

Statement of Environmental Effects

Proposed alterations and additions – first floor addition to single detached residence 42 Pringle Ave Belrose

For John and Therese Hajakian

15 September 2023

Prepared by Newbuild Design and Drafting
Robert Geoghegan

17 Jocelyn Street North Curl Curl NSW 2099
Mob. 0419907222
Email. robge@bigpond.com
ABN 53 622 554 507

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 class 1 single residence with approved class 1 secondary dwelling both for family 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 = 313 m² = 45%

Proposed LOS = 313 m² = 45% as existing.

Landscape calculations include landscaped gardens and lawn at least 2m x 2m area.

- Building height maximum 8.5m complies.
- Side boundary 4m building envelope compliant.
- Side boundary setback compliant minimum 900 mm and 1.5 m for class 1A secondary dwelling.
- Rear boundary 6 m partly non-compliant at 5.37m refer clause 4.6 in clause 9 Rear boundary set back.
- Front boundary DCP setback minimum 6.5m currently compliant.
In this application it is proposed to apply for a registered car space 5.4x 2.7m on the level concrete driveway in front of the garage.
 Refer Clause 4.6 clause 7 Front boundary hereunder.
- LOS compliant.

Landscaped area as existing

Site area = 699 m²

DCP required LOS = 40% = 280 m²

Existing LOS = 313 m² = 45%

Proposed LOS = 313 m² = 45% as existing.

Landscape calculations include landscaped gardens and lawn at least 2m x 2m area.

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.

In 2019 an approved secondary class 1A dwelling was built over the existing garage.

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.

Existing parking is provided in the garage one space minimum 5.4 x 3m suitable for large car another space 4.5 x minimum 3m suitable for small to medium car.

Currently 1 car is parked on the level concrete driveway in front of the garage.

In this application it is proposed to apply for a registered car space 5.4 x 2.7m on the level concrete driveway in front of the garage. Refer Clause 4.6 clause 7 Front boundary hereunder.

The adjoining side and rear properties are all two storey residences. They are located a considerable distance from number 42 with large separation distances giving plentiful open space between them. The rear two storey property is located 7m from the rear boundary of number 42 and 12.37m from its proposed first floor additions. This is also the case with the north side property and SE corner property there being large screen trees on their side and rear boundaries providing excellent privacy.

4 The existing residence and secondary dwelling

The subject single storey residence originally contained lounge, dining, 3 bedrooms, bathroom, kitchen, family room, and study. These rooms are within the original residence and later additions. A double garage was added with the additions.

In 2019 an approved secondary class 1A dwelling was built over the existing garage.

This DA application includes the proposed first floor addition providing much need amenity for recreation, entertaining and bedroom facility. This is necessary and appropriate for modern living amenity and to suit the growing family.

5 The proposed first floor additions

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

The additions to maintain the existing landscaped open space, generous boundary setbacks, and open space between properties.

The additions 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 first floor will have an enjoyable open plan family room with wet bar amenity, with a small rear deck off it. As deck is small and not looking over neighbour outdoor recreation areas privacy will not be adversely compromised.

Two bedrooms, study, bathroom (shower only), will provide ample accommodation for the growing family.

Windows to the new dwelling a minimal yet adequate area to afford maximum privacy between properties.

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 acceptable points.

- Front and rear boundary setbacks.

Please refer clauses 8 and 9 below.

7 Side boundary 4 m envelope compliant (refer elevations Arch. Plans).

8 Side boundary compliant with side boundary setback of 900 mm. (Refer elevations Arch. Plans).

9 Front boundary minimum 6.5m set back non-compliant - car space on existing driveway.

Refer clause 4.6 below. Addressing Council DCP Cl. 7 Front boundary setback minor non-compliance.

Request variation to DCP control

Variation is requested for single open car space non-compliance with this front boundary minimum 6.5m setback as it is considered will not compromise the DCP control objectives and will maintain its desired effects.

- The development requires compliance with 2 car spaces of regulatory dimensions all being 5.4m length. Existing garage allows for 1 space 5.4x3m and 1 space 4.5m being suitable for small to medium car but not compliant with reg. 5.4m length.
- The proposed open car space of 5.4x2.7m is located on the existing level driveway where one car is already permanently parked.
- The 6.5m front setback area is 150.6m² and the car space is 14.6m² being only 9.6% of the front setback area. This is compliant with Council consideration of structures occupying max. 50% of front, rear setbacks on merit.

DCP Cl. 7 Objectives and proposal meeting same.

DCP • To create a sense of openness.

Response: As stated above the open car space is only 9.6% of the front setback and does not have a structure built within it, merely a car parked on driveway being acceptable within NB area.

DCP • To maintain the visual continuity and pattern of buildings and landscape elements.

Response: Buildings and landscape compliant with DCP car space on driveway not effecting this.

DCP • To protect and enhance the visual quality of streetscapes and public spaces.

Response: The streetscape visual quality will be unaffected existing situation remaining with 1 car parked on driveway. The existing house and landscaping is well maintained in an attractive clean condition.

DCP • To achieve reasonable view sharing.

Response: View sharing not adversely effected by this front boundary minor non-compliance.

DCP Cl. 7 Requirements

1. Development is to maintain a minimum setback to road frontages.
Response: As above responses.
2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.
Response: Proposal compliant with this requiring open car space on existing driveway only.
3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.

Response: Whether relevant the 6.5m front setback area is 150.6m² and the car space is 14.6m² being only 9.6% of the front setback area. This is compliant with Council consideration of structures occupying max. 50% of front, rear setbacks on merit.

10 Rear boundary minimum 6m set back minimally non-compliant

Refer clause 4.6 below addressing Council DCP Cl. Rear boundary minimum 6m setback minor non-compliance.

The proposed first floor addition will be in part and to a minor extent be non-compliant with the ironing room setback 5.37m from rear boundary. This room being only 2.6m wide and without windows to rear wall facing rear boundary. Furthermore, the ironing room rear wall will be built directly over the existing rear wall below considering good building practices and visual aesthetics.

Additionally, the non-compliant section of building of 1.82m² is only 1.3% of the rear 140m² rear setback area.

Request variation to DCP B9 control

Variation is requested for rear boundary setback minor non-compliance rear boundary minimum 6m setback as it is considered will not compromise the DCP control objectives and will maintain its desired effects.

B9 Objectives

DCP B• To ensure opportunities for deep soil landscape areas are maintained.

Response: Building within 6m setback built over existing building below not occupying impervious or landscaped area being unaffected. Abundance landscaped deep planting facility in rear boundary setback.

DCP B9• To create a sense of openness in rear yards.

Response: Minimally and not noticeably effected by non-compliance as occupying only 1.82m² of rear setback area. Abundant open space remaining.

The rear two storey property is located 7m from the rear boundary of number 42 and 12.37m from its proposed first floor additions. This is also the case with the north side property and SE corner property there being large screen trees on their side and rear boundaries providing excellent privacy.

DCP B9• To preserve the amenity of adjacent land, particularly relating to privacy between buildings. Over

Response: This not effected by rear setback noncompliance being minor 700mm intrusion into rear setback and rear wall within setback having no windows, privacy not compromised.

Continued over

DCP B9• To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.

Response: This will be maintained as minimal intrusion of 700mm into rear setback of width 2.6m. Rear pattern of building s staggered not effected adversely by noncomplying building. Not effecting landscape elements as above existing building below.

DCP B9• To provide opportunities to maintain privacy between dwellings.

Response: This not effected by rear setback noncompliance being minor 700mm and rear wall within setback having no windows, privacy not compromised.

DCP B9 Requirements

1. Development is to maintain a minimum setback to rear boundaries.

Response: As addressed above.

2. The rear setback area is to be landscaped and free of any above or below ground structures.

Response: Building within 6m setback built over existing building below not occupying impervious or landscaped area being unaffected. Abundance landscaped deep planting facility in rear boundary setback.

11 Landscaped area as existing

No lawn area or garden will be covered as additions will be over the existing *building footprint*. Abundant vegetation exists to the front and rear yards in lawn and large garden areas.

Site area = 699 m²

DCP required LOS = 40% = 280 m²

Existing LOS = 313 m² = 45%

Proposed LOS = 313 m² = 45% as existing.

Landscape calculations include landscaped gardens and lawn at least 2m x 2m area.

12 Building colours and materials. Refer Materials & Finishes schedule.

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 weatherboards will be painted same colour as secondary dwelling weatherboards.

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

Matching terra cotta roof tiles will be used to the first-floor roof.

13 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 boundary and SE corner boundaries give privacy to their side and rear yard and windows.

It is considered 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.

14 Building height complies.

Complies with maximum 8.5m height.

15 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.

16 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.

17 Sunlight –solar access

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

18 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, pool etc.

Privacy screen considered not required to proposed deck providing as it is only 1.5m deep x 3.6m wide not accommodating numerous people.

adequate privacy between properties.

Boundaries have 1.8m fencing.

19 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.

20 Construction noise, material runoff, air pollutants.

Noise minimal due to size and nature of light weight structure.

Material runoff controlled by sediment barriers, sandbags 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.

21 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.

22 Car spaces complies with this DA application.

2 car spaces provided garage.

23 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.

24 Site contamination acid sulphate

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

25 Flora fauna Not effected by development.

26 Storm water

Roof water currently runs into roof gutters, downpipes connected to underground 100 mm storm water lines all connecting into the street gutter at two points. This situation works very efficiently.

Roof water from the proposed first floor roof will similarly be collected in gutters, downpipes, underground 100 diam. storm water pipes connecting to the existing storm water pipes discharging into the street gutter at two points. Additionally, roof

water is collected in an existing approved 2500 litre rainwater tank, with overflow pipe connected to the storm water system. The collected tank water used on gardens and lawn.

27 Geotechnical report Not required as classified zone A land slip.

28 Private open space Compliant.

Abundant PO space in attractive, private, landscaped lawn garden and deck areas.

29 Flood Risk Assessment

Prepared by Robert Geoghegan – Newbuild Design and Drafting 14 Sept. 2023.
Bach. Design Architecture, Master of Architecture Uni. Newcastle NSW.

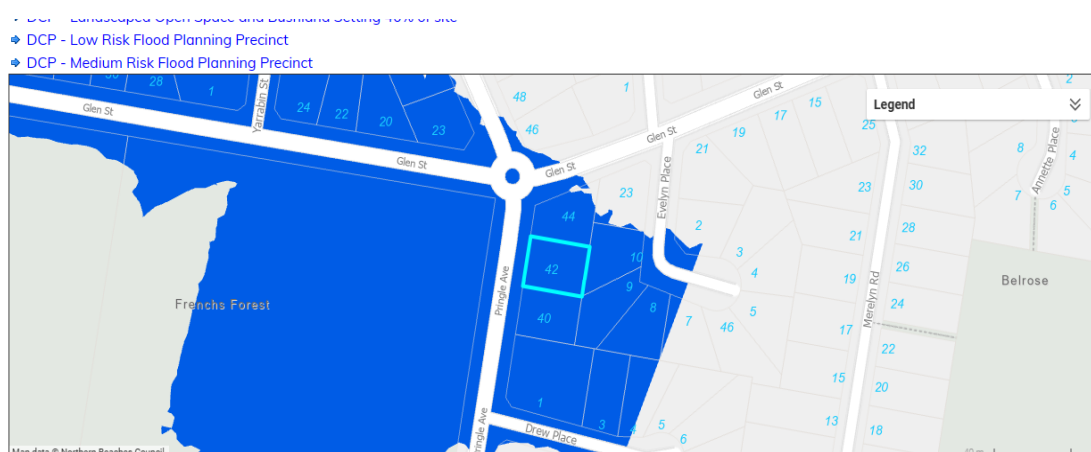
As advised by Council Planning enquiry Officer 14/09/2023

There are some circumstances where a formal Flood Management Report undertaken by a professional engineer may not be required. However, the relevant parts of the DCP and LEP would still need to be addressed, to demonstrate compliance. Examples where this may apply include:

- If all proposed works are located outside the relevant Flood Risk Precinct extent.
- First floor addition only, where the floor level is above the Probable Maximum Flood level.
- Internal works only, where habitable floor areas below the FPL are not being increased

(Note that development on flood prone land will still be assessed for compliance with the relevant DCP and LEP and may still be subject to flood related development controls.)

Below Flood Planning map 42 Pringle Ave Belrose (Source NB Council LEP)



[Click here](#) to view Medium Flood Risk Planning Precinct under Warringah Development Control Plan 2011.

◆ LEP - Flood Planning Level

30 Flood Prone Land

Number 42 Pringle Ave. is in medium level flood precinct being equivalent to the Flood Planning Area (FPA), covering flood prone land affected by the Flood Planning Level (FPL). The FPL is the 1% Annual Exceedance Probability (AEP) flood level (equivalent to the 1 in 100-year flood level) with a freeboard added.

Proposed development complying with flood prone land requirements.

It is requested that Flood Impact Statement is not required for this development due to the nature and location of development having new floor 3.32m above maximum flood plane and built over existing residence Engineer certified to withstand maximum flood levels, currents, floating debris etc.

- Proposed first floor additions will be built entirely over the existing dwelling with new first floor level AHD RL 166.72 being 4.24m above ground below. The existing residence is built of brick veneer construction on Reinforced concrete footings being sufficiently strong to withstand medium level flooding.
- The predicted maximum flood level would be AHD RL 163.4 with the proposed floor level of 166.72 being 3.32m above that level clear being well above that level.
- In 2018 DA2018/1399 was approved for secondary dwelling to be built over garage of subject property without requiring Flood Impact Assessment as addressed in DA2018/1399 conditions pasted below.
DA2018/1399 Notice of determination condition of consent Flooding pasted below.

Cl 7 Flooding (DA2018/1399 Notice of determination conditions).
Re proposed first floor addition all of below conditions will be applied in development refer Cl. 4.6 under.

- To protect property and occupants from flood risk the following is required:
- Building Components and Structural Soundness – C1 Building Components and Structural Soundness
- All new development shall be designed and constructed as flood compatible buildings in accordance with Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006)
- Building Components and Structural Soundness C2
- All new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level of 163.4m AHD, considering the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Structural certification shall be provided confirming the above.

- Building Components and Structural Soundness C3
- All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed to cut electricity supply during flood events. (continued over)
- Storage of Goods – D1
- Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards.
- Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

End (DA2018/1399 Notice of determination conditions).

Clause 4.6 Flood Prone Land – Flood Impact Assessment report

It is requested not to provide Flood Impact Assessment report for the proposed first floor additions as it is considered unnecessary as the development floor level is 3.32m above the flood plane predicted level.

- Proposed first floor additions will be built entirely over the existing dwelling with new first floor level AHD RL 166.72 being 4.24m above ground below. The existing residence is built of brick veneer construction on Reinforced concrete footings being sufficiently strong to withstand medium level flooding.
- The predicted maximum flood level would be AHD RL 163.4 with the proposed floor level of 166.72 being 3.32m above that level clear being well above that level.
- In 2018 DA2018/1399 was approved for secondary dwelling to be built over garage of subject property without requiring Flood Impact Assessment as addressed in DA2018/1399 conditions pasted below.
DA2018/1399 Notice of determination condition of consent Flooding pasted below.

DCP E11 Flood Prone Land

Objectives

- Protection of people.

Response: Proposed first floor built securely over existing brick veneer walls with new floor 3.32m above maximum flood level of 163.4 well outside flood zone. Existing walls aof residence Engineer certified structurally adequate to withstand medium level flooding heights, currents, floating debris. People within and without development safe as flood not affecting development.

Continued over

- Protection of the natural environment.

Response: Proposed first floor built securely over existing brick veneer walls with new floor 3.32m above maximum flood level of 163.4 well outside flood zone. Existing walls of residence Engineer certified structurally adequate to withstand medium level flooding heights, currents, floating debris. Natural environment not affected as flood not affecting development.

- Protection of private and public infrastructure and assets.

Response: Proposed first floor built securely over existing brick veneer walls with new floor 3.32m above maximum flood level of 163.4 well outside flood zone. Existing walls of residence Engineer certified structurally adequate to withstand medium level flooding heights, currents, floating debris. Private and public infrastructure and assets not affected as flood not affecting development.