

Dellview Design Pty Ltd

Statement of Environmental Effects

9 Lolita Avenue, Forestville

Development Application
Additions & Alterations

November 2019

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Part 1 Introduction

1.1 Overview

A Development Application DA2018/1336 was previously lodge in 2018 by Red Rock Design and withdrawn as it was recommended for refusal due to following assessment issues:

Warringah Local Environmental Plan 2011 - 4.3 Height of buildings
Warringah Development Control Plan - B7 Front Boundary Setbacks
Warringah Development Control Plan - B9 Rear Boundary Setbacks
Warringah Development Control Plan - D1 Landscaped Open Space and Bushland Setting
Warringah Development Control Plan - D3 Noise
Warringah Development Control Plan - D7 Views
Warringah Development Control Plan - D8 Privacy
Warringah Development Control Plan - D9 Building Bulk
Warringah Development Control Plan - E5 Native Vegetation
Warringah Development Control Plan - E6 Retaining unique environmental features

Prelodgement Meeting PLM2019/0104 was held on the 25/06/2019 at 10:45:00, attendees for Council: Renee Ezzy, Principal Planner and Alex Keller, Principal Planner. Attendees for applicant: Lynette Boyd, Owner, Michael Boyd, Owner and Amanda Marshall, Building Designer.

Warringah Local Environmental Plan 2011 - 4.3 Height of buildings

The proposed DA will address the previous assessment issues as follows:

Warringah Local Environmental Plan 2011 - 4.3 Height of buildings

The height of the parapet in the north eastern corner has been reduced to be lower than the existing ridge height to preserve views of the Chatswood City skyline when viewed from the balcony of 8 Lolita Avenue, Forestville. A breach in the building height occurs on the eastern and western walls. This breach in building height has been address with an LEP Clause 4.6 request for exemption to development standard.

Warringah Development Control Plan - B7 Front Boundary Setbacks

Proposed DA

Due to the significant drop in land from the existing carport and the existing courtyard, the proposal is to retain a similar location of the existing carport to avoid extensive works and retain the existing courtyard that the kitchen opens up on to. The proposed carport is to be setback 450mm from the eastern boundary and 500mm to 1.6m from the front boundary. The proposed carport will demolish the existing garden fence

within the carport to create sufficient space for the proposed carport to house two car spaces that comply with AS2890.1:2004. Detail are shown on Plan A106 lodged as a part of this application.

Warringah Development Control Plan - Clause B3 Side Boundary, Envelope and B5 Side Boundary Setback

Proposed DA

The second floor footprint has been to have greater than 2m setbacks from the ground floor western wall below and rear balcony below. This breach in building height has been address with an LEP Clause 4.6 request for exemption to development standard.

Warringah Development Control Plan - B7 Front Boundary Setbacks

Proposed DA

The proposed dwelling will be setback more than the minimum 6.5m required.

Warringah Development Control Plan - B9 Rear Boundary Setbacks

Proposed DA

The proposed full size tennis court has been removed. Existing half court to remain. The new land purchase see to add meandering steps that curve around an existing tree, the steps are to be made in natural materials and the works will not be above or below 1m of the natural ground level, rather follow the fall of the land.

Warringah Development Control Plan - D1 Landscaped Open Space and Bushland Setting

Proposed DA

The open space is compliant and complimentary to the bushland settings.

Warringah Development Control Plan - D3 Noise

Proposed DA

The proposed DA has removed the external lift and the existing air conditioning units are to remain.

Warringah Development Control Plan - D7 Views

Proposed DA

The height of the parapet in the north eastern corner has been reduced to be lower than the existing ridge height to preserve views of the Chatswood City skyline when viewed from the balcony of 8 Lolita Avenue,

Forestville. A breach in the building height occurs on the eastern and western walls. This breach in building height has been address with an LEP Clause 4.6 request for exemption to development standard.

Warringah Development Control Plan - D8 Privacy

Proposed DA

The proposed DA has privacy screens on both side of all boundaries to maintain privacy.

Warringah Development Control Plan - D9 Building Bulk

Proposed DA

Warringah Development Control Plan - E5 Native Vegetation

Proposed DA

The proposed DA shall maintain the native vegetation on the new land purchase. The existing gardens in the pool yard and between the carport and courtyard containing frangipani tree are to remain (please see figure 2). The existing thatched front fence is covered in vines and surrounded by planting and shall remain (please see figure 1).

Warringah Development Control Plan - E6 Retaining unique environmental features

Proposed DA

The existing rock escarpment shall remain.

1.2 Description of Site

The subject site previously consisted of two (2) allotments; 10 DP 30959 located on the southern side of Lolita Avenue, Forestville and 1 DP 1241045 adjoining the unmade Fox Road at the rear and Garigal National Park beyond. No.9 Lolita Avenue, Forestville now has a combined surveyed area of 976.5m² and new land title of Lot 1 DP1257701.

The site is regular in shape with a frontage of 18.49m along Lolita Avenue and a combined depth of approximately 53.4m.

The site is located within the R2 low density residential zone and accommodates an existing two storey dwelling with a swimming pool and carport within the front setback and half size tennis court at the rear of the dwelling.

The site is currently dissected by a rock escarpment that drops approximately 5.75m.

The front of the site contains an ex some grass and minor trees at the base of the rock escarpment and more grass on the southern side of the tennis court.



Figure 1. Existing dwelling viewed from Lolita Avenue



Figure 2. Existing carport and garden viewed from dwelling entry.



Figure 3 Existing courtyard and BBQ viewed from dwelling entry



Figure 4 Existing dwelling viewed from Garigal National Park



Figure 5. Existing rock escarpment and fern trees



Figure 6. Existing rock escarpment, fern trees steps to rear yard



Figure 7. Existing half tennis court and fence viewed from dwelling



Figure 8. Existing tennis court fence viewed from dwelling



Figure 9. Existing hillside character of No.7 Lolita Avenue, viewed from rear yard of subject site

1.3 Design Statement and Proposed Development in Detail

The proposed dwelling is a modern day take on mid-century modern architecture and has drawn inspiration from 20th century modern architecture.

The proposed residence shall have a raked roof and ceiling lines for upper floors, generously size windows and glazed doors, easy interior flow and great indoor-outdoor connections which fill the rooms with light and fresh air. The Granny Flat, Rumpus Room, Kitchen, Formal Lounge and Second Floor all open up alfresco spaces and create a strong connection to nature. Contrast and articulation have been created by cantilevering the second floor and using timber/ aluminum look timber.

A biophilic design approach was taken to create a connection between the site and the dwelling. Rather than removing the unique environmental features as was previously proposed, the build shall retain the unique features and existing vegetation and incorporate natural shades from the sandstone escarpment and use timber or timber look aluminum to create a link between the existing trees on site and adjoining reserver.

By using the golden ratio as used by Le Corbusier when creating the façade for Villa Stein, mathematically complimentary proportions were used to establish the heights and widths of the light weight rendered, atrium and timber clad walls and windows on upper levels.

The proposed storage room has drawn inspiration from Frank Lloyd Wrights Fallingwater (please see figure11), by incorporating the existing rocks into the dwelling. While Fallingwater used polished rocks from a near by quarry, our storage room will polish and retain the existing sandstone (please see figure 10) for flooring and retain sections of existing sandstone that can then be used as a feature table or shelving.



Figure 10. Existing sandstone in undercroft at 9 Lolita Avenue, Forestville



Figure 11. Polished rock floor and retained boulders in Frank Lloyd Wright's Fallingwater

1.4 Site Controls

Local Environmental Plans Warringah Local Environmental Plan 2011 (pub. 14-2-2014)

Land Zoning R2 - Low Density Residential: (pub. 9-12-2011)

Height Of Building 8.5m

Floor Space Ratio NA

Minimum Lot Size 600 m²

Heritage NA

Land Reservation Acquisition NA

Foreshore Building Line NA

Landslide Risk Land Area B - Flanking Slopes 5 to 25 Area C - Slopes >25

Bushfire Prone Land Vegetation Buffer

Local Aboriginal Land Council METROPOLITAN

1.5 Site Analysis

Please see Site Analysis Plans showing design consideration and overall compliance.

Part 2 Built Form Controls

Clause	Requirement	Existing	Proposed	Compliant
2.1 B1 Wall Height	7.2m	7.23m	8.6m	No* Please see LEP Clause 4.6 Variation
2.2 Number of Storeys	2	2	3	No* Please see LEP Clause 4.6 Variation
2.3 Side Boundary Envelope	4m at 45°	5.24m	10.030m	No*

				Please see LEP Clause 4.6 Variation
2.4 Site Coverage	40%	40.2%	40.8%	Yes
2.5 Side Boundary Setbacks	0.9m	Minimum of 1.173m	Minimum of 1.123m	Complies
2.6 Merit Assessment of Side Boundary Setbacks	N/A			
2.7 Front Boundary Setbacks	6.5m	10.526m	7.81m	Complies
2.8 Merit assessment of front boundary setbacks	N/A			
2.9 Rear Boundary Setbacks	6m	29.845m	29.845m	
2.10 Merit assessment of rear boundary setbacks	N/A			
2.11 Foreshore Building Setback	N/A			
2.12 National Parks Setback	N/A			
2.13 Coastal Cliffs setback	N/A			
2.14 Main Roads Setback	N/A			

Part 3 Setting Factors

3.1 Subdivision

Not applicable.

3.2 Traffic, Access and Safety

The subject site is located off Lolita Road, Forestville. The development leaves good sight distances maintained in all directions along the street.

3.3 Parking Facilities

C3 Parking Facilities	Existing	Proposed	Complies
1. The following design principles shall be met:			
<ul style="list-style-type: none"> Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site. 	Parking is located on site within the front setback. Due to the steepness of the site and the limited space, the existing carport is not connected to the dwelling. The structure is dominant and	<p>The proposed location for the new carport is in the same location with the columns and overhang setback to reduce bulk and scale.</p> <p>Parking is located on site.</p>	<p>Existing Compliant</p> <p>Proposed Compliant</p>

	somewhat dominates the streetscape. Parking is located on site.		
• Laneways are to be used to provide rear access to carparking areas where possible;	Not applicable	Not applicable	Not applicable
• Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments;	Not applicable	Not applicable	Not applicable
• Parking is to be located so that views of the street from front windows are not obscured; and	The existing carport obscures views of the street from bedroom 1 and bedroom 2.	Due to the reduced pitch of the carport and high window, views from bedroom 2 are no longer obscured. Bedroom 1 has been relocated.	Proposed Compliant
• Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.	Overall dwelling width is 15.942 metres. 50% = 7.97m. 6m is the lesser amount. Carport width is 5.02m	Overall dwelling width is 16 metres. 50% = 8m. 6m is the lesser amount. Carport width is 5.73m	Existing Compliant Proposed Compliant
The following Australian Standards applied at the time the DCP was adopted: AS 2890.1:2004: Parking facilities - Off-street car parking.	Due to an existing low brushwood fence the existing parking spaces are do not meet the requirements of AS 2890.1:2004: Parking facilities - Off-street car parking.	Demolition of the existing low brushwood fence and the instillation of wheel stops results in both spaces being able to meet the requirements of AS 2890.1:2004: Parking facilities - Off-street car parking as shown in A106.	Proposed Compliant

3.3(A) Bicycle Parking and End of Trip Facilities

Not applicable.

3.4 Stormwater

The proposed stormwater complies with the stormwater requirements. Please see Stormwater Management Plan by Greenwood Consulting Engineers as part of this Development Application.

3.5 Erosion and Sedimentation

The proposed works comply with the Erosion and Sedimentation requirements. Please see Sediment and Erosion Control Plan and Sediment and Erosion Details Sheet 1 and 2 by Greenwood Consulting Engineers lodged as part of this Development Application.

3.6 Building over or adjacent to Constructed Council Drainage Easements

Not applicable.

3.7 Excavation and Landfill

Please see Excavation and Landfill Plan lodged as part of this Development Application.

3.8 Demolition and Construction

Demolition and Construction are to be in accordance with applicable Australian Standards, including the handling, sorting and disposal of waste.

3.9 Waste Management

Please see Excavation and Landfill Plan lodged as part of this Development Application.

Part 4 Design

Part 4 Design	Existing	Proposed	Complies
4.1 Landscaped Open Space and Bushland Setting	40.2% 40% required	40.8% 40% required	Compliant
4.2 Private Open Space	Rear yard 35m2 with 3m depth	Rear yard 35m2 with 3m depth	Deemed to Satisfy. The rear yard meets the requirements however is not directly accessible due to the dwelling

			being situated on a rock escarpment.
4.3 Noise	Complies – no mechanical plant equipment	Complies – plant area for lift is contained in dwelling	Compliant
4.4 Electromagnetic Radiation	N/A	N/A	N/A
4.6 Access to Sunlight	Complies Please see shadow diagram.	Complies Please see shadow diagram.	Compliant
4.7 Views	Complies	Complies The building has been designed to maintain views from No.8 Lolita Avenue	Compliant
4.8 Privacy	Complies	Complies The proposal has privacy screens on both sides of all balconies and frosted or high level windows on the eastern and western walls	Compliant
4.9 Building Bulk	Complies	Complies The breach in height is not visible from the street due to the site steeply sloping down towards the reserve	Compliant
4.10 Building Colours and Materials	Dwelling - Neutral colours: Pearl grey by Dulux, white framed windows & terracotta tiles. Carport – timber framed painted white with polycarbonate roof.	Dwelling - Neutral colours: Pearl grey by Dulux, white framed windows & medium grey colorbond roof (not visible). Carport – bleached hardwood timber frame and detailing with glass roof.	Compliant
4.11 Roofs	Complies	Complies The colour of roofing will not create glare, no	Compliant

		plant equipment will be outside of the roof. Due to the modern look the roof does not have eaves however the recessed windows and balconies provide shading to the windows	
4.12 Glare and Reflection	Complies	Complies Windows are to be recessed in and medium grey will be used for the roofing	Compliant
4.13 Front Fences and Front Walls	Complies Existing thatched front fence is largely landscaped with vines and planting.	Complies Existing front fence to remain. New low open style hardwood timber carport gate and hardwood entry gate will compliment existing fence and dwelling.	Compliant
4.14 Site Facilities	N/A	N/A	N/A
4.15 Side and Rear Fences	Complies East – Side fence South – Rear fence tennis fence is over 1.8m, setback meets requirement West – Side fence tennis fence is over 1.8m and does not meet setback requirements, due to the vines on fence the appearance is softened and has beneficial acoustic purposes	East – Side fence New fence to follow the fall of the land and be 1.8m max South – Rear fence to remain. West – Side fence to remain	East – Side fence Complies South – Side fence Complies West – Side fence Deemed to Satisfy

4.16 Swimming Pools and Spa Pools	Deemed to Satisfy	Deemed to Satisfy Existing to remain	Deemed to Satisfy
4.17 Tennis Courts	Half Court Compliant Rear fence Complies due to >1.5m setback	Half Court Compliant	Compliant
4.18 Accessibility and Adaptability	Complies	Complies	Compliant
4.19 Site Consolidation in the R3 and IN1 Zone	Not applicable		
4.20 Safety and Security	Entrance is visible from street and windows allow for casual surveillance of the street and reserve.	Entrance is visible from street and windows allow for casual surveillance of the street and reserve. Larger windows and third floor result in increased opportunity for casual surveillance.	Compliant
4.21 Provision and Location of Utility Services	Existing services are adequately incorporated on site.	No change to existing service locations.	Compliant
4.22 Conservation of Energy and Water	Solar panel are north facing. Existing landscaping receives ample light.	Solar panels are to be relocated and face north on new roof. No change to existing landscaping	Compliant
4.23 Signs	Not applicable		

Part 5 The Natural Environment

5.1 Preservation of Trees or Bushland Vegetation

Complies – Natural vegetation to remain.

5.2 Prescribed Vegetation

Complies – Natural vegetation to remain.

5.3 Threatened species, populations, ecological communities listed under

State or Commonwealth legislation, or High Conservation Habitat

Complies – Natural vegetation to remain.

5.4 Wildlife Corridors

Complies – Natural vegetation to remain.

5.5 Native Vegetation

Complies – Natural vegetation to remain.

5.6 Retaining unique environmental features

Complies - Rock escarpment to be maintained

5.7 Development on land adjoining public open space

Complies – works on adjoining land are to be solely using natural materials and the appearance of the dwelling shall comply as it uses neutral tones and maintains the existing mature planting and rock escarpment.

5.8 Waterways and Riparian Lands

N/A

5.9 Coastline Hazard

N/A

5.10 Landslip Risk

Please see Geotechnical report included as a part of this application.

5.11 Flood Prone Land

N/A

Part 6 Conclusion

6.1 Conclusion

The breach in height has been appropriately addressed and the circumstances assessed and has addressed the controls required. The proposal is largely compliant and will be sympathetic to the streetscape of Lolita Avenue and when viewed from the reserve.

Part 7 Annexure 1 – LEP Clause 4.6 – Exceptions to Development Standards

7.1 LEP Clause 4.3 - Exceedance of maximum 8.5m height of building

Please see LEP Clause 4.6 Variation lodged as a part of this Development Application. The LEP Clause 4.6 Variation demonstrates how the objectives of the building height development standard had appropriately been met by assessing the outcome of the

7.2 LEP Clause 4.6 - Exception to Development Standards

Please see attached as a part of this Development Application.

7.4 LEP Clause 6.4 – Development on Sloping Land

The subject site is located in Area B – Flanking Slopes 5 – 25 and Area C – Slopes >25. In order to ensure the proposed works are suitable, Jack Hodgson Engineering Consultants was engaged to provide a report that is included as a part of this Development Application.