

STATEMENT OF ENVIRONMENTAL EFFECTS

New integrated outdoor / indoor living space with a modernised kitchen.

Prepared for
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Lot 6003 Sec,
DP 1072867
115 Warriewood Road, Warriewood, 2102



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Site Overview

This Statement of Environmental Effects accompanies the Development Application (DA) for

- An existing deck being replaced with a new, slightly larger, semi enclosed and roofed deck
- Two new stacker doors in the rear living space which open to the new deck
- A new remodeled kitchen will replace the current kitchen
- A gas fireplace in the rear living space completes the planned development.

The site is zoned R3 Medium Density Residential.

This document sets out to identify that the planned development will have no adverse impact on the stated zoning objectives and locality characteristics such as low-impact, and responds to, reinforces, and sensitively relates to the spatial characteristics of the existing built and natural environment.

As the development is at the rear of the property, the stated objectives of the character as viewed from any public space is not affected.

The property

The virtually rectangular shaped site has its short sides at the front and the rear and is set on the south western side of Warriewood Road. From the street, the site slopes down with the front door a bit more than 2 metres below street level. The rest of the property continues to slope down towards the back fence at a gentle gradient.



The house on the property is of a similar age, with similar design characteristics and build form as its neighbouring houses, providing a consistent street frontage on the south western side of the street.

The house is a two-storey house of brick veneer with a tiled roof construction. The open plan rear casual livings / dining space and kitchen is a single storey.



The rear entertainment deck is an approximate half meter above the grassed rear yard. One tree with a circumference of approximately 12 metres and a height of 15 metres resides near the back fence. This tree is planned to be retained.

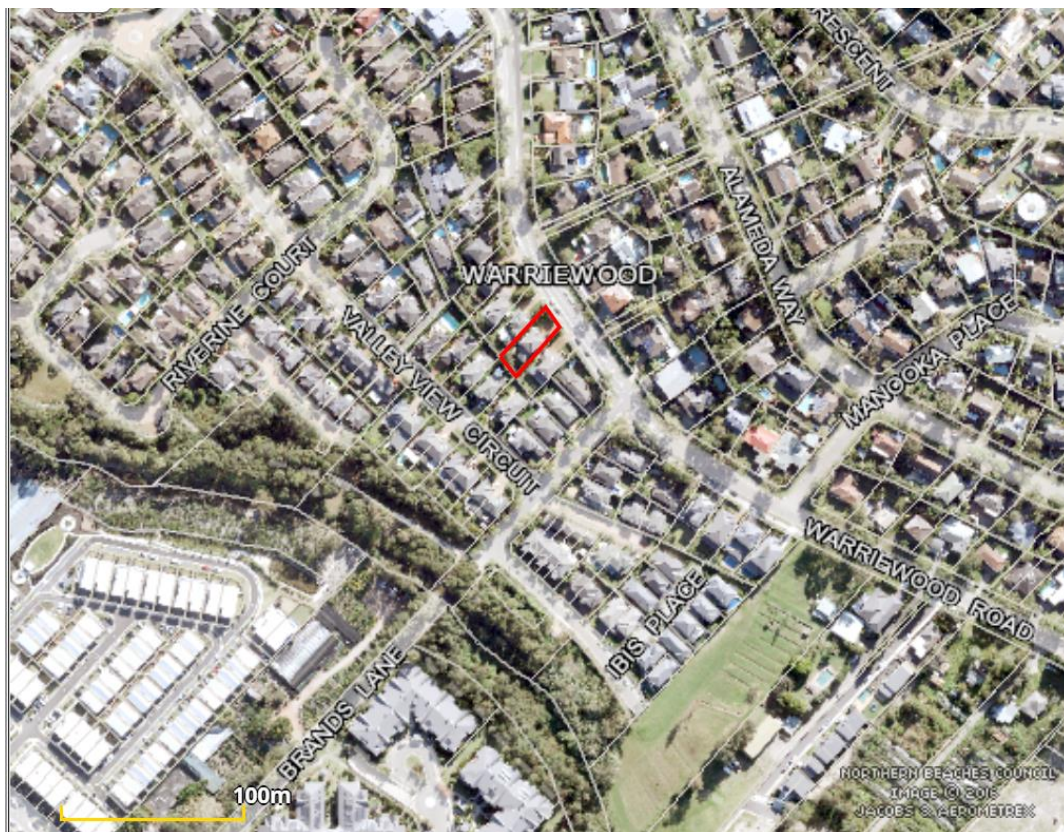
Character of the built environment

Warriewood Road is a typical suburban road with medium traffic volume connecting part of Warriewood with Pittwater Road. The road has not been identified as a 'major' road by council. A bus route 'runs' along Warriewood Road with a bus stop only 50 to 60 metres away.

Although the area is zoned Medium Density Residential, the street character is that of Low Density Residential. As stated above, the houses on the south western side of the street are of a similar age, with similar design characteristics and build form, providing a consistent street frontage.

The surrounding neighborhood to the North and to the East, including the opposing side of the street, is a diverse mixture of houses ranging in age from the original 50+ year-old homes to brand new homes, as many properties are being renovated or redeveloped over time.

The houses behind the subject property surrounding Valleyview Road and Brands Lane are a relatively new development, and many houses have been developed in a 'one design' concept.



The proposed development will not alter the character of the neighbourhood or the natural environment.

The proposed development, design and amenity

The house is a family home and will continue to be owner occupied by a family with teenage children.

The proposed works is to;

- Improve the casual living spaces by renovating the kitchen in the single storey rear section of the building.
- Marginally enlarge the rear deck to make this a more functional space
- Provide a louvred side privacy wall to the new deck and build a BBQ area inside this wall
- Roof the new deck with a modern 'flyover roof' with skylights
- Provide a contemporary indoor / outdoor amenity by replacing an existing sliding door to the deck and a window on a perpendicular wall with two connected large stacker doors
- Build a gas fireplace into the casual living space.

Amenity

The property's occupants come together as a family in the casual living space at the rear of the property. Lifestyle would greatly benefit from the ability to integrate this space with a covered and easily accessible functional outdoor living space; connecting indoor and outdoor living in an open plan setting that is now common place in modern Australian dwellings.

The design is endeavouring to obtain maximum amenity while being conscious of the constraints imposed by privacy, rear and side setback rules, the orientation and location of the existing building, and the relatively narrow width of the property at the rear building line (less than 14 metres)

Visual changes from the road's perspective:

As all the proposed development is at the rear of the property, there is no visual impact from the road or any public spaces.

Pittwater Local Environmental Plan (LEP) 2014;

The subject property is zoned as R3 - Medium Density Residential, and the proposed development meets all the objectives of this zone and complies with the broader objectives, standards and controls as is set out within the plan.

Pittwater Development Control Plan 21 (DCP); relevant controls;

This section addresses the objectives of relevant DCP controls.

Part A – Shaping Development in Warriewood as part of Pittwater

A4.14 Warriewood

The proposed development is in line with the desired character of the Warriewood locality and in particular as two storeys in a landscaped setting, integrated with the landform and landscape.

The property is serviced by public transport and less than 1.5 kilometers (direct line) from Warriewood Square shopping centre, two desired characteristics of medium density zoned properties.

Part B – General Controls

B3 Hazard Controls

B3.1 Landslip Hazard Controls

The property is not affected by landslip or geotechnical hazards.

B3.1 Bushfire Hazard Controls

The property is not affected by bushfire prone hazards.

B3.7 – B3.13 Estuarine, Flood and Climate Change

Although parts of Warriewood Road have been identified as flood prone risk areas, the subject property is not defined by council as being subject to these hazards.



B4 Controls relating to the Natural Environment

- The development does not have any negative impact on threatened species or any endangered populations
- There is no loss to existing canopy cover
- No trees are planned for removal
- Any future planting shall be predominately local native species
- There are no planned changes to any fencing on the property
- There is no planned introduction of any environmental weeds
- The footprint of the building is increased by less than 1 sqm due to the planned fireplace. The new deck is slightly larger than the existing deck and hence increasing the total 'hard surfaces' by 18.0 sqm which is only 3.4% of the property area
- Currently there are no domestic animals, but if that were to change then these will be contained on the property.

B5 *Water Management*

The new development increases the building / roof (hard surfaces) footprint by 15.9 sqm (also note site analysis plan), which is substantially less than 50 sqm threshold for renovations. As such there are no specific water management requirements other than those that may have been specified in the Basix report.

B6 *Access and Parking*

The existing driveway and double garage will remain in place, which will serve as off-street parking.

There is good pedestrian access between the public footpath and the property's front door.

B8 *Site Works management*

- All works are planned in accordance with the relevant controls in this section and will be undertaken in accordance with further controls as is set out in the Notice of Determination and the Construction Certificate.

Part C – Development type controls

C1.1 Landscaping

- The impact of the development on landscaping is kept to the bare minimum with no tree or plant removal anticipated
- No new trees are planned unless otherwise directed by council.

C1.2 Safety and Security

- The proposed changes have no impact on the objectives of this control.

C1.3 View Sharing

- There is no impact to views from the subject property or from the neighbouring properties as a result of the proposed development.

C1.4 Solar Access

The private open spaces of the subject property and the adjoining properties receive substantial afternoon sunlight.

The impact on solar access to the private open space of the subject property is minimal, and the primary private open space continues to enjoy 3 hours of sunlight between 9 am and 3 pm during winter solstice.

The solar access to the adjoining properties is not impacted by the proposed development. Also note shadow diagrams.

C1.5 Visual Privacy

The new development has taken into consideration visual privacy of the direct neighbours and addresses this with the following design features;

- North-westerly side neighbour - 117 Warriewood Road
The new deck, which is for the majority in the same location as the existing deck, will have a new wall with louvres constructed between the deck and the North-westerly neighbour, substantially improving the visual privacy.
In addition, the existing hedge between the deck and the boundary fence will be maintained.
- South-eastern side neighbour - 113 Warriewood Road and
South-western rear neighbour - 47 Valley View Circuit
No impact on visual privacy.

C1.7 Private open space

The objective of the proposed development is to improve the usable private open space and to better connect and integrate this space to the primary living space.

When opened, the two stacker doors, will seamlessly integrate the primary casual living / dining / kitchen space with the covered outdoor deck space: the family's primary private open space. Additional steps connect the deck with the back yard: the remaining private open space.

Solar access to the deck is obtained through the open side facing the rear yard and through the skylights that are planned to be included in the roof cover.

C1.12 Waste and recycling facilities

Please note waste management – ongoing report.

C1.23 Eaves

The existing building at the rear has no eaves. The roof over the deck will improve this to an extent.

Part D – Locality specific development controls for Warriewood

D14.1 Character as viewed from a public space.

Ensuring that a development responds to, reinforces, and sensitively relates to the characteristics of the existing natural and build environments is central to any proposed development.

The proposed design is well integrated with the existing property and sets out to improve and complement the existing build form. In addition, it has no material impact on the natural environment.

The proposed design is not visible from the street or from any public space.

D14.2 Scenic protection – general

No visual impact exists from any waterway.

D14.3 Building colours and materials

The colour of the only new wall (louvred wall on the North-western side of the deck), although not yet decided, will be within the permissible colour palette as is defined in this control.

The roof will be in Colorbond Shale Grey.

Materials will include rendered brick or rendered foam, exposed brick, Aluminium & uPVC Stacker doors / Louvres, and a Colorbond metal roof.

D14.7 Front building line

The front setback is unaltered by the proposed development.

D14.8 Side and rear building line - does not comply with control

Side building line setbacks;

Zone R3 requires 2.5 metres to at least one side and 1.0 metres to the other side.

The dwelling is at its widest at the front building line; this section, which includes the garage, is 10.31 metres wide on a property width of 13.95 metres. Consequently, the smallest setbacks, which are at the front building line, are 2.50 metres and 1.14 metres respectively, which is well within the requirements of the control.

At the rear section of the 2-storey part of the building the side setback increases on the South-eastern side from 1.14 metres to 2.55 metres while the side setback on North-western side only alters by 1 centimetre to 2.49 metres. Well in excess of the requirements of this control.

The proposed development reduces the North-western setback for the length of the new deck wall (6.24 metres) from 2.49 metres to 1.39 metres.

Currently the North-western side is the side with a consistent 2.5 metre setback. Hence technically the side setback of the proposed development does not comply with the control once this setback is reduced to 1.21 metres. However, on the opposing side of the development (South-Eastern side) the side setback is 2.58 metres at the rear section of the building. The exception is the planned fireplace which will for a small section reduce the setback to 2.19 metres.

Thus, providing at any point from the front to the rear of the building a side with more than 2.5 metres setback and a side with a setback of more than 1 metre.

With the collective side setbacks at any point along the length of the building in excess of 3.5 metres, and in some sections with a setback of 2.5 metres on both sides, the objectives that the control sets out to achieve have been met.

Rear building line setback;

The current rear setback is 7.36 metres. Due to the 'tapered' rear boundary, the deck will be constructed with a rear setback ranging from 7.36 metres to a rear setback of 6.54 metres at the narrowest point: the Western corner with the deck wall. Complying with the minimum required 6.5 metres rear setback.

D14.11 Building envelope

The proposed development, being a single storey development and with a side setback of 1.21 metres, is substantially within the building envelope.

D14.12 Landscaped Area – General

The current landscaped area (before the proposed development) is 57.1% of the site area. As a result of the proposed development, the landscaped area is reduced by 18.0 sqm, which is only 3.4% (of the site area), leaving 284.5 sqm landscaped area or 53.7% of the site area.

Neither the existing deck nor the proposed deck has been included in the landscaped area calculation; despite the overall deck's size being well within the 6 % variation that is permissible as impervious landscape treatments provided for outdoor recreational purposes.

D14.13 Landscaped Area – Environmentally Sensitive Land

Not Applicable

D14.15 Fences - General

There are no planned changes to existing fences.

Summary

The subject land is zoned R3 Medium Density Residential under Pittwater Local Environmental Plan (LEP) 2014, and in accordance with this PLEP 2014 the proposed addition and renovation is permissible with the consent of Council.

The proposal is consistent with the zone objectives and other relevant clauses for consideration.

The proposed development is also generally consistent with relevant matters under the Pittwater 21 Development Control Plan.

The application before Council provides no unreasonable impacts to adjoining and adjacent residential properties. The proposed development is also in harmony with the medium density residential character of the locality, and no adverse amenity or environmental impacts are foreseen. Accordingly, it is recommended that Council supports the proposal and grants development consent.