

STATEMENT OF ENVIRONMENTAL EFFECTS

In support of a Development Application for alterations and additions to an existing residence at:

53 Timaru Road, Terrey Hills, NSW 2084

For:

Karen Dent

Date:

28/02/2025

Issue:

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1.00 INTRODUCTION:

This Statement of Environmental Effects seeks to explain and appraise the impact of the proposed design on the site, neighbouring properties and environment.

In this Statement the proposed development is presented and assessed against the relevant Planning regime.

2.00 THE SITE:

The site is 705.1 m² and is triangular in shape lying at the eastern end of a cul-de-sac of Timaru Road in Terrey hills.

The site slopes from east to west and backs onto Crown land to the north (Naroo Road). Naroo Road is then bordered by an acreage property that has access from McCarrs Creek Road. The site is impacted by bushfire with a very high risk of BAL-FZ and BAL-40.

The site is a residential allotment and currently is a double storey containing 3 bedrooms, 2 bathrooms and a separate small double garage. The house is red face brick and partially clad in painted weatherboard. There are 2 balconies upstairs, one on grade and another suspended over the western side. There is also a paved outside covered living area. The site is extensively landscaped with natural vegetation and buffalo lawn. There is a pool with pebblecrete surround paving.

The site is bounded by other residences, number 51 to the south and number 62 to the west.

Being located on the slope and above the national park, views to the west are significant and the aspect to the north is tranquil and peaceful onto the bushland. Currently there are no significant privacy issues either over looking neighbours or vice versa. Consideration needs to be given to the neighbours to the South as the proposed works are likely to impact them the most.

The following photos represent the existing house, site and nearby surroundings:
Existing residence: From driveway entry.



View from pool area. Westerly aspect



View from private open space. Northerly aspect



View from NE



3.00 THE PROPOSAL:

The alterations and additions proposed incorporate the following:

- To add 2 additional, reasonably sized bedrooms.
- One existing small bedroom will become a study
- To add one additional family bathroom away from the living area.
- It extend the existing living area
- To create a dedicated entrance hall on the ground level

The design incorporates passive solar design principals to provide an energy efficient, comfortable environment for it's occupants. Less energy consumption is also beneficial for the greater environment. Passive solar aspects of the design include:

- Proposed internal areas incorporate glazing to the with suitably sized reveals (like eaves) to allow penetration of winter sun and block summer sun. Reveals have been created by recessing the windows back from the façade, creating effective sun shading. Fire shutters and integrated roller blinds will provide additional protection to these windows.
- West facing windows, enjoy views to the national park and over the swimming pool. These are proposed to be full height and incorporate full window height operable external blinds/roller shutters to negate the impact of the low western summer sun. The blinds can be fully raised, lowered as required to deal with the western sun and prevailing weather conditions.
- The new proposed bedrooms to the south of the site will largely enjoy the morning sun (from the east) and be protected from the western afternoon sun.

Openable windows and sliding doors are located in spaces to encourage cross ventilation. Cross ventilation will also occur between the ground floor level and Level one, where rising hot air from the Ground level can be expelled through windows on the west elevation of level one.

The proposal takes advantage of amazing views to the west and north.

The materials used in the external fabric seek to combine the character of the local built environment and bush living of the area, to create a contemporary aesthetic suitable for this suburb. The selected colours and materials are contemporary, sympathetic to the environment and neighbours and reactive to the bushfire requirements.

Water conservation is achieved by the inclusion of a rainwater tank. Rainwater storage will be reused for the garden. Existing downpipes are proposed to be connected to the proposed tank.

The proposal will require excavation of rock to the south to create an extension to the existing deck area that will be converted to bedrooms.

GROSS FLOOR AREA CALCULATIONS - Existing:

<u>Site area:</u>	705.1 sqm.
<u>Lower Ground Floor GFA:</u>	None due to car parking and storage exclusion.
<u>Upper Ground Floor GFA:</u>	73.96 sqm.
<u>Level One GFA:</u>	75.50sqm.
<u>Total Existing GFA:</u>	149.46 sqm.

GROSS FLOOR AREA CALCULATIONS - Proposed

<u>Site area:</u>	705.1 sqm.
<u>Lower Ground Floor GFA:</u>	None due to car parking and storage exclusion.
<u>Upper Ground Floor GFA:</u>	95.32 sqm.
<u>Level One GFA:</u>	112.22 sqm.
<u>Total Proposed GFA:</u>	207.54 sqm.

Other aspects of the proposal will be discussed in parts 4 & 5 where they relate to Development controls.

The subject site is located in Terrey Hills, which is within the Northern Beaches Council Local Government area. As a result, development on the site must consider requirements within the “Warringah Local Environmental Plan 20011” and the “Warringah DCP 2011”

Specifically, and noted on Council’s mapping the below mentioned policies apply;

- DCP – Landscaped open space and bushland setting 40% of the site
- Northern Beaches bush fire prone land Map. Certified 7 August 2020
- Warringah LEP 2011 – Land slip risk Map-Area B

- Warringah LEP 2011 – Land zoned R2 Low density residential

4.00 WARRINGAH LEP 2011 APPRAISAL:

LEP requirements affecting the proposal include:

- Zoning: R2-Low Density Residential.
The residential proposal is compliant with the zoning.
- Pittwater Bushfire Map: The subject site is affected by bushfire (Map 2020).
- Warringah Flood Risk Map: The subject site is outside “Warringah Flood Risk Precinct” areas.
- Heritage Map indicates the subject land is not listed as having Heritage significance. There are also no Heritage listed items within close proximity to the subject site.
- Geotechnical hazard map: The map indicates the subject site land slip risk area B applies
- Foreshore Building Line map: The map indicates the subject site is outside of the Foreshore Building Line.
- Biodiversity map: The map indicates the subject site is outside of Biodiversity nominated areas.
- Height of Buildings map: The map indicates the subject site Maximum height of building is 8.5m.
The highest building element of the proposal is 7.5m above natural ground level
- Land Reservation Acquisition Map: The subject site is not subject to acquisition.

5.00 WARRINGAH DCP 2011 APPRAISAL:

DCP controls affecting the proposal include:

Section B - General Controls:

- B5 – Water Management:

B5.1 – A Water Management Plan has been completed for the application.

A rainwater tank, min 1995 litres, is proposed with the application. This is a Basix requirement. A min of 69m² of roof area is directed to the rainwater tank. Some existing downpipes are redirected to the tank to achieve this. The tank water is proposed to be used for garden watering and pool and general maintenance.

The existing stormwater system is modified to suit the proposed alterations and additions.

B5.7 – Stormwater Management – On-site Stormwater Detention: As indicated on the Water/Stormwater Management Plan, the additional hard surface area for the proposal is 30.6m². As this is under 50m², no stormwater detention is required for the proposal.
- B6 – Access and Parking:

B6.1 – Access Driveways...: The access driveway is existing and no changes are proposed to the driveway.

B6.2 – Internal Driveways: The internal driveway is existing and no changes are proposed to the driveway.

B6.3 - Off-Street Vehicle Parking Requirements: Two parking spaces are required, which is the amount of existing parking spaces on the site. No changes are proposed to parking.

Section C - Development Type Controls:

C1 – Design Criteria for Residential Development

- C1.1 – Landscaping:

The proposal hardly impacts the existing landscaped areas. Minor excavation into rock surface is required and the removal of small shrubs in the affected area. The removal of these shrubs is encouraged under the bushfire code and minimises the risks to the property in this required. The front and rear yards are unaffected by the proposed alterations. Only the SE corner is

impacted.

- **C1.3 – View Sharing:**
The proposal incorporates a sensitive design to neighbours to the south. It would be more cost effective to go up a storey rather than excavate yet this decision was made due to easier access internal but also to maintain views for the neighbour to the south. This has been considered in consultation with the southern neighbour. A simple hipped, pitched roof is therefore maintained with no increase to the overall height of the existing roof. Therefore the westerly bushland views from 51 Timaru Road are not impeded by the proposals Level One extension.
- **C1.4 – Solar Access:**
Private open space solar access: The shadow diagrams that form part of the application indicate that the rear deck and swimming pool of the house to the North/west receive full sun between 9.00am and 3.00pm on June 21. There is no impact to the neighbours
- **C1.5 – Visual Privacy:**
The existing Private Open Space in the back yard is private with no visual impact to the neighbours. No change to this is proposed. The neighbour to the west is lower down the slope and is orientated away from our private open space. An existing screen fence separates both properties. It is an existing condition that remains unaffected by this proposal.
- **C1.7 – Private Open Space:**
The proposed back yard Private Open Space is 224m². The area is orientated to open towards the crown land and is not visually seen by any neighbours. There is no impact to this as a result of the proposal. The minimum rear yard area of 20m² is exceeded.
- **C1.17 – Swimming Pool Safety**
The existing swimming pool is unchanged. Windows opening onto the pool area will be lockable and openable only to the required dimensions to ensure compliance with safety regulations.

Locality Specific Development Controls:

- B1 – Wall heights - 8.5m maximum height of building control applies under LEP 2011. The existing height is unaffected by the proposal with any new additional sitting below the existing roof line. Nonetheless, the existing wall height is within the maximum permissible height of 8.5m. It is measured at 7.5m
- B4/D1 - site coverage and landscaped open space – 33.3% typically for R2 land however given the bushland setting the requirement is 40%. The existing site coverage is only affected by an additional 30.6sqm of hard surface. This retains 303.2sqm of landscaped area or 43% of the site area and complies. No additional landscaping is proposed.
- B5/B7 – Side and front setbacks – 1m from neighbouring boundary to side setbacks. The proposal is well within this setback requirement and complies. There is no impact to the front setback.
- C7 – Excavation and landfill – to minimise impact on geological stability to neighbouring properties. Minor excavation to existing rock is proposed to extend an existing platform to allow for the construction of the new bedrooms. Any retaining works will be suitably designed by an engineer to ensure no stability issues. This aspect can readily comply.
- C9 – Waste management – provide a suitable waste management plan. A waste management plan has been provided to reconcile any demolished and removed materials including waste from the new construction works.
- D2 – Private open space – minimum private open space of 50sqm required. The proposal provides 224sqm of private open space and therefore complies.
- D6 Access to sunlight - Development should avoid unreasonable overshadowing any public open space. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21. Referring to the provided shadow diagrams, it's evident that the proposed works does not overshadow any neighbours or public open space. Further, the private open space enjoys sun throughout the day. This aspect complies.
- D7 – Views – Provide adequate sharing of views. The proposal has been considered in consultation with the neighbours and in particular the neighbour to the south. The proposed extension has been set into the landscape so not to exceed the existing roofline and impact number 51's national park views to the west.
- D10 – Building colours and materials - The colours and materials of development on sites adjoining, or in close proximity to bushland areas, waterways or the beach must blend in to the natural landscape. The proposed materials and finishes are a response

to the bushfire requirements, bushland setting and neighbouring properties all within keeping of the original aesthetic. The proposed finishes comply with the bushfire code, are sensitive in colour and texture to the bushland setting and seek to modernise the existing dwelling. This aspect complies.

- E10 – Landslip Risk – to ensure the proposed development is justified in terms of geotechnical stability. Minor excavation into rock is proposed. It is not envisaged that this will create any instability given the nature of the area of excavation. This will be done in strict consultation with an engineer to ensure no impact to the property or neighbours property.
- Additional – Bush fire impact – The site has been deemed a high risk to bushfire. A bush fire impact report accompanies this submission and best describes the risk at a high level, being BAL FZ and BAL 40. Careful consideration has been taken into account in the design outcome to minimise the risk and impact to the proposed works. All new works will strictly comply with the requirements set out in the bushfire report. The main fire front is envisaged to attach from the NW. The living room extension will be constructed in accordance with the required Australian standards to minimise this risk to the occupants. This area is expected to have BAL FZ risk. The bedroom extension will adopt the principles required of BAL 40 and comply with the relevant Australian standards.

6.00 CONCLUSION:

When the proposed alterations and additions are analysed in terms of the DCP controls, which limit the bulk and scale of the development, such as the landscaped area and building height, the proposal is generally well within the controls set by council. This proposal does not seek to maximise it's potential at the expense of it's surroundings.

Given the complications of risk to bushfire, the design is sensitive to it's surroundings and considerate of it's neighbours and impact to the immediate vicinity.

The proposal is environmentally responsible, incorporating design principals of Passive Solar design and incorporating a rainwater tank.

The proposal accommodates and responds to the privacy, sun penetration and views of it's neighbours by the incorporation of a low profile roof that doesn't exceed the existing height.

We believe the proposal will be a positive asset to the neighbouring community and is a well balanced design, and request that Council be in favour of it's approval.