

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions

Existing Residence

2 Bruce Street

Mona Vale

Lot 22 DP15762

A. B. Kibble and R. H. Burton

Architect:

Robert Jones & Associates Pty Ltd

5/57 Avalon Parade

Avalon NSW 2107

Date:

20. 04. 2020

DESCRIPTION OF THE SITE, LOCALITY AND DESIGN CONCEPT

Zone E4 Environmental living

A triangular shaped corner property of 548m². Currently the property has a two and three storey, rendered and weatherboard residence with, a metal roof and a double garage. Located on the corner of Narrabeen Park Parade and Bruce Street, the site slopes towards the south east and has views over Warriewood Beach.

The proposal consists of:

- 1 Convert the existing garage into a store area and games room.
- 2 Constructing a new carport and bin storage area over the existing driveway area and within the height controls.
- 3 Constructing a plunge pool partially over an existing deck area with new glass sliding doors from the house.
- 4 Relocate part of the existing boundary fence along Narrabeen Park Parade onto the boundary and extend the fence length for security and privacy

These proposals results in an additional 27.7 sqm of built upon area, however a component of this built upon area, 33 sqm is impervious deck area for recreational use and is allowed to be included into the landscape area giving an outcome larger than the 60% landscape requirement. The carport will require lowering of driveway to form a level parking area and will be within the boundary setback to Bruce Street. The finished and treatment of detail will be to match the existing house.



View of existing house and driveway from Bruce Street



View of property at corner of Bruce Street and Narrabeen Park Parade

1. PITTWATER 21 DEVELOPMENT CONTROLS

B1 Heritage Controls

B1.3 Heritage Conservation.

N/A

Building Code of Australia

Proposed alterations and additions to comply with the relevant conditions of the Building Code of Australia.

B1.8 Integrated Development – National Parks and Wildlife Service (NPWS) – Species Impact Statement

N/A

B1.10 Integrated development - Water Supply

N/A This development does not propose to use water from either lakes, rivers or bores.

B1.4 Aboriginal Heritage Significance

N/A

B3 Hazards

No identified hazards on this land

B3.8 Contaminated land and potential contaminated land

N/A

B5 Water Management

B5.3 Greywater Reuse

N/A Property has no greywater reuse systems.

B5.4 Stormwater Harvesting

N/A Property has existing rainwater tanks for irrigation purposes 2 x 1100litres tanks

B5.7 Stormwater Management-On Site Detention

The property has an existing stormwater management system with all stormwater including rainwater tank overflow directed to a landscape detention facility. See First Floor architectural plan.

The proposed carport and bin storage will join into this existing system while the pool and deck have no impact upon runoff.

B5.8 Stormwater Management- Water Quality – Low Density Residential

N/A

B5.10 Stormwater Discharge into Public Drainage System

Collected stormwater will be directed from the stormwater detention pit to the relevant public drainage system.

B5.12 Stormwater Drainage System and Natural Watercourses

N/A Not discharging into a natural watercourse.

B5.13 Development on Waterfront Land

N/A Not a waterfront property

B6 Access and Parking

B6.1 Access Driveways – Residential development up to 2 dwellings

Existing reinforced concrete driveway to Pittwater council high-level driveway profile is to remain.

B6.4 Off-street vehicle parking requirements – Residential development up to 2 dwellings

Carport garage provided for two vehicles.

B8* Site Works management

B8.2 Construction and Demolition-Erosion and Sediment Management

Hay bales and siltation/filter fabric to be implemented across the driveway to prevent pollution of road reserves.

- B8.3 Construction and Demolition- Waste Minimisation
Waste materials generated on site will be minimised by on site reuse, recycling and disposal at appropriate waste facilities.
- B8.4 Construction and Demolition-Site fencing and Security
Builder to install site fencing before commencement of construction along Narrabeen Park Parade and driveway portion of the property
- B8.5 Construction and Demolition- Works in the public Domain
All works to comply with requirements of B8.5.
- B8.6 Construction and Demolition-Traffic Management Plan
All works to comply with requirements of B8.6.
- C1 Design Criteria for Residential Development**
- C1.1 Landscaping
The proposed carport and bin area are located on existing hard paved areas. The plunge pool and surrounding deck will reduce the existing soft landscaping area however including the deck as part of the impervious area landscape area will meet the 60% of site criteria.
- C1.2 Safety and Security
The property boundary along Narrabeen Park Parade is subjected to high level of pedestrian and car traffic while the property location, being on a corner subjects the family to two street frontages. The proposal is to enlarge the existing outdoor space with the relocation a section of the existing 1.8m high timber and extending the fence along Narrabeen Park Parade boundary and therefore increasing the usable private and secure outdoor space for the family. The fence combined with existing planting, spreading tree canopies and hedge planting will visual break down the appearance of this essential security / privacy barrier for the outside space of the house.
- C1.3 View sharing
The proposed additions have no impact upon neighbouring property views.
- C1.4 Solar Access
No shadow impact upon neighbouring properties on June 21st. See Site Plan for shadow diagrams.
9.00am morning shadow is cast over own property.
12.00 noon shadow is cast over own property.
3.00pm afternoon shadow is within existing house shadow and is cast over roadway.
- C1.5 Visual Privacy
 - The 1.8m high timber and brick boundary fence on Narrabeen Park Parade is required to give a visual barrier from the public and planting along the northern boundary with the neighbour gives privacy to this neighbour. Refer First Floor plan.
- C1.6 Acoustic Privacy
The existing brick fence provides a length of acoustic barrier from the noise of car and pedestrian traffic, while the location of the swimming pool within the outdoor space is away from the northern neighbours boundary.
- C1.7 Private Open Space
The corner property location results in very small opportunities for private outdoor open space for recreation use. The existing private outdoor area along the Narrabeen Park Parade will be increased with the relocation of fence line. This area has good access to internal living spaces, good solar penetration and shelter from the exposed ocean winds.
- C1.9 Adaptable Housing and Accessibility
N/A

- C1.12 Waste and Recycling Facilities
Demolition is minimal with timber retaining members, deck and garage door, while the excavation and driveway demolition are all recyclable.
- C1.13 Pollution Controls
The proposed alterations and additions are minor and are considered alterations adding to the fabric of the existing dwelling and will not produce any polluting affect upon the air, water and generate any noise and land pollution. All works to comply with requirements of C1.22.
- C1.14 Separate Accessible Structures
The modification of the existing garage into a games room will provide enjoyment to the family and is within the existing fabric of the house.
- C1.17 Swimming Pool Safety
The 1.8m high timber and brick fence onto the Narrabeen Park Parade provides a complaint pool fence.
- C1.19 Incline Passager Lifts and Stairways
N/A
- C1.23 Eaves
Proposed carport has eaves within the roof structure. N/A
- D14 Warriewood Locality**
- D14.1 Character as viewed from Public Place
The proposed carport structure breaks down the appearance of the existing house and is less than 50% of the lot frontage The oversized exposed timber carport structure will give detail and character to the existing residence. The other alterations are not visual presented to the public view. The Narrabeen Park Parade fence relocation will look similar to the existing fence.
- D14.2 Scenic protection
The present property has a bushy appearance with a variety of different species and screen planting including Native Australian spies (Cupaniopsis Anacardioides) Tuckaroos, Lilli Pilli with exotic species Plams and Magnolia Little Gems. The proposed carport over the existing driveway have no impact on existing landscaping. The extended boundary fence removes some screen planting however at this location the existing large overhanging canopy trees remain and screen planting will also remain further along the Narrabeen Street frontage.
- D14.3 Building colours and materials
All material to match existing.
Current Materials
Roof 'Woodland Grey' corrugated custom orb.
Gutters/downpipes 'Woodland Grey' Half round gutters and circular downpipes.
Windows/Doors Timber framed windows and doors, paint finish.
Cladding Timber weatherboard painted to match existing.
- D14.7 Front Building Line
Narrabeen Park Parade 3.25m building setback
The proposed swimming pool and deck is within this setback
Bruce Street 6.5m building setback.
The proposed carport and bin storage are within this setback.
Both structures have no impact upon views and vistas of neighbours or general public views.
Both streets have similar boundary fencing and wall structures and garages within the building setback. (See attached Request to vary Development Standard)
- D14.8 Side and Rear Building lines

- Carport setback - 0.5m off northern boundary
- D14.11 Building Envelope
Building complies with envelope. Refer to eastern elevation of architectural drawings. Building envelope has no affect upon privacy, amenity and solar access of neighbours
- D14.13 Landscaped area – Environmentally Sensitive Land
Site area- 547.7m²
Existing landscape area = 329.1 m²
Proposed Increased built upon area = 27.7 m²
Allowed Impervious component 6% = 33 m²
Proposed Landscaping area = 301.4 + 33 = 334.4 m²
Landscaped Area 60% required = 328.8 m²
- D14.15 Fences - General
The relocation of the fence will provide security and act as the pool safety fence along Narrabeen Park Parade fencing is compatible with other neighbouring boundary fences within the area.
- D14.17 Construction, Retaining Walls, Terracing and Undercroft Areas
Outdoor entertaining areas are timber decks at ground level
Retaining walls are within the enclosed bin storage area and where seen are finished in stone cladding.

Basix Report

See Basix report. A375955 dated 28 April 2020

Proposed swimming pool has existing 1500L rainwater tank and tap.

Conclusion

The proposal alterations and additions are only a minor change to an existing property and the carport being the only visually seen addition which will also enhances the architectural character of the existing house and has no affect upon privacy or views of surround neighbours. The proposal improves the quality of the existing house and the daily lives of residents while conforming with the aims and objectives of DCP.

Materials

Walls	Rendered brick/block walls. Shiplap weatherboard, paint finish.
Roof	'Woodland Grey' corrugated custom orb.
Gutters/downpipes	'Woodland Grey' Half round gutters and circular downpipes.
Eaves	Ply groove sheet lining, paint finish.
Windows/Doors	Timber framed windows and doors, paint finish.
Front door	Solid timber front door, paint finish.
Garage door	Aluminium garage door.
Paving	Concrete pavers.
Deck	Timber.
Balustrade	Weatherboard and steel balustrade.

Construction



View down Bruce Street showing enclosed development up to street boundary



View in Bruce Street with enclosed garages up to the Street boundary



View along Narrabeen Parke Parade showing fence structures on street boundary



View along Narrabeen Park Parade showing neighbours fence on street boundary and beyond existing screen hedge planting along 2 Bruce Street which is retained except portion below the tree canopy.



View further up Narrabeen Park parade showing extent of neighbouring street fencing and 2 Bruce Street beyond with canopy trees.



Photomontage of carport, storage unit and entry

REQUEST TO VARY A DEVELOPMENT STANDARD

2 Bruce street

Mona Vale

Zoned E4 Residential

Proposal Variance of Development Standard

1 Carport within front setback of Bruce Street

2 1.8M high fence on Boundary of Narrabeen Park Parade

The Objectives of the Zone

Environmentally Sensitive land

Development Standard

1 D9.6 Front Building line

6.5M or Established Building Line whichever is the greater

2 **D9.12 Fence**

Not to exceed max. height of 1 M

Numerical Value of standard Being Varied

1 Nil building setback within front Building Line.

2 1.8M high fence height

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The Objectives of the Standard

To achieve the desired future character of the Locality.

The bulk and scale of the built form is minimised.

Equitable preservation of views and vistas to and/or from public/private places.

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

Substantial landscaping, a mature tree canopy and an attractive streetscape.

Flexibility in the siting of buildings and access.

Vegetation is retained and enhanced to visually reduce the built form.

How is Compliance with the Development Standard unreasonable or unnecessary in the circumstances of this particular case

a) The objectives of the Standard are achieved notwithstanding non-compliance with the Standard.

b) The Development standard has been virtually abandoned by council's actions in granting consent departing from the Standard to other neighbouring properties.

Are these sufficient environmental planning grounds to justify variations of the standard

1 Carport within Front Building line of Bruce Street

There are numerous garages and other structures within the street setback either side of Bruce Street. The proposed carport is less obtrusive and will have less impact than these neighbouring structures, is an open structure that will break the building appearance down to the street.

2 1.8M fence on street boundary

There are numerous street fences along Narrabeen Park Parade of equal height. The proposed fence is no more obtrusive and impacts less than neighbouring fences. Because the property has two street frontages, Bruce Street being the adopted street frontage to the property with Narrabeen Park Parade is the rear boundary of the property and as such is allowed a 1.8M boundary fence.

Other Relevant Information to be considered to justify variation of the Development Standard

The justification for the none compliance:

- There is no impact on neighbouring solar access, view loss and privacy and is only a minimal change to the existing property.
- These are minor non-compliant variation.
- An opportunity to increase the small area of both internal and external areas without affect the bulk, scale and height of the existing building.
- There will be more screen planting than in neighbouring properties along with canopy trees.

Conclusion

Strict compliance is unreasonable and unnecessary in these circumstances and Council may allow variations to the Standard:

Where alterations and additions to existing buildings are proposed, maintenance of existing setbacks less than as specified may be considered where it is shown that the outcomes of this clause are achieved.

There is sufficient environmental planning ground to justify contravening the Building line standard. The outcome of the new proposed will not impose any amenity loss upon the neighbouring property and will achieve all the objectives of the standard

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