



ACTION PLANS
BUILDING DESIGN

STATEMENT OF ENVIRONMENTAL EFFECTS

**DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS
AT 11/82-82a OLD PITTWATER ROAD - BROOKVALE – NSW - 2100**



No. 82-82a OLD PITTWATER ROAD, BROOKVALE, NSW 2100
STREET VIEW

Client: Anne Beath & Ross Balharrie
May 2019

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01 Property Description

The subject property legally identified as SP72030 and is known as 82-82a Old Pittwater Road, Brookvale. The site is zoned R3 Medium Density Residential pursuant to Warringah Local Environmental Plan 2011. The site is not identified as containing any items of environmental heritage however the site is affected by Landslide Risk Area A & B.

02 Site Description

The site is legally identified as SP72030 and is known as 82-82a Old Pittwater Road, Brookvale. The site has an area of 175m² and is located on the northern side of Old Pittwater Road. The site has a battle axe in shape with the rear being mostly rectangular.

The site slopes from north to south.



Fig 1: Subject site outlined in red (SIX Maps 2019).

The property currently accommodates multiple dwellings. The existing unit block is constructed in double brick with internal single brick walls, external render and has a concrete roof.

Other site works include a timber deck, a tiled patio and a raised garden bed.



Fig 2: 102a 82-82a Old Pittwater Road as seen from the street. (*Action Plans 2019*).

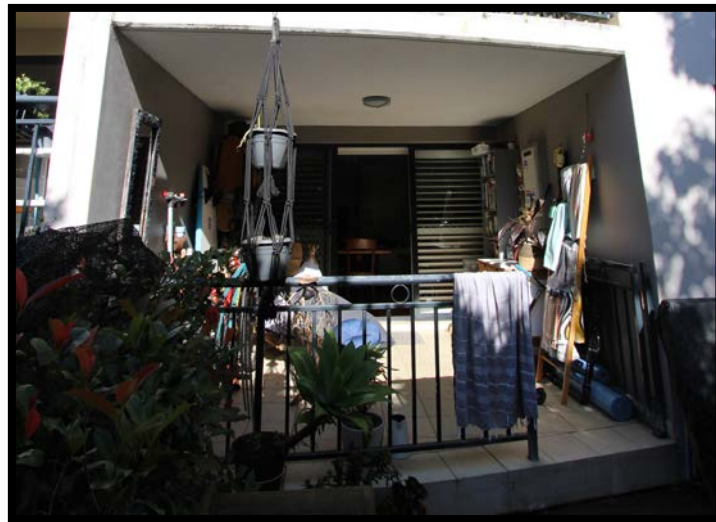


Fig 3: Tiled patio area. (*Action Plans 2019*).

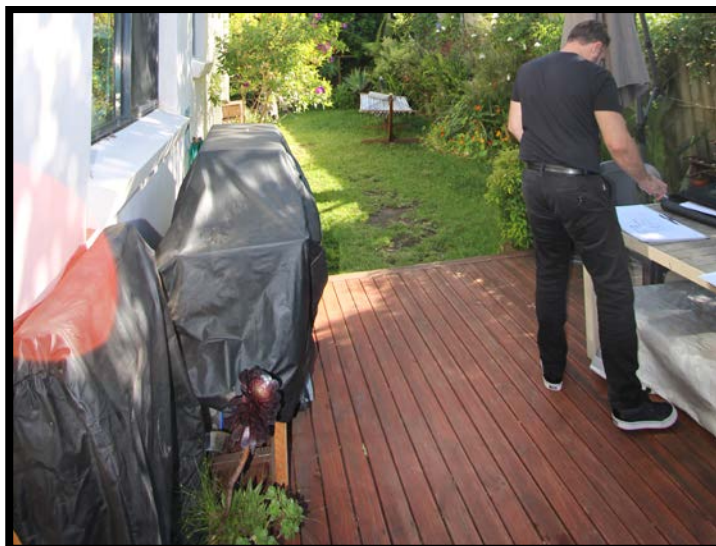


Fig 4: View of the rear deck area. (*Action Plans 2019*).

03 Adjoining Property

The surrounding area predominantly consists of two storey residential flats and units. The adjoining property to the east, 78a Old Pittwater Road, are two storey brick and weatherboard residential flats with tiled roofs and vehicular access from Old Pittwater Road. To the south, unit 4 82-82a Old Pittwater Road, is separated from the site via a double brick wall.



Fig 5: No. 78a Old Pittwater Road as seen from the site (*Action plans 2019*).



Fig 6: No. unit 4 82-82a Old Pittwater Road as seen from the site (*Action maps 2019*).

04 Description of proposed Works

The proposal seeks consent for alterations and additions to the existing dwelling at No. 11/82-82a Old Pittwater Road.

The proposed works include:

Ground floor:

- Enclose patio.
- New door and window from existing bedroom into garden.
- Timber stairs down from existing bedroom to the garden.
- Timber step into the now enclosed patio.



Fig 7: Proposed works at No. 11/82-82a Old Pittwater Road. (*Action Plans 2019*).

05 Area and Compliance Summary

Site Information and Building Controls	Control	Existing	Proposed
Zoning	Zone R3	Zone R3	Unchanged
Site area	N/A	175m ²	Unchanged
Frontage	N/A	N/A	N/A
Number of stories	Two storey	Two storey	Unchanged
Maximum building height	8.5m	N/A	N/A
Front Building Setback	Battle axe	N/A	N/A
Rear Building Setback	6m	6m	5.4m
Min. side boundary setback (West)	4.5m	N/A	N/A
Min. side boundary setback (East)	4.5m	4.2m	Unchanged
Landscaping Open Space:	50% (87.5m ²)	98m ² (56%)	Unchanged
Private Open Space	35m ²	29.18m ²	37.08m ²

06 Planning Assessment

STATUTORY PROVISIONS

Warringah Environmental Plan (WLEP) 2011

Permissibility

The site is zoned R3 Medium Density Residential pursuant to the land use table of The Warringah Local Environmental Plan 2011. The proposed works being alterations and additions to the existing dwelling are permissible with development consent.

The proposal satisfies the objectives of R3 Medium Residential as the proposal for alterations and additions to a single dwelling which maintains the low density residential environment and does not adversely affect adjoining properties, the landscape setting of the existing dwelling or the streetscape.

6.1 Principal Development Standards

6.1.1. Height of Buildings (WLEP Clause 4.3)

Pursuant to Clause 4.3 the maximum height requirement is 8.5 metres. The proposal does not alter the height of the existing building, which is compliant with the development standard.

Response to the objectives of this clause:

The proposal is an appropriate form of development, which is compatible with the height and scale of the surrounding development. The proposal does not result in any significant visual impacts upon adjoining neighbouring properties and does not adversely affect visual privacy of adjoining properties. The proposal is consistent with the objectives of Clause 4.3 of the Warringah LEP 2011.

6.2. Additional Local Provisions

6.2.1 Acid Sulphate Soils (LEP Clause 6.1)

The site is not identified as having acid sulphate soils on the Acid Sulphate Soils map.

6.2.2 Earthworks (LEP Clause 6.2)

The proposal does not require earthworks.

6.2.3 Flood Planning (LEP Clause 6.3)

Not applicable.

6.2.4 Development on Sloping Land (LEP Clause 6.4)

The subject site is identified as a landslide risk on the Landslide Risk Map as Area A – Slopes less than 5 degrees and Area B – Flanking Slopes from 5 to 25 degrees. All proposed works are outside of land identified as Area B. Council is to determine if a Geotechnical report is required for this proposal.

6.2.5 Coastline Hazards (LEP Clause 6.5)

Not applicable.

07 RESPONSE TO THE WARRINGAH DCP 2011

7.1 Compliance table

Existing Site Area = 175m ²		
DCP COMPLIANCE TABLE SECTION A - Part 4 Dwelling houses		
Development control	Proposed	Complies
Part B – Built Form Controls		
B1 – Wall Heights	Not applicable.	Not applicable.
B2 – Number of Storeys	Not identified on map.	Not applicable.
B3 – Side Boundary Envelope Buildings must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 4 metres as identified on the map.	Proposed elements within the permissible site boundary envelope.	Yes
B4 – Site Coverage	Not applicable.	Not applicable.
B5 – Side Boundary Setbacks Minimum 4.5 metres	North = Not applicable. East = 4.2 metres	Not applicable. No The setback along the Western side boundary is non-compliant. However this is an existing non-compliance and the proposed works does not encroach on this.
B6 – Merit assessment of Side Boundary Setbacks	Not applicable.	Not applicable.
B7 – Front Boundary Setback Minimum 6.5 metres	Not applicable.	Not applicable.
B8 – Merit assessment of front boundary setbacks	Not applicable.	Not applicable.

B9 – Rear Boundary Setbacks Minimum 6.0 metres	6 metres existing 5.4 metres proposed	No The proposed setback along the rear boundary is non-compliant. However this provides no loss of amenity.
B10 – Merit Assessment of Rear Setbacks	Not applicable.	Not applicable.
B11 – Foreshore Building Setback	Not applicable.	Not applicable.
B12 – National Parks Setback	Not applicable.	Not applicable.
B13 – Coastal Cliffs Setback	Not applicable.	Not applicable.
B14 – Main Roads Setback	Not applicable.	Not applicable.
Part C – Siting Factors		
C2 – Traffic, Access and Safety Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.	Not applicable	Not applicable
C3 – Parking Facilities 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 to be located so that views of the street from front windows are not obscured; and where garages and carports face the street, the garage or carport opening must not exceed 6 metres or 50% of the building width, whichever is the lesser.	Not applicable	Not applicable
C4 – Stormwater To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	All collected stormwater within the proposal to drain to the existing drainage system.	Yes
C5 – Erosion and Sedimentation	Soil and Water Management required.	Yes A Soil Erosion Management Plan has been prepared and is included in the submission to Council.
C6 - Building over or adjacent to Constructed Council Drainage Easements The objective of this policy is to ensure efficient construction, replacement, maintenance or access for emergency purposes to constructed public drainage systems located within private property.		Yes
C7 - Excavation and Landfill Land excavation or fill work should not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties, or create airborne pollution. The integrity of the physical environment should be preserved, as well as the visual and scenic quality.	The proposal does not require earthworks.	Yes

C8 – Demolition and Construction Waste management plan required.	Refer to the Site/Sediment Erosion, Waste management and materials handling Plan DA02.	Yes
C9 – Waste Management Waste storage area to be provided.	Refer to the Site/Sediment Erosion, Waste management and materials handling Plan DA02.	Yes
Part D – Design		
D1 – Landscaped Open Space and Bushland Min 50% Landscaped Area to be maintained.	The existing landscaped open space measures 56% (98m ²). The proposal does not vary this	Yes
D2 - Private Open Space Dwelling houses with 1 or 2 bedrooms Min 35m ² with minimum dimension = 3m.	The proposal decreases the Private Open Space Area from 48.50m ² to 37.10m ²	Yes
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Not applicable.
D4 – Electromagnetic Radiation	Not applicable.	Not applicable.
D5 – Orientation and Energy Efficiency Dwellings to be orientated to receive northern sun. Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements.	The proposal does not change the existing configuration of living areas, which is already perfectly orientated to enhance thermal properties.	Yes Since the proposal comprises only external works, no BASIX certificate is required for the Development Application.
D6 – Access to sunlight The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	The proposal does not result in any additional over shadowing. Refer to Shadow Diagrams included in DA package. DA08-DA10	Yes Shadow diagrams have been prepared which depict the existing and proposed shadowing.
D7 – Views View sharing to be maintained.	The proposal does not result in loss of views for any of the adjoining neighbouring buildings.	Yes
D8 – Privacy This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	The proposed decks do not overlook on the private open spaces of the adjoining properties. The existing vegetation and fences also contribute to retain the privacy.	Yes
D9 – Building Bulk This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	The additions are well articulated, maintain the existing setbacks to the adjoining property boundaries and do not result in any unreasonable bulk or scale.	Yes
D10 – Building Colours and materials External finishes and colours sympathetic to the natural and built environment.	External finishes selected to be compatible with the existing dwelling.	Yes

D11 – Roofs The LEP requires that roofs should not dominate the local skyline. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. Roofing materials should not cause excessive glare and reflection.	No new roof included in this proposal	Yes
D12 – Glare and Reflection Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	The proposal will not result in unreasonable glare or reflection.	Yes
D13 - Front Fences and Front Walls Fences located within the street setback area are to be compatible with the existing streetscape character.	No new fences or front walls included in the proposal.	Yes
D14 – Site Facilities Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places	Garbage storage areas and other facilities maintained.	Yes
D15 – Side and Rear Fences Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Existing side fences compliant and retained as they are.	Yes
D16 – Swimming Pools and Spa Pools Pools are not to be located in the front building setback.	No swimming pools and spa pools included in the proposal.	Yes
D17 – Tennis Courts	Not Applicable	Not Applicable
D18 – Accessibility Safe and secure access for persons with a disability to be Provided where required.	Not Applicable	Not Applicable
D19 – Site Consolidation in the R3 and IN1 Zone	Not Applicable	Not Applicable
D20 – Safety and Security Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street	The dwelling will maintain a good outlook of dwelling approach and street.	Yes
D21 – Provision and Location of Utility Services The location of utility services should take account of and minimise any impact on natural features such as bushland and natural watercourses.	Existing facilities on site.	Yes
D22 – Conservation of Energy and Water	The proposal makes the best use of natural ventilation, daylight and solar energy.	Yes
D23 – Signs Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views or potentially hazardous road features or traffic control devices.	Not Applicable	Not Applicable

Part E – The Natural Environment		
E1 – Private Property Tree Management Arboricultural report to be provided to support development where impacts to trees are presented.	Proposal does not require the removal of any vegetation	Not applicable
E2 – Prescribed Vegetation	Not identified on map	Not applicable
E3 – Threatened species, populations, ecological communities	Not identified on map	Not applicable
E4 – Wildlife Corridors	Not identified on map	Not applicable
E5 – Native Vegetation	Not identified on map	Not applicable
E6 – Retaining unique environmental features Unique or distinctive features within a site to be retained.	Not applicable	Not applicable
E7 – Development on land adjoining public open space	Not identified on map	Not applicable
E8 – Waterways and Riparian Lands	Not identified on map	Not applicable
E9 – Coastline Hazard	Not identified on map	Not applicable
E10 – Landslip Risk Identified on map as Area A - Slope less than 5 degrees and Area B – Flanking slopes from 5 to 25 degrees.	Due to no excavation required for the proposal, A Geotechnical report is not required.	Yes
E11 – Flood Prone Land	Not identified on map	Not applicable

08 EP & A ACT - SECTION 79C

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. The site is zoned R3 Medium Density Residential under the provisions of the LEP.

Construction of alterations/additions to the existing dwelling house is permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development will provide for alterations/additions to an existing dwelling without any detrimental impact on the environment, social and economic status of the locality.

The Suitability of the Site for the Development

The subject site is zoned R3 Medium Density Residential and the construction of alterations/additions to an existing dwelling house in this zone is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development. For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide for alterations/additions to an existing dwelling that is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

09 CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents with the exception of those discussed in detail previously in this statement. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts. Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social, economic, or heritage related impacts, the application is submitted to The Warringah Council for assessment and granting of development consent.