

Statement of Environmental Effects in brief related to Section 96 modifications.

(Please refer to full Stat. Env. Effects attached, as DA application
and applicable for Sect. 96 application March 2019).

Proposed secondary dwelling to single detached residence 42 Pringle Ave Belrose

For John and Therese Hajakian

August 2018 as DA and applicable for Sect.96 application March 2019

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Section 96 modifications.

1.0 Reason for required modifications

The DA approved plans were lodged as part of CC application with Form Certifiers – Craig Formosa of Cromer in February this year. After studying the plans Craig informed us that due to BCA fire rating requirements, the meals room must be either moved away 1800 mm minimum from the existing dwelling (containing a window opposite the support posts of the meals room) or have a masonry south side wall to the meals room extending from the ground to the underside of the meals room eaves.

In providing a 1800 mm minimum separation distance between the dwellings at this point means the meals room will move northward by 1050 mm. The DA approved deck of 2700 mm will finish at the same point at its north side resulting in a deck width of 1500 mm.

The option of moving the meals room 1800 mm minimum separation distance from the main dwelling was chosen as the best option. Having a masonry wall directly in front of and approximately 750 mm away from the existing dining room window is not an aesthetic option at all, resulting in the new wall running into the bikes room window midway along its width. The wall would also restrict ventilation into the main dwelling dining room window.

We also considered moving the meals room a minimum 1800 mm a very viable and practical option as it will still maintain good separation distance from the adjoining side boundary and adjoining property. Privacy will be maintained at the same level as was provided in the DA approved meals room position. Bulk and scale separation distances between properties is extremely generous a distance of approximately 7.2 m. Furthermore, more light will enter the existing dwelling windows adjacent to the meals room. The deck reduced width to 1500 mm will be adequate for the proposed 2 secondary dwelling occupants.

The owner decided to be safe and allow 1850 mm separation between the 2 dwellings, resulting in the meals room moving 1100 mm north of the DA approved location.

2.0 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.

Meals Room particulars

Extremely generous separation distances will apply between the additions and alterations and the adjoining properties, please refer to survey plan. The meals room north facing wall will be setback 3020 mm (3.02 m) from the side boundary giving

generous separation between the adjoining properties. The room is small in area 2.1 x 2.4 m designed for 2 people to use.

The deck off the meals room is similarly small in area of 2.6 m x 1.5 designed to accommodate 2 people only. A 1.7 m high timber slat privacy screen to the north side of the deck will provide maximum privacy between the adjoining property.

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

The additions and alterations including the meals room 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 to its north side facing the adjoining property.

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.

3.0 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.

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The deck off the meals room is similarly small in area of 2.6 m x 1.5 designed to accommodate 2 people only. A 1.7 m high timber slat privacy screen to the north side of the deck facing the adjoining property will provide maximum privacy between the adjoining property.

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

4.0 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.

5.0 Development compliance meals room

The development complies with the LEP and DCP requirements.

6.0 Site use

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

7.0 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 4.0 m meals room compliant.
- Side boundary setback complies minimum 900 mm and 1.5 m for class 1A secondary dwelling complies. Meals Room side boundary setback 3.02 m.
- Rear boundary 6.5 m complies.
- Front boundary DCP setback 6.5m compliant.

8.0 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.

9.0 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.

10 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 facing the adjoining property. As it is a small deck of 2.6 x 1.5 m 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.

11 Front boundary set back

Complies with 6.5 m minimum.

12 Side and rear boundary set back, and side 4 m envelope

Complies with side boundary setback of 900 mm, and 4m envelope.

Complies with 6 m rear setback.

13 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.

14 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.

15 Building height complies.

Complies with maximum 8.5m height.

16 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.

17 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.

18 Sunlight –solar access

The development will not adversely affect the adjoining properties with overshadowing. please refer to shadow diagrams.

19 Privacy overall secondary dwelling

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 facing the adjoining property providing adequate privacy between properties.

Boundaries have 1.8m fencing.

20 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.

21 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.

22 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.

23 Car spaces complies

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

24 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.

25 Site contamination acid sulphate

Not listed as contaminated site in Council's development restrictions.

26 Flora fauna Not effected

27 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 part of the secondary dwelling and adjusted roof to the existing dwelling of total 95 m² roof will similarly be collected in gutters, downpipes, 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 secondary dwelling toilet, gardens and lawn.

Roof water from the front hip section of roof and remaining garage eaves will run into the existing down pipe, underground 100 diameter storm water pipe, discharging into the street gutter.