17 CAREW ST, DEE WHY
DEVELOPMENT APPLICATION

REPORT No7 - Statement of Environmental Effects

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Statement of Environmental Effects

1 Description of Proposed Development

The existing dwelling is a timber clad PAAL Kit Home, elevated on steel columns. It was constructed in 1999 (Development Application 838DA, Construction Certificate 838CCA). It is sited on the corner of Carew St. and Bushey Pl, with site sloping away to the north east from both roadways.

It consists of a Ground Level double carport and brick laundry, under a timber and steel dwelling of 3 small bedrooms, toilet, bathroom and combined kitchen, lounge / dining area. Access is via timber stair from the carport up to an open, roofed verandah. The verandah leads to a rear open timber deck. Of the 130 m^2 underfloor area, only some 55m^2 is currently usable space.

It is intended to enclose the remaining area to provide a new front entry deck, a combined bathroom / toilet and 2 bedrooms. Connecting living space will lead from the new entry and existing staircase, outside to a rear timber deck, and stair to the backyard. All proposed habitable areas will be contained within the footprint of the existing steel / brick foundation structure.

Refer to separate Development Application Drawings Nos: 2019 – DA 1 to 15 dated 17/05/2019.

This Statement is made on the basis that the existing building heights and footprint will not be altered, excepting for the following:

- Construction of a ground level deck at the rear of the house,
- Widening and extending of entry to the new Ground Floor front access door.
- Provision of rainwater drainage gutter along eastern side of upper open deck.

2 Council Zoning

Warringah Local Environment Plan 2011 Land Use Table shows this land (Lot 8, Section C, DP 8270) Zoned R2 – Low Density Residential. Requirements of Warringah Development Control Plan 2011 are satisfied by the following:

2.1 Height of Buildings (DCP Clause B1, LEP HOB Area I)

LEP Height of Buildings Map Area I sets a maximum building height of 8.5m. Height of the top of the existing roof ridge line is 8.36m and therefore complies. Maximum allowable height of an external wall is 7.2m from existing ground level to underside of highest ceiling. The existing / proposed highest ceiling height is 6.75m on the northern side and therefore also complies.

2.2 Landslip Risk (DCP Clause E10)

LEP Landslip Risk Map 010A identifies the site within Area B with slopes of 5^{o} to 15^{o} as being at risk of land slip. Actual site slope under dwelling is 8^{o} with local slopes under proposed retaining wall ranging from 5^{o} to 11^{o}. Therefore all slopes are well within the Area B category (See Geotechnical Report). Existing building foundation walls appear to bear on clay and it is likely that all new foundations will be designed similarly, depending on further ground investigation during footing structural design. The retaining wall foundation will most-likely be founded on sandy clay with imported gravel compacted and back-sloped to suit wall tilt. Retaining wall will be provided with subsoil drainage distribution using fabric wrapped corrugated polyethylene subsoil drainage pipe. This will ensure any water accumulating behind the wall will be distributed evenly along the pervious wall, thus maintaining the natural surface / subsurface flow characteristics. (Refer to Report by Jack Hodgson Consultants Pty Ltd dated 28/04/2019)

2.3 Bushey Place Boundary Offset

At the date of construction of the existing dwelling, Council required an offset of 2.5m with which the dwelling's southern wall complies. However in more-recent years Council has increased this offset to 3m. Consequently if this new offset were to be met by the proposed new works, the building would be disfigured, as those proposed works are within the existing building footprint. Therefore the owner will be seeking a permit from Council to maintain the 2.5m offset for this boundary. (Refer to Report: Request to Vary Development Standard)

2.4 Carew Street Boundary Offset

Offset for the existing dwelling was set by Council at 8m. This will be retained.

3 State Government Planning Policy (Minimum set-backs)

State Environmental Planning Policy (Exempt and Complying Development Codes)2008 Clause 3.21 sets the relevant set-back requirements for all boundaries with respect to dwelling height, shape and location on the Lot. Accordingly these have been shown on the Site Plan and are as follows:

3.1 Required Boundary Set-backs

Side boundary set-back for lot width 6m – 18m is set at 900mm for buildings less than 4m high and 1 475mm for buildings 6.8m high. Existing and proposed northern wall are well outside these required distances.

Rear boundary set-back for Lot area of $953m^2$ is set at 1 500mm for out-buildings, and 12 000mm for buildings over 4.5m high. Existing and proposed structures are well outside these required distances.

4 Neighbour Privacy

Existing conditions will prevail with respect to the existing First Floor windows, deck balustrade and staircase. Existing neighbouring dwellings are not located directly adjacent to windows, deck or verandah.

4.1 South Facing

This boundary is a 1.8m high Colorbond steel fence on the Bushey Place laneway boundary. This 3.6m wide laneway is fenced on its south boundary and separates No17 from No19 Carew St. That dwelling is 8.7m south of the subject dwelling. Corresponding windows are almost level, being only 600mm lower than the No17 kitchen window. All other windows are highlight-type and provide full privacy to No19 occupants. It is highly unlikely that privacy concerns exist with this neighbour, as the status quo will remain and no issues over the past years have been raised.

4.2 East Facing

This boundary is 38m from the upper open deck balcony. The adjacent property, No33 The Crescent, has no habitable building abutting this boundary. Therefore no privacy concerns are likely to exist.

4.3 North Facing

This boundary with No15 Carew St is 3.2m from the proposed entry deck. No habitable building exists within 19m of this deck. The boundary is 3.7m from the existing First Floor verandah and deck balustrades. The closest dwelling window facing the boundary is 21m distant and 4m below the deck floor level. This is the rear of that dwelling and presents no privacy concerns to that neighbour.

4.4 West Facing

This is the Carew Street boundary. No privacy concerns exist from any neighbouring properties fronting this street. However there are privacy concerns for the applicants due to their entry being 1m below street level. Therefore a privacy screen will be provided across this entry upgrade.

5 Neighbour Consultation

Informal discussions have been had with all three adjoining neighbours. To date, their only concerns have been the nature of the proposed vegetation and that the completed building does not detract from, but enhances the current landscape and built environment. A Notification Plan will be provided to each for their consideration. Further discussions will occur with personal handover of this document.

6 Visual Aspects

The purpose of this design is to blend into the natural surrounds and current architecture of the district. Currently the existing dwelling could be seen as an eyesore, due to its elevated position without any enclosure beneath to blend it into the hillside.

6.1 Height Relief

With some relief built into the northern facade with the open entry deck, it will soften the visual impact of the high weatherboard wall. The eastern facade will likewise be softened by the 4.5m wide standalone deck and access stair.

6.2 Colour

The existing weatherboards surrounding the First Floor structure are unpainted weathered Western Red Cedar. This will be retained in its entirety for the present. The new structure below will be faced with rustic patterned weatherboard, pre-painted Windspray, Dune or similar Colorbond colour to fit the BASIX classification ‘L’.

6.3 Building Height

The existing building heights will be maintained. The Ground Floor design is a split level in order to provide sufficient ceiling space for structural support of the roof / deck floor over the proposed rear living spaces.

6.4 Building Structure

The essence of the existing building will be carried throughout the new Ground Floor cladding; this being horizontal weatherboards, aluminium framed windows, timber balustrades and handrails.

6.5 Landscaping

Existing landscaping will be retained and enhanced with the exception of construction of a gently sloped grassed terrace covering the new rainwater detention are. The changes will include:

6.5.1 Retaining Wall

To increase the rainwater-holding capacity of the site to offset any impact of the additional 29sqm of impervious area, it is proposed to construct a 24m long dwarf retaining wall offset 3m (min) from the northern boundary, with average height of 0.5m and maximum height of 0.8m. In order to maintain a relatively natural setting, it is proposed to construct this wall from rock-filled baskets. The wall has been kept low and positioned to blend with the existing natural rock formation in the south-eastern corner of the site.

6.5.2 Site Filling

Broken sandstone will be imported for basket filling in addition to filling behind the wall. The area of levelled ground is $100m^2$, requiring some $30m^3$ of filling, much of which will be topsoil and turf over other imported clean screened rock / soil fill.

6.5.3 Site Flora Restoration

Over the past months, the owner has removed an extensive bamboo plantation that extended 20m along the southern boundary from the rear fence line. Some of the many small and large leafed privet shrubs and trees have also been removed. In their place native trees, shrubs and ground covers have been planted and an irrigation system installed to assist their establishment. It is intended that this planting will be extended upon completion of dwelling and retaining wall construction. Other trees such as Mulberry, Loquat and Camphor Laurel will gradually be removed and suitable natives planted in their place.

6.5.4 Environmental Feature

A natural rock outcrop landform exists inside the south east corner of the site, typical of the Lambert Soil Landscape. It is somewhat untouched and will be retained.

6.5.5 Hard Surfaces

Currently the driveway is gravel, performing well as a pervious area for most storm events. No hard surfaces are intended to be constructed. Existing lawn areas will be enhanced over time with Buffalo turf in areas of significant foot traffic.

7 Water Management

Currently the only formal stormwater management is an 8m long dispersion trench for roof-water. In small storm events water percolates rapidly into the subsurface without ponding on the site, or run-off onto adjacent properties. In intensive storms, minor surcharge and on-site ponding occurs in the north-east corner. With the proposed drainage of the $32m^2$ upper uncovered deck, an additional load will be put on the drainage system.

7.1 Additional Measures

Given the fact that the retaining wall encompasses the surcharge trench, additional drainage from the proposed roof / deck floor will enter the new absorption / detention bed behind the retaining wall. Slopes of 1 to 2% have been designed to increase detention rate within the fill, while preventing nuisance ponding on the surface. To ensure the whole of this detention area remains efficient for the life of the building, any

blockage of drainage through the lower 200mm of the wall will be distributed along the full length of the wall by the subsoil drain being placed 200mm above the natural surface.

7.2 Rainwater Storage

In order to reduce the overall water consumption of the site, it is proposed to install a 2kL rainwater tank with pressurizing pump to irrigate the existing and proposed landscaping. The tank will be fed by a new SW downpipe installed directly above. Rainwater inlet pipework will include first-flush diversion pipework. The tank will also be filled during dry periods from the house water supply via an automatic valve to ensure the tank only operates between 0 and 25% full – thus quarantining 75% of the tank volume for rainwater only.