The adjoining houses and outdoor private space are located a comfortable distance from the proposed dwelling. There will be no adverse effects on them by the development.

12 Building height complies.
Complies with maximum 8.5m height.

13 Style of the building
The additions have been designed in a very attractive style, with suitability for the residence, adjoining residences, and streetscape being of high concern.
Design compatible with and maintaining the original context of the building in design and materials. The design and materials will match existing, windows will be in matching aluminium frame, walls weatherboard, roof sheeting low reflective terra cotta tile. All materials new, good quality, material colour environmentally friendly.

14 Streetscape
The new additions are of a design suitable and compatible for the adjoining houses, locality, and streetscape. Other houses in the street are of similar original design, several have recently had large additions completed.
The additions and alterations have been purposely designed to maintain the original theme of the residence, Rendered brick and timber framed weatherboard clad walls, sloping hip roof with eaves, windows of suitable design and area.
It is strongly considered that the new development will greatly enhance the architectural style of the residence, and will contribute greatly to enhancing the streetscape.

15 Sunlight –solar access
The development will not adversely affect the adjoining properties with overshadowing. please refer to shadow diagrams.

16 Privacy
The additions have been designed to provide maximum privacy for the occupants the subject property and that of the adjoining and nearby properties. Windows designed for incoming ventilation, light, and access with minimal loss of privacy to adjoining properties.
Windows and door units to the additions and alterations are not overlooking adjoining properties living areas, private open space, balconies.

Privacy screen 1.7 m high will apply to the north side of the proposed deck providing adequate privacy between properties.
Boundaries have 1.8m fencing.

17 Views
No adverse loss of views by the development. As before stated the addition will not adversely remove views from local properties or public places as it does not lie in a significant view path.

18 Construction noise, material runoff, air pollutants.
Noise minimal due to size and nature of light weight structure. Material runoff controlled by sediment barriers, sand bags in geotextile fabric. Loose materials will be covered to prevent dust blowing from the pile.
No toxic or hazardous air pollutants used in the construction.

19 Soil and water runoff
Soil and water runoff controlled by sediment barriers, sand bags in geotextile fabric as shown on site analysis plan. No toxic or hazardous air pollutants used in the construction.

20 Car spaces complies
2 car spaces provided garage. No extra car space required for the secondary dwelling.

21 Site management
Building materials, recycled materials, and disposable materials, stockpiled at the front yard, in a neat manner minimizing runoff and air pollution. Sediment barriers will be placed around the stacks. Spillages will be cleaned up immediately.

22 Site contamination acid sulphate
Not listed as contaminated site in Council's development restrictions.

23 Flora fauna Not effected

24 Storm water
Roof and paving storm water currently runs into roof gutters, downpipes connected to underground 100 mm storm water lines all connecting into the street gutter. This situation works very efficiently.

Roof water from the secondary dwelling 95 m/2 roof will similarly be collected in gutters, downpipes, underground 100 diam. storm water pipes discharging into the street gutter. Additionally, roof water will be collected in a new 2500 litre rain water tank/s, with overflow pipe connected to the storm water system. The collected tank water will be used on the gardens and lawn.