



**ANGEL PLACE
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SYDNEY NSW 2000**

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11 September 2019

General Manager
Northern Beaches Council
Pittwater Road
DEE WHY NSW 2097

Dear Sir/Madam,

STATEMENT OF ENVIRONMENTAL EFFECTS – HARBORD DIGGERS RESIDENTIAL

1. INTRODUCTION

This Statement of Environmental Effects (**SEE**) has been prepared on behalf of Mt Pritchard and District Community Club Ltd (**the applicant**) in support of a Development Application (**DA**) submitted to Northern Beaches Council for minor awning and pergola structures to the approved Watermark Residential development, adjoining the Harbord Diggers Club at 68-90 Evans Street Freshwater.

This report is accompanied by an Architectural drawing set prepared by CHROFI.

2. SITE AND SURROUNDING CONTEXT

The Harbord Diggers Club site is located in a prominent location on the coastal headland between Freshwater and Curl Curl Beaches. It is located amongst a mix of residential development of varying forms and density. It is bounded by Carrington Parade (north), McKillop Park and at grade car park (south), Lumsdaine Drive (east) and Evans Street (west). The subject site is outlined in red in the aerial context image in the Figure below.

The site is irregular in shape and is legally described as Lot 20 DP1242304.

The site is in the vicinity of Item I65 Duke Kahanamoku Statue and Memorial Park, which is listed as a local heritage item under Schedule 5 of Warringah Local Environmental Plan (WLEP) 2011. This item is located adjacent to the existing open (leased) Harbord Diggers carpark and approximately 60 metres from the club building. Also, located at approximately 100 metres from the club land is Conservation Area C14 - Coastal Cliffs, which is also listed in Schedule 5 of WLEP 2011.

A substantial redevelopment of the Club was approved (DA2014/0875) on 1 December 2014 and modified in 2015 as:

Demolition and Excavation works and Construction of Seniors Housing, Registered Club, Childcare Centre and associated carparking and landscaping (Harbord Diggers Club site)

The site is nearing completion and as such some minor design amendments are now sought.

Figure 1 – Aerial view of site



Source: Six Maps

3. DEVELOPMENT BACKGROUND

On 1 December 2014, the (former) JRPP approved the Demolition and Excavation works and Construction of Seniors Housing, a Registered Club, a Childcare Centre and associated car parking and landscaping (DA2014/0875). This application and site have been subject to modifications and related applications. The site nearing completion of the construction.

A pre lodgement meeting was undertaken on 8 August 2019 (PLM2019/0152). Council feedback has been incorporated into the architectural drawings and DA submission. The key points raised at the meeting and how they have been addressed are summarised in the table below:

| Matter | Response |
|--|---|
| Streetscape impact and integration with context | The colour of the proposed fabric and frame have been subsequently amended from contrasting to a more balanced neutral combination. |
| Justification on the non compliant front building setback of the proposed shade structures | This is discussed in Section 5.5 |
| Access to sunlight and whether any additional shadow is cast | Shadow diagrams are provided in the architectural drawing set and is further discussed in Section 6.4 |
| Assessment of view loss of Apartment 52 on adjoining residential development | This view analysis has been undertaken and forms part of the architectural drawing set and is further discussed in Section 6.4 |

4. PROPOSED DEVELOPMENT

The proposal involves minor external works to the approved seniors housing development comprising:

- Addition of shade structures to the following apartments facing Carrington Parade of:
 - Apartments 2, 3 (Block A)
 - Apartments 20, 21, 22 (Block B)
 - Apartment 37 (Block C)
- Addition of a further fixed shade structure to Apartment 52 on the upper level of Block D facing Evans Street
- The shade structures comprise of a fixed steel frame with a retractable fabric which is of light colours reflective of the building's render and sandstone facades

Carrington Street Awnings

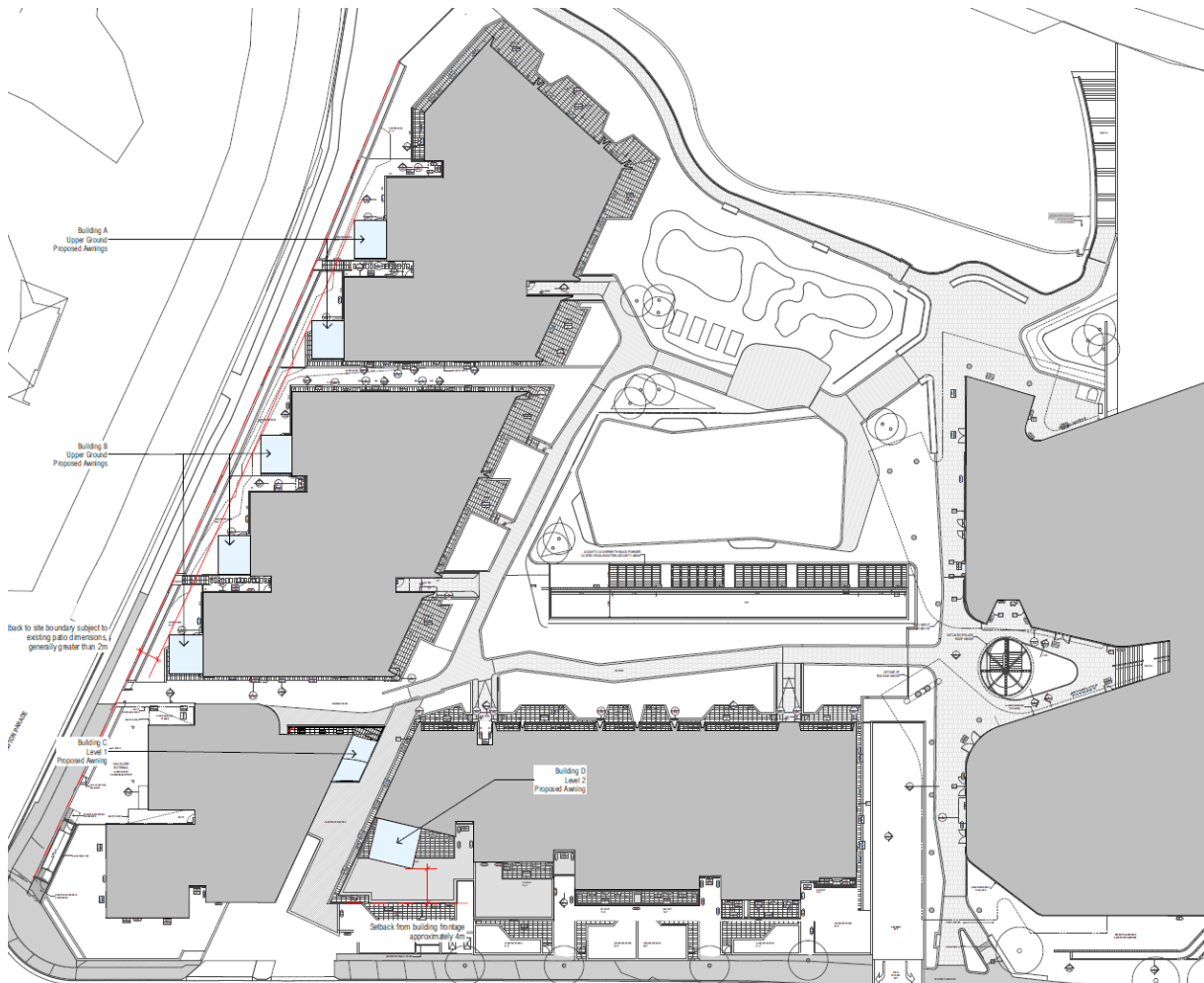
- Frame - To match existing render of white and sandstone colour
- Fabric – Beige in colour

- Approximate Size – 4m width x 5m length and height of approximately 3m (or sized to fit existing paved area)

Evans Street Upper Terrace Awning (Apartment 52)

- Frame – White in colour to match wall colour/render
- Fabric – Beige in colour similar to wall colour
- Approximate Size – 5.7m width x 5m depth and height of approximately 3m

Figure 2 – Site plan -showing the proposed area of works indicated in blue



5. STATUTORY PLANNING ASSESSMENT

The following environmental assessment addresses the relevant matters pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979.

5.1. STATE ENVIRONMENTAL PLANNING POLICY 65 (DESIGN QUALITY OF RESIDENTIAL DEVELOPMENT)

The SEPP requires an assessment and consideration of any application for residential flat development against the 9 Design Quality Principles and the matters contained within the associated "Apartment Design Guide". This was undertaken with the original DA submission for the seniors housing.

The building separation distances from buildings to the side boundaries of the site do not change. The approved development contains six buildings on the same site, being Buildings A, B, C, D, E and F. The addition of the awnings on the site occur to all Buildings except Building E and F and do not alter the fundamentals of the approved scheme. The subject proposal still achieves and aligns with the principles of design quality.

5.2. STATE ENVIRONMENTAL PLANNING POLICY (BASIX) 2004

SEPP BASIX applies to the proposed seniors housing component of the development. Whilst an updated certificate is not required for the proposed modification it should be noted that the performance of the internal units will be improved because of the additional shading to the apartments potentially reducing the thermal load to the glazing of the applicable apartments.

5.3. STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

The site was subject to a Site Compatibility Certificate and then approved pursuant to a comprehensive DA for the development of the seniors housing. There is no change to the approved land use as seniors housing as the proposed awning structures are ancillary to this approved development. Accordingly, the proposal is permissible with consent.

The original DA considered the applicable provisions of the Seniors SEPP and given the minor nature of the proposal, there are limited relevant considerations in subject DA. The proposal remains consistent with the objectives of the SEPP and the design principles including Clause 34 which ensures adequate visual and acoustic privacy for residents. The proposed shading structures provide an increased level of privacy (and usability) for the residents and reduce overlooking into the privacy open space.

5.4. WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

5.4.1. Zoning, Permissibility and Objectives

The site is within the R2 Low Density Residential Zone. The proposal, comprising alterations to seniors housing, is permissible by virtue of the Seniors SEPP.

5.4.2. LEP Provisions

The following table provides an assessment of the proposed development against the relevant clauses contained within the WLEP 2011.

Table 1: WLEP Compliance Table

| Relevant Clause | Provision | Proposal | Complies |
|--|--|---|----------|
| Clause 4.3 – Building Height | 8.5m | The proposed external works do not exceed the approved building heights of each building. Five of the awnings are at ground level and are 2.5m in height. One structure is at level 1 of Building C and one at Level 2 of Building D and are both below the parapet height. | Y |
| Clause 4.4 – Floor Space Ratio (FSR) | Not adopted | The proposed external works do not introduce any additional gross floor area as they are not enclosed and do not constitute GFA. | N/A |
| Clause 5.10 – CI 5.10 - Heritage Conservation | Conserve the heritage significance of heritage items and heritage conservation areas | The site is not a heritage item or within a conservation area. However, there are a couple of heritage items in the vicinity of the site including I65 (the Duke Statute) and the C14 (the coastal cliffs). Given the minor nature of the proposal and as the awnings are setback from the coastal cliffs and the Duke statue, the visual impact of the proposed external changes will have no adverse impact on the nearby heritage items. | Yes |

5.5. WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The relevant matters to be considered under Warringah Development Control Plan 2011 are outlined below in the DCP summary compliance table. Due to the minor nature of the proposal, the majority of DCP controls are not relevant.

Table 2: WDCP Summary Compliance Table:

| Control | Objective / provision | Proposal | Complies |
|--------------------------|---|---|---|
| B1 Wall height | 7.2m | No change. The awnings do not exceed the approved wall height | N/A |
| B7 Front setbacks | 6.5m Land Zoned R2 or R3 On corner allotments or sites with a double street frontage, where the minimum front building setback is 6.5 metres to both frontages, the front building setback may be reduced to a minimum of 3.5 metres for the secondary frontage, but secondary street variations must consider the character of the secondary street and the predominant setbacks existing to that street. | <p>The building setback of the building line is unchanged however the awning structure is setback approximately 2m from the front/Carrington Parade boundary, aligning with the approved patio paving.</p> <p>The awnings on Building C and D are in excess of the 6.5m setback from the front boundary.</p> <p>The proposed awnings are consistent with the objectives of the control by:</p> <ul style="list-style-type: none"> • Not adding mass and bulk to the existing building and maintaining a sense of openness through the site. • The rhythm of the buildings are unchanged and the placement of the proposed awnings, particularly at ground level maintain the continuity. • Maintains reasonable view sharing as evident by CHROFI's analysis | No. The awnings are consistent with the objectives of the control |
| B5 Side setback | 0.9m Land Zoned R2 All development: Screens or sunblinds, light | Buildings A, B and C front Carrington Parade as such when considering each awning structure, | N/A |

| Control | Objective / provision | Proposal | Complies |
|------------------------------|--|--|------------------------------|
| | fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback | it is determined not have a side setback. Similarly the awning at Building D is internalised on the site and affords a decent setback from the side boundary. | |
| B9 Rear setback | 6m | There is no change to the rear setback of all apartments. This provision is strictly not applicable as the site is a corner block with three street frontages. | N/A |
| D2 Private Open Space | A total of 10m ² with minimum dimensions of 2.5 metres (in multi dwelling housing) | The amount of private open space is not proposed to be altered, however the additional shading will assist in the performance, functionality and useability of the private open space. | Yes, no change from approved |
| D7 Views | Development shall provide for the reasonable sharing of views. | The proposed additional shading structures do not obstruct any views of importance. CHROFI has undertaken an analysis of the key view lines. | Yes, see also Section 6.4 |
| D8 Privacy | <ul style="list-style-type: none"> Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties. Orientate living areas, habitable rooms and windows to private open space areas or | There is no proposed change to the orientation of the units or the apartment layouts. The approved development is unchanged. However the shading does provide additional privacy to apartments that are overlooked from above. | No change |

| Control | Objective / provision | Proposal | Complies |
|---|-------------------------------------|---|----------|
| | to the street to limit overlooking. | | |
| D9 Building Bulk | | The massing of the building is not increased by the shading structures as the area is not enclosed. | Yes |
| D10 Building Colours and Materials | | The proposed frame and fabric is in keeping with the approved development and the coastal environment through the use of sandstone and neutral colours. | Yes |

6. SECTION 4.15 ASSESSMENT

6.1. STATUTORY POLICY AND COMPLIANCE

The following assessment has been structured in accordance with Section 4.15(1)(a) of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*.

The proposed development has been assessed in accordance with the relevant state, regional and local planning policies as stated in Section 5.

6.2. NATURAL ENVIRONMENTAL IMPACTS

The proposed development will result in minimal impact to the natural environment. All appropriate measures will be implemented during the construction phase to ensure that there is no adverse amenity impacts to surrounding properties in terms of dust, soil erosion, air and noise. Construction will also occur at a time that minimises the impact on the adjacent dwellings and occupants of the site and surrounds.

6.3. SOCIAL AND ECONOMIC IMPACTS

The proposed external works are ancillary to an existing seniors housing development. The nature of the proposed works will have limited social and economic impacts. The proposed awnings will however improve the internal amenity of the occupants and have a positive social benefit, particularly in the warmer months through the addition of shade as well as extension in the useable outdoor living space.

6.4. BUILT ENVIRONMENTAL IMPACTS

The fundamental built form as approved is substantially unchanged by the proposal. The awnings do not add bulk and mass to the development as:

- The space is not enclosed
- Five of the awning structures are at ground and are below the footpath level
- The two elevated awnings have been assessed to ensure they do not obstruct any important view lines and the principles of view sharing are adhered to
- Light colours are used for both the frames and the fabric to blend in and be compatible with the surrounding coastal environment and the existing residential development on which they are attached.

To ensure there are no adverse impacts as a result of the built form proposed, CHROFI have analysed the view loss and shading caused by the proposed awning on Apartment 52 (Level 2, Building D).

As demonstrated in the attached view analysis image below, and in the DA drawings, the awning sits below the parapet line and at least 4m back from the building frontage.

The awning can be seen in View 38 from the original View Impact Analysis for the main Development Application (extracted in Figure 3 below), but does not protrude from the building silhouette. The upper level awning structure is therefore not determined to impede any significant views.

The additional shadows cast by the awnings are shown in the attached shadow diagrams. The shadow diagrams show that between 9:00AM and 3:00PM in midwinter, the shadows do not extend past the existing patio and rooftop planting area.

Figure 3 – View of building and the inclusion of the Level 2 Awning, circled red.



Proposed awning for Apartment 52, Building D

Overall, the proposed works relate to small and minor additions to the residential development with the majority of the proposed awnings at ground level. The structures will therefore not present a notably different built form when compared to the existing or approved development.

The colour palette and materials have been specifically selected to be consistent with the existing building and surrounding coastal environment. The design of the awning is aligned with the patio areas and present minor contemporary additions.

The proposed works are considered to improve the amenity and useability to the benefit of the residential occupants without having a detrimental impact on the streetscape presentation or surrounding properties.

6.5. SUITABILITY OF THE SITE FOR DEVELOPMENT

The subject site is suitable for the proposed development as it is on land zoned R2 Residential and the proposed works are ancillary to the existing approved seniors housing development.

6.6. THE PUBLIC INTEREST

The proposed development is in the public interest as the works are minor and satisfy the objectives and provisions of State and Councils policies and do not have an adverse impact on the site or adjoining properties.



7. CONCLUSION

The proposal is appropriate for the site and the locality because:

- **The proposal satisfies the applicable local and state planning policies.** The proposal remains permissible with consent in the R2 zone and satisfies the applicable local and state planning policies. There is no change to the land use, building height or gross floor area of the approved development.
- **The design responds positively to the site conditions and the surrounding environment.** The proposed minor additional shade structures will significantly improve the internal and external amenity for the residents without having an impact on the streetscape, views or adjoining properties.
- **The proposal is suitable for the site.** The shading structures are ancillary to the approved residential land use and is permissible with consent.

For the reasons outlined within this SEE, the proposal is in the public interest and should be approved. If you would like to discuss further, please speak to the undersigned on 8233 9900.

Yours sincerely,

A handwritten signature in blue ink that reads "Naomi Daley".

Naomi Daley
Associate Director