Statement of Environmental Effects

Site Details: 60 Koorangi Ave, Elanora Heights (Lot No.: 142; Deposited Plan No.: 224233)

Job No. 201605

The following document is a Statement of Environmental Effects for the proposed alteration and addition to an existing 2 storey cottage at 60 Koorangi Ave, Elanora Heights as prepared by Strachan Architects on behalf of the owners James & Lee Milligan

Site Description

Site Frontage: 18.29 Site Area: 835 sqm
Site Depth: 45.72m.

Heritage Status: The site is not in the vicinity of Aboriginal places of heritage significance and aboriginal objects. It is also not in the vicinity of European Heritage Items/ Places.

The existing building is a two storey cottage with face brick veneer and metal clad walls. A one storey face brick & tile house adjoins the South & North boundary. A reserve adjoins the west boundary.

The existing buildings appear to have been built in the late 1960's with a recent 2nd storey addition completed in 2018.

There will be no trees removed from the site.

An existing rear deck with an existing polycarbonate gable roof is proposed to be replaced with a new deck, to be raised 330mm to the level of another adjoining deck area as well as a new metal skillion roof structure to be supported by existing foundations.

There is also proposed an insignificant adjustment to the existing pool fence and pool paved area on the side of the pool adjoining the deck and the rear of the pool. The adjustment rearranges the existing pool fencing in order to relocate access to the pool as well as liftin the existing pool fence along side the raised deck to maintain a height of 1.2m in order to comply with AS1926.1-2012.

Site Suitability

The site slopes gently to the east.

The area of the replaced deck and roof is central to the site surrounded by existing buildings and an existing in-ground pool. A Boundary Identification Plan has been included with this submission.

The roof has been designed in such a way to minimise the impact of shadows on the adjoining southern property by keeping the southern side of the roof at the existing level. For this reason, as noted on the Site/ Roof and Landscape Plan, any shadows cast by the roof alteration will fall within existing shadows and therefore there will be no impact on the existing shadows cast by the building.

The proposal is compatible with the visual setting and with local planning objectives; and minimises the impact of additional volume due to the central location and the extent of this minimal alteration.

The site is within walking distance to public transport, shops, a swimming pool, tennis courts, golf course & parks.

Present and Previous Uses

The adjoining properties are all residential and the site's previous, current and proposed use is residential.

The site is a Class 5 Contaminated Area, but there have been no known potentially contaminating activities conducted on the site and no known contaminated areas within the site. No testing of the site for land contamination has been carried out.

Controls, Policies & Guidelines

The development type lies under the Local Development type.

The Pittwater Local Environmental Plan (LEP)
The proposed development continues the appropriate existing residential use of land.

The site is zoned R2 - Low Density Residential. A residential alteration is therefore permissible in this zone.

Pittwater Development Control Plan (DCP) : Pittwater 21 DCP 2014
The proposed development is designed in order to improve the quality of the built environment and amenity for the future occupants of the site and the neighbours, while integrating into the surrounding context in terms of the existing streetscape and building quality.

BCA compliance report

The proposal is designed to comply with all BCA requirements for a residential building Class 1A - single detached dwelling including:-

- Boundary clearances (setbacks to all relevant allotment boundaries and other buildings and structures; and distances from easements and local government infrastructure).

- Excavation of foundation material (insignificant amount) (dimensions of excavations; profile of soil excavated; and bearing surfaces of excavations).

- Compaction of fill material (if necessary) (level of compaction; and retention of compacted fill).

- Cut and fill batters (location of cut and fill batters (if required); construction and location of retaining walls (if required); provisions for drainage of cut and fill batters and retaining walls; and falls to external finished areas).

- Piers through fill (location of piers through compacted fill (if found); and depth and bedding of piers through compacted fill to natural ground or in accordance with approved design requirements. N/A

- Reinforcement of slab and footing system (type and placement of steel reinforcing; size and gauge of reinforcing steel; location and dimension of laps to reinforcement steel; and type of connections to reinforcement steel). N/A

- Vapour barrier (type and location of vapour barrier; type and location of joint overlaps to vapour barrier; and treatment to penetrations through vapour barrier). – N/A

- Termite management system (location and type of physical and chemical barriers; and protection of penetrations through footing or slab elements).

- Floor levels (finished slab levels to establish heights above flood levels, building height or to accommodate drainage requirements).

- Sub-floor framing (member sizes and spacings; minimum clearances to ground levels; sub-floor bracing; provisions for sub-floor ventilation; termite protection; and ground grading).

- Lower floor wall framing (member sizes and spacings; bracing; and tie-down and point-load locations) –

- Upper floor wall framing (wall framing elements to slab or upper levels - construction will be designed by an engineer to ensure member sizes and spacings, bracing, tie-down and point-load requirements comply with the building development approval).

- Floor framing and flooring (member sizes and spacings; diaphragm bracing and blocking; and water proof/resistant flooring to wet areas).

- Insulation for energy efficiency requirements (insulation/sarking to external wall framing and roof/ceiling insulation as requires by Basix). N/A

- Structural walls (existing masonry) (tie-down points and lateral bracing elements; and sizes, and lateral support).

- Roof and ceiling framing (member sizes and spacings; cross-bracing and tie-down; point-loads supported; location and fixing of truss binders; and batten fixing and joint location for sheet roofs).

- Site works and drainage (drainage will comply with building development approval and site facilitates drain away from the dwelling and protect adjoining properties from stormwater run-off; surface and roof water discharges to an approved discharge point; finished ground levels adjacent to the dwelling are graded away; and required finished slab heights above external ground level).

- Termite management systems (sub-floor termite shields and other elements of physical and chemical barriers; exposed slab edges and termite management system notices in required locations).

- Damp and weatherproofing (flashing to wall/roof junctions; location and spacing of weepholes to cavity masonry walls; and flashing to door and window openings for sheet-clad external walls).

- Fire safety (hearth construction around free-standing or open fire place, termination height of chimney; fire-rated construction; construction requirements for bushfire prone areas; and operation and location of smoke alarms.

- Health and amenity (ceiling heights to stairs, habitable and non-habitable spaces; light transmission areas; natural and mechanical ventilation of rooms and construction of sanitary compartments).

- Safe movement and access (balustrades to stairs, balconies, decks, windows and path of access, as well as construction of stair risers and goings, landings and thresholds.

- Construction of wet areas (water resistant and waterproof construction to wet areas as well as treatment of wall floor junctions). N/A

- Glazing (location and type of glass in accordance with BASIX Certificate requirements) N/A

- Sub-floor ventilation (location, spacing & area of sub-floor ventilation openings, including in sub-floor internal walls. Sealed impervious membrane over ground in excessively damp areas & ground grading where required).

- Energy efficiency (energy efficient lighting and hot water supply systems installed in accordance with BASIX) :

A Basix Certificate accompanies this application resulting in the connection of 48sqm of roof to a 2.5kL rainwater tank. The existing swimming pool will utilize a pool blanket and solar (electric boosted) heating.

- Water savings measures (water conservation measures—showerheads, aerators, taps). N/A

Front and Rear Setback
The existing front setback of 10.52m to the front boundary is maintained.

At the rear (west) boundary the existing setback to the existing house and existing posts of the rear deck roof of 20.61m will be retained.

The existing pool paved area is proposed to be extended towards the rear by 600mm with a setback from the rear of 4.62m

Bulk & Scale
With minimal impact on the site, street and adjoining properties the proposal the floor area will not change from 316.5 sqm, (0.38:1) which is well under the floor area of 417.5 sqm (0.5:1) permitted by Council for a site area of 835 sqm. The proposal will give better shelter to the existing outdoor space making it more usable during inclement weather. The central location, minor scale of the proposed alteration as well as the design of the roof so that the maximum point above the natural ground level is in the centre of the site over existing roof and then sloping down towards the south to an existing gutter level means there is minimal impact on bulk & scale.

The minimisation of the appearance of bulk and scale has been a priority in the design of the proposal. and is reflected in the utilization of articulation through the use of generously shading eaves as well as the choice of dark subdued grey tones of metal cladding (Generally: Colorbond colour “Basalt” with some “monument” accents). These techniques combine with the existing generous front boundary setbacks and roof design mentioned above to minimise the appearance of bulk and scale of the proposal.

Height
The existing maximum roof level of the house surrounding the proposal is 99.57 which is 2.12m above the proposed rear deck roof maximum roof RL of 97.45. The proposed rear deck will be 1.12m above the maximum existing roof ridge of 96.3 on the north side over the existing house. The roof slopes to the same level of the existing rear roof deck of 95.42.

The existing residence roof structure and heights have been retained except for the left of one side of the rear deck roof.

Retaining Structures & Landscape
The proposal has no impact on the existing building footprint and will actually reduce the impermeable surface area by 0.3sqm by replacing existing deck with grass area at the rear of the proposed works. This increased grass area offsets a minor proposed increase to the pool paved area resulting in the reduction of 0.3sqm to the impermeable surface area. The landscaped Area will increase from 502sqm to 502.3 sqm (60.15% of the Site Area). The landscaping is not significantly altered and therefore has been depicted on the Site/ Roof and Landscaping Plan with a separate Landscape Plan deemed unnecessary for this submission. The proposal does not cause any substantial changes to the visual character of the site’s landscape with a total of only 9.8sqm of landscaped area to be disturbed by the extension of the pool deck (far less than 40sqm of the site). The existing landscaped garden at the rear will not be significantly disturbed and the garden at the front with a generous existing setback of 10.52 will remain untouched.

The tree dominated streetscape as well as the natural drainage lines have been maintained. The existing landscaped areas will be retained, enhanced and weed management will be maintained according to the Council Guidelines and the Noxious Weed Act 1993. There will be no negative impact on any conservation and/or restoration of indigenous tree and/or urban bush land communities.

There will be no significant excavation.

The proposal **does not** involve:-
- Landscape and Flora and Fauna Enhancement Category 3 land
- Greywater Reuse
- Stormwater Harvesting
- On-site Stormwater Detention
- Requiring improvement in water quality
- No alteration to the existing stormwater discharge system running by gravity to the street
- No requirement for Stormwater easements, systems and natural watercourses.
- It is not a waterfront development

Solar, Overshadowing & Energy Efficiency
The location & roof form of the extension has been designed in order to have no impact on the existing overshadowing of adjoining properties and the yard of the subject site. The shadow diagrams are depicted on the Site, Roof and Landscape Plan indicate there will be no impact on the existing shadows cast on the adjoining properties and shadows to garden of the subject site due to the central location of the altered rear roof deck. For this reason, it has been deemed separate Shadow Diagrams are unnecessary for this submission. The existing shadow diagrams for the June solstice have been noted on the Site Plan and remain unchanged.

The fixed glass screens proposed on the upped sides of the roof will shelter the existing deck from inclement weather while allowing more controlled solar access to the deck than the existing polycarbonate roof.

Regular mulching of the existing garden will also reduce water usage. The existing stormwater system is fully functioning and will be retained in the proposal.

Privacy

The proposal does not alter windows of the existing building and does not change the location of the rear deck and therefore will not impact privacy to adjoining properties.

There will be no significant change to the active use outdoor areas which are all existing and well away from the existing bedrooms of the existing house and the bedroom areas of the adjoining properties.

Air & Noise
As there will be no change to the existing house and the active outdoor area there will be no impact on the existing acoustic privacy. There is little noise from roads and aircraft. Construction noise will comply with Council requirements.

Access & Traffic
The tree dominated streetscape of Koorangi Ave, as well as the natural drainage lines, have been maintained by retaining the existing front & rear landscape and existing building footprint and setbacks.

Bicycle storage will be retained at the rear of the deep proposed garage. The existing access to the road complies with council requirements with regards to grade. The existing garage provides for 2 off street parking spaces behind the front building line. Existing pedestrian and vehicle access are separate and therefore do not conflict.

The existing driveway with a gradient of approximately 1-3 degree will be retained ensuring stormwater run-off away from the existing garage. Therefore, there will be no works on the public road reserve, no significant slope and no impact on the ample existing off-street vehicle parking (2 spaces in the existing

garage behind the front building line and space for 2 additional cars on the existing driveway within the front boundary).

Bushfire Hazard
A Bushfire Assessment Report is included with this submission with a related Bushfire Risk Assessment Certificate. The site is Bush Fire Prone and the works are in BAL-FZ zone and therefore will all comply with construction standards recommended in the Bushfire Report in accordance with the requirements of *Planning for Bushfire Protection 2019* and *AS 3959-2018 Construction of buildings in bushfire prone areas*.

Heritage
The site is not affected by a Heritage listing and has no impact on the heritage item it is within the vicinity of. The proposed design is in keeping with the forms & materials used in the existing and surrounding buildings. The site is not within the vicinity of Aboriginal places of heritage significance and aboriginal objects.

Integrated Development
The proposal is **not** Integrated Development in relation to:-
- Water Use and Water Activity
- Aboriginal Places of Heritage Significance and Aboriginal Objects
- Protection of the Environment
- Roads

Referal to NSW Office of Environment & Heritage
The site is **not** part of critical habitat and the development is not likely to significantly affect a threatened species, population, or ecological community or its habitat.

Compliance Table

Built Form Control	Requirements	Proposed	Variation	Complies
Front building line	Min 6.5m or established building line	No changes (established 10.52m)	-	Yes
Rear Building Line	6.5m	No changes (established 20.61m)	-	Yes
Side Building Line		No changes (established 1.51m & 0.9m)	-	Yes
Building Envelope	West – 3.5m East – 3.5m	Building envelope unchanged - within envelope	-	Yes
Landscape Area	60% of SA	Increased by 0.3sqm to 60.15% of SA)	-	Yes

Conclusion

In conclusion the proposed minor alteration will have negligible negative impact on the existing environment in terms of streetscape and building form; energy efficiency, solar access; security, privacy and views; parking and access. The proposal conforms to the objectives of the relevant Council controls and is considered to be an appropriate alteration to a valued existing ambiance of the site.

Appendix 1 – Photographic Survey Surrounding Property Side Setbacks

Context Plan

No. 60 (subject site)

Rear Deck and Roof Area of Subject Site

No. 35 (opposite) **No 37 (opposite)**

No. 33

No. 56

No. 58 (neighbouring property)

No. 62. (neighbouring property)