

Statement of Environmental Effects

ALTERATIONS & ADDITIONS
TO AN EXISTING RESIDENCE
at

Lot 113 DP 30836,
40 Sydney Road
Warriewood, 2102 NSW

For
K. & S. Bray

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Introduction

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council. Consent is sought for alterations to the existing dwelling at 40 Sydney Road, Warriewood

In preparation of this application consideration has been given to:

- Environmental Planning & Assessment Act 1979, as amended.
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

Additional information to support this application includes:

- Survey Plan prepared by Detailed Surveys dated 13/05/21.
- Architectural Plans, DA.01 - DA.08 prepared by Jo Willmore Designs dated September 2021.
- Basix Certificate A422395
- Stormwater Management Plan prepared by BMB Engineers dated 14/09/21
- Colour schedule dated 22nd September 2021
- Waste Management Plan.

Site Analysis:

40 Sydney Road, Warriewood, Lot 113, DP 30836

Existing Use : Single Residential

Site Area : 603 sq.m.

Locality: Warriewood Locality

Zoned: R2 Low Density Residential

Hazards effecting site: Nil

40 Sydney Road is situated on the low north western side of Sydney Road. The property is of irregular shape with a frontage of 13.715m and a varying depth of between 41.27m and 42.435m. The site falls from the front south east boundary to the rear with a fall of approximately 6m. An existing two storey brick and tile house is positioned towards the front of the site with rear facing decks which overlook the North Narrabeen Reserve and covered patio area which was previously used as a carport located in the rear yard. Presently cars are parked on the dilapidated concrete driveway and concrete carstand area to the front north eastern section of the site. Landscaped areas consist of large terraced grassed areas to the rear yard and grassed front garden with screen planting along the front boundary. The houses in the immediate area range in size and style however the two immediately adjacent are both relatively modest part two storey homes similar in style and size to 40 Sydney Road.



VIEW OF EXISTING HOUSE FROM SYDNEY ROAD



VIEW OF EXISTING HOUSE FROM REAR YARD

Design / Streetscape Statement:

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area while creating additional internal living space and improving car parking to the site. The design of the dwelling is sympathetic to surrounding development and makes allowances for environmental objectives (ie: solar penetration, cross ventilation, minimising of shadows etc)

A summary of the proposed works include

- New carport and driveway to the front of the site
- New bedroom added to the upper floor
- Existing bedroom converted to new robe and ensuite
- Existing covered patio at rear of site removed
- New Rumpus Room and bathroom added in place of existing patio

The new works are positioned so as to limit its impact on the amenity of neighbouring properties with the majority of works to be over existing built upon areas, no increase to the overall height of the dwelling and minimal changes to existing building setbacks.

Due to the dilapidated state and limited size of existing car parking area a new carport is proposed which is to be positioned within the front building setback and will however reduce the soft landscaped area slightly. The carport has been designed as a lightweight structure with simple gable ended roof to reflect the character of the existing house and with existing front boundary planting maintained and providing a screen from the street to the new carport there will be limited impact on the streetscape.

All other works are to the rear of the property with the addition of the a master bedroom to the upper floor and new rumpus room to replace an existing covered patio. The new rumpus has been maintained as single storey with low pitched skillion roof so as to minimise any increase in bulk and scale, limit increased overshadowing and maintain existing views experienced from neighbouring properties. Again all works have been designed to reflect the character and scale of the existing house. Replacement of the existing tiled roof with colorbond roofing, rendering of the existing bricks walls and inclusion of painted weatherboards walls will provide a more contemporary look while still complimenting the character of the homes in the surrounding area.

Pittwater LEP 2014 Considerations (as relevant)

Zone R2 Low Density Residential

The stated objectives of this clause are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

Proposal:

The proposed new carport, upper floor addition and new rumpus room are considered to be permissible with the consent of council and will not alter the use from existing residential, maintaining a low density and scale of the area that is consistent with the desired future character of the area.

Part 4.3 Height of Buildings

The stated objectives of this clause are as follows:

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) to minimise any overshadowing of neighbouring properties,*
- (d) to allow for the reasonable sharing of views,*
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Pursuant to clause 4.3(2) PLEP 2014 the height of a building on any land is not to exceed 8.5 metres.

Proposal:

The proposed works will not increase the overall height of the dwelling and as can be seen by the submitted architectural plans falls well below the maximum allowed height of 8.5m with a maximum height above natural ground of approximately 6.5m.

Part 7.2 Earthworks

The stated objectives of this clause are as follows:

- (1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*

Proposal:

Minimal earthworks are proposed with the maximum cut being approximately 700mm for the new carport along its south eastern elevation. New retaining walls are proposed with all earthworks to be carried out in accordance with engineers details. There will be no impact on neighbouring homes or natural features of the site including any existing watercourses from the proposed earthworks.

Pittwater 21DCP Plan Considerations (as relevant)

SECTION A LOCALITIES

A4.14 - Warriewood Locality

Desired Future Character

Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with

the landform and landscape..... Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

Proposal:

As stated above the proposed works will not alter the use from existing residential maintaining the low density and scale of the area. With no increase in overall height of the dwelling the works will maintain its single storey appearance from the street and two storey appearance from the rear with the new carport at the front of the property to be low in scale and screened by existing front boundary planting so as not to dominate the streetscape. Colours and materials chosen will compliment the surrounding area with variation in height of new and existing roof forms, light weight deck and carport structures and mix of materials providing modulation to all building facades. There will be minimal disturbance to existing landscaped areas with no significant planting to be removed maintaining the landscape character of the site.

SECTION B GENERAL CONTROLS

B4 - Controls relating to natural environment

Landscape and Flora and Fauna Enhancement

With the new carport to be built over only existing grassed areas and all other works over existing built upon area there will be little disturbance to existing established landscaped areas so any existing habitat for threatened, endangered or local species will be maintained. There will be no loss of canopy cover.

B5 - Water Management

Stormwater

The proposed works will increase the built upon area by 44 sqm therefore a detention system is not required. A stormwater plan prepared by BMB engineers forms part of this application indicating all new and existing stormwater lines will be connected via gravity to absorption trenches in the rear yard.

B6 - Access & Parking

Access Driveway

The existing driveway crossover is to be replaced in accordance with council specifications.

Internal Driveways

The existing driveway will be replaced to suit the position of the new carport. The majority of the driveway will be designed with falls of less than 1:5 however it is anticipated that due to slope of the site a small section will have a fall of steeper than 1:5. All works though will be designed and constructed in accordance with all relevant Australian standards.

Off - Street Vehicle Parking Requirements

Presently the site does not have any complying off street parking area and as such a new carport to the front of the house is proposed to provide for two parking spaces as required.

B8 - Site Management

Excavation and landfill

As stated above there is minimal excavation or fill proposed and as such there will be no adverse impact on adjoining land with the stability of the site maintained.

Erosion and Sedimentation

Suitable erosion and sedimentation control measures will be undertaken during construction.

Waste Minimisation

Waste Materials to leave site will be separated and taken to appropriate waste management centre to be recycled. New and waste materials stored onsite will be located mostly in the area of the existing driveway or to the open grassed area in the rear yard so as not to impact on existing landscaped areas. Appropriate waste management procedures will be implemented during the construction phase.

SECTION C DEVELOPMENT TYPE CONTROLS

C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

Landscaping

The landscaped area will be reduced slightly to allow for the new carport however this will be over grassed area and as such will not require the removal of any trees or significant planting. Existing planting along the front boundary is to remain providing a screen from the street of the proposed new carport.

View sharing

The site and neighbouring properties have views over North Narrabeen Reserve with further district views from the north around to the west. As there will be no increase in the overall height of the dwelling and uphill neighbours are significantly higher and distance away it is not anticipated that the proposed works will result in any view loss.

Solar Access

As can be seen from the submitted shadow diagrams there will be some increase

in overshadowing to 38 Sydney Road during mid winter. However the majority of increased overshadowing will fall onto either existing landscaped area or the driveway which runs along 38 Sydney Roads north eastern boundary. At no time during mid winter will increased overshadowing reduce the sunlight to private open spaces of neighbouring dwellings to less than 50% during mid winter.

Visual Privacy

The development has been carefully considered to protect both the neighbours and residents existing level of visual privacy. The majority of new windows are oriented towards the rear yard with those facing side boundaries limited to ancillary rooms so as not to allow for overlooking. The existing level of privacy experienced from neighbouring properties will be maintained.

Acoustic Privacy

No adverse noise is anticipated from a typically domestic use.

Private Open Space

A minimum of 260 sqm of private open space in landscaped gardens with a northerly westerly aspect is provided in the rear yard of the site which can be accessed via both the existing upper and lower decks and via the proposed new rumpus.

Waste and Recycling Facilities

A waste management plan forms part of this application outlining appropriate procedures that will be implemented during the construction phase to minimise any waste. Area along the southern western side passage is available for bin storage with household waste removed by council garbage collection service.

Separately Accessible Structures

The proposed Rumpus room with no internal access to the main house is considered a separately accessible structure. The rumpus room has been designed to be used both as a recreational area associated with existing external entertaining area and garden space and office area with small bathroom facilities as allowed by this control. The rumpus room is not proposed for separate habitation and does not include any cooking facilities.

SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS

D14 - Warriewood LOCALITY

DCP Part D14.1 Character as viewed from a public Space

Proposal:

The proposed works will maintain the existing scale of dwelling with a single storey street presence and two storey appearance at the rear. There will be no increase in overall height and is consistent with the bulk and scale of neighbouring dwellings. The new carport though further forward of the existing building line will be screened by existing planting along the front boundary maintaining a low density dwelling in a landscape setting. The rear of the dwelling is also visible

from North Narrabeen Reserve. Again with no increase overall height, and the use of varying roof heights and retention of existing lightweight decks to provide modulation to the rear facade the visual impact of the house when viewed from the reserve will be a positive contribution to the area.

DCP Part D14.3 Building colours and materials

Proposal:

Refer to the colour schedule. The colours proposed will compliment those of surrounding developments and harmonise with the natural environment.

DCP Part D14.7 Front Building Line

Control: The minimum front building line shall be in accordance with the following table. -6.5, or established building lines, which ever is the greater.

Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.

Proposal:

The proposed works will maintain the existing setback from the street to the house of 9.69m complying with the minimum requirement of 6.5m however the setback from the front boundary to the proposed carport of 1.935m will breach this minimum requirement. As there is presently no complying parking spaces on site the carport has been proposed to provide both improved amenity for the residents and meet the requirement of two on site car parking spaces. Car access is limited to any other part of the site and to minimise large expanse of driveway the carport is proposed to be positioned forward of the existing house with reduced setback from the front boundary. To minimise the impact from this non compliance the carport has been designed as a lightweight structure that will be screened from the street by existing landscaping. It will have no impact on amenity of neighbours or surrounding areas in terms of view loss, significant increased overshadowing or privacy. Variation is sought from council for this control as we feel that the desired outcomes have been met.

DCP Part D14.8 Side and Rear Building lines

Control: The minimum side and rear building line for built structures including pools and parking structures other than driveways, fences and retaining walls, shall be in accordance with the following table:

2.5 at least to one side;

1.0 for other side

6.5 rear (other than where the foreshore building line applies)

Proposal:

Minimal change is proposed to setbacks from the side boundaries to the house. The setback from the north eastern boundary will remain at 2.322m with the minimum setback from the south western side boundary to house reduced slightly to 1.171m. Though the north eastern setback is not fully compliant with the required 2.5m this is an existing non compliance and there will be no change to the neighbours amenity or surrounding area.

The proposed carport will also have a non compliant setback to the south western boundary at 0.625m. The carport has been positioned in line with the existing house and to allow for suitable depth for car movement on the northeast hence the non compliance. However the carports positioning adjacent to the neighbouring driveway, and it being a light weight structure lower than the maximum height of the existing dwelling will result in there being minimal impact on the neighbouring property due to the non compliance.

The setback from the rear boundary to the proposed rumpus room will be 9.621m fully compliant with the minimum required setback of 6.5m.

DCP Part D14.11 Building Envelope

Control: Buildings are to be sited within the following envelope: Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).

Proposal:

Building envelopes are shown on the submitted architectural drawings and as can be seen all of the proposed works fit within this building envelope.

DCP Part D14.12 Landscape Area - General

Control: The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% of the site area.

Proposal:

The proposed works will result in a landscaped area of 319 sqm or 46.55% of the site which is slightly lower than the 50% required. However including councils allowance of up to 6% for impervious outdoor recreational areas the rear deck uncovered decks & front patio area of 30 sqm can be included taking the total area to 349sqm or 50.93% of the site which is compliant.

Summary

The proposed addition is designed to enhance and integrate within the local context and is therefore consistent with the existing and desired future character of the area. Though not always numerically compliant the design takes into consideration neighbouring dwellings with regard to access to light, ventilation, views, and bulk and scale and there are no adverse effects from the proposed development on the environment, either biophysical, economical, or social. The proposed development is therefore consistent with the objectives of Pittwater Council's LEP and DCP and we feel suitable for approval.

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