

STATEMENT OF ENVIRONMENTAL EFFECTS

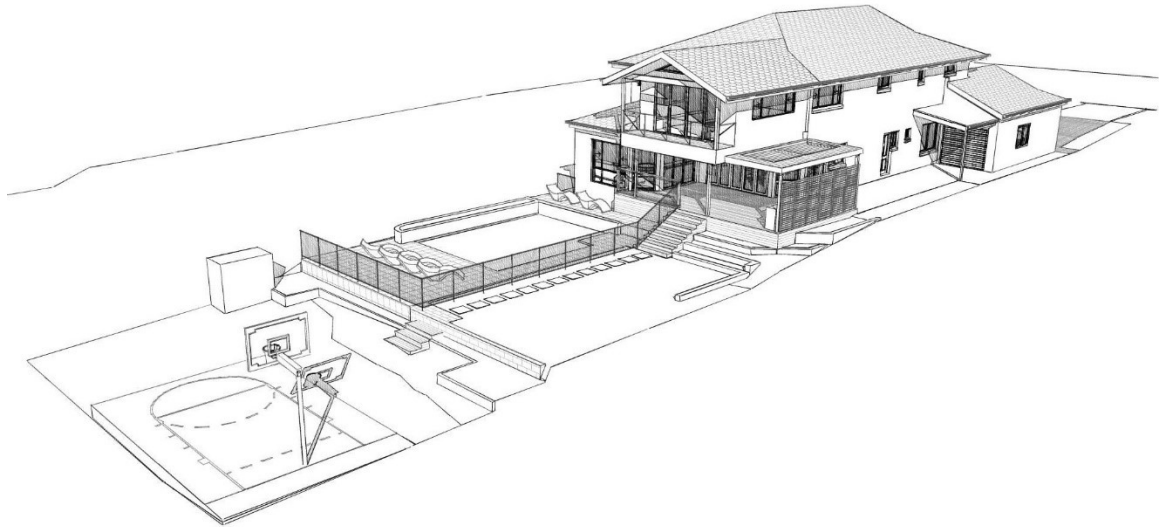
49 Bangaroo St, North Balgowlah, 2093

Lot 7 DP 6723

LOCAL DEVELOPMENT - ADDITIONS & ALTERATIONS

Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council. Consent is sought for an alterations and additions at 49 Bangaroo St, Nth Balgowlah 2093. A Development Application is submitted pursuant to the provisions of Warringah Local Environment Plan 2011. This Statement of Environmental Effects has been undertaken to assess the proposed development in terms of Section 79C of the Environmental Planning and Assessment Act and surmises that the proposal is worthy of approval on its merits.



SITE CONTEXT + ANALYSIS

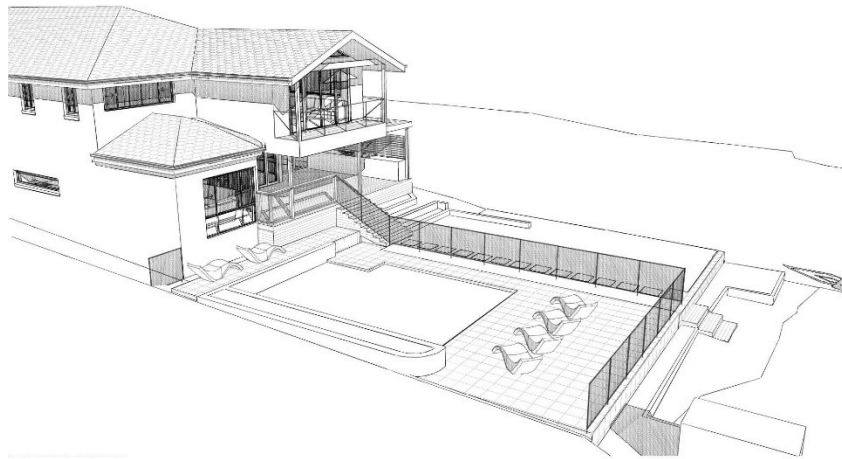
The site area is 884.1m².

The site is regular in shape and is situated on the eastern side of Bangaroo St, Balgowlah. The site is bounded by 1 & 2 storey residences.

The existing dwelling sits predominantly central of the site.

DESIGN PROPOSAL

It is proposed to construct alterations and additions to the existing house.



The land is zoned Low Density Residential R2 from WLEP 2011. The proposed construction is to comply with the Building Code of Australia/National Construction Code.

The design has minimised the bulk and scale by keeping in line with council controls and integrating into the existing landscape. There are no solar issues in this regard.

The materials of brick, weatherboard and Timber, to provide a contemporary character and combined with modulation on the eastern façade, produce an acceptable elevation to Bangaroo St to compliment the established character of the area and in keeping with the future desired characteristic of the area.

Project aims and objectives

-To integrate the alterations and additions, eastern façade and First Floor addition with the existing building, the surrounds and the desired future character of the locality.

-To achieve a development that enhances not only the existing building but hence the visual amenity of the area, whilst integrating into the local street-scape.

-To create a more livable space and amenity for the occupants, while creating additional elements which meets or exceeds the architectural standard of the area.

Design/Streetscape Statement:

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area.

The design of the additional elements are sympathetic to surrounding development and make allowances for environmental objectives (i.e. solar penetration, privacy, minimising of shadows etc).

Proposed finishes are varied between weatherboard, brick, timber, glass and tile to reduce the bulk and more clearly articulate the architectural forms. This, coupled with existing structures and decks are of appropriate scale and architectural relief so as to be readily absorbed into the context.

The proposed building elements integrate within the established pattern of the local context by maintaining the predominant scale and bulk of surrounding building elements. Thus, the development is in keeping with the surrounding scale of developments.

WLEP 2011 Considerations (as relevant)

Part 4.3 Height of Buildings

(1) The objectives of this clause are as follows:

(a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,

(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Comment:

Proposed Height Comply with Requirements identified on WLEP Map/ WLEP Controls

Part 6.2 Earthworks

(1) The objectives of this clause are as follows:

(a) 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,

(b) to allow earthworks of a minor nature without requiring separate development consent.

Comment:

Proposed Building Elements Comply with Requirements identified on DCP Map/ DCP Controls

Part 6.4 Development on sloping land

(1) The objectives of this clause are as follows:

(a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,

(b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,

(2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the LandslipRisk Map.

Comment:

Proposed Building Elements Comply with Requirements identified on DCP Map/ DCP Controls – refer Preliminary Geotech Report

DCP Plan 2011 Considerations (as relevant)

DCP Part B1 Wall Heights & B2 Number of Storeys

To provide a reasonable sharing of views to and from public and private properties, To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

Requirements

1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).

Comment:

Proposed Building Elements Comply with Requirements identified on DCP Map/ DCP Controls

DCP Part B3 Side Boundary Envelope

To ensure that development does not become visually dominant by virtue of its height and bulk, To ensure adequate light, solar access and privacy by providing spatial separation between buildings..

Objectives

- To ensure that development does not become visually dominant by virtue of its height and bulk.*
- To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*
- To ensure that development responds to the topography of the site.*

Requirements

1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes 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.

Comment:

Proposed Building Elements Comply with Requirements identified on DCP Map/ DCP Controls

DCP Part B5 Side Boundary Setbacks

To ensure that the scale and bulk of buildings is minimised, To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained. To provide reasonable sharing of views to and from public and private properties.

Comment:

Proposed Building Elements Comply with Requirements identified on DCP Map/ DCP Controls

DCP Part B7 Front Boundary Setbacks

To maintain the visual continuity and pattern of buildings and landscape elements. To protect and enhance the visual quality of streetscapes and public spaces.

Comment:

Proposed Building Elements Comply with Requirements identified on DCP Map/ DCP Controls

DCP Part B9 Rear Boundary Setbacks

To preserve the amenity of adjacent land, particularly relating to privacy between buildings. To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.

Comment:

Proposed Building Elements Comply with Requirements identified on DCP Map/ DCP Controls

DCP Part C3 Parking Facilities

To provide adequate off street carparking. To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.

Comment:

Proposed Comply with Requirements identified on DCP Map/ DCP Controls

DCP Part C4 Stormwater

To ensure the appropriate management of stormwater.

Comment:

Proposed Comply with Requirements identified on DCP Map/ DCP Controls

DCP Part C7 Excavation and landfill

To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties. To require that excavation and landfill does not create airborne pollution.

Comment:

Earthworks are of a minor nature.

DCP Part C8 Demolition and Construction

To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials. To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan.

Comment:

Waste Materials to leave site will be separated and taken to appropriate waste Dump to be recycled.

Waste materials stored onsite will be located in an undisturbed area and covered if required.

DCP Part C9 Waste Management

To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).

To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.

Comment:

Waste to be minimised through appropriate construction techniques. Waste Materials to leave site will be separated and taken to appropriate waste Dump to be recycled.

Waste materials stored onsite will be located in an undisturbed area and covered if required.

DCP Part D1 Landscape open space and Bushland setting

To enable planting to maintain and enhance the streetscape. To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.

Comment:

Complies with Requirements identified on DCP Map/ DCP Controls.

i.e. no change to existing

DCP Part D2 Private open space

To ensure that all residential development is provided with functional, well located areas of private open space. To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.

Comment:

Complies with Requirements identified on DCP Map/ DCP Controls.
ie no change to existing

DCP Part D3 Noise

To encourage innovative design solutions to improve the urban environment. To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.

Comment:

No adverse noise is anticipated from a typically domestic use.

DCP Part D6 Access to sunlight

To ensure that reasonable access to sunlight is maintained. To encourage innovative design solutions to improve the urban environment.

Comment

Complies with Requirements identified on DCP Map/ DCP Controls.

DCP Part D7 View

To allow for the reasonable sharing of views. To encourage innovative design solutions to improve the urban environment.

Comment:

Reasonable sharing of views maintained.

DCP Part D9 Building Bulk

To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation.

Comment:

Complies with Requirements identified on DCP Map/ DCP Controls.

DCP Part D10 Building colours and materials

To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.

Comment:

The colours and materials used for alterations and additions shall compliment and enhance the existing facade and surrounding area and be in keeping with desired future characteristic of the area.

DCP Part D11 Roofs

To encourage innovative design solutions to improve the urban environment. Roofs are to be designed to complement the local skyline.

Comment:

The proposed rooflines complement and are in keeping with the local development.

DCP Part D12 Glare and Reflection

To ensure that development will not result in overspill or glare from artificial illumination or sun reflection. To maintain and improve the amenity of public and private land.

Comment:

The proposed development will not result in undue glare from artificial illumination or sun reflection. The proposed roof is transparent.

DCP Part D13 Front Fences

To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character.

6. Fences should complement the architectural period of the building.

Comment:

Complies with Requirements identified on DCP Map/ DCP Controls.

DCP Part D14 Site Facilities

To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.

Comment:

To be placed accordingly.

DCP Part D15 Side and Rear Fences**Comment:**

Complies with Requirements identified on DCP Map/ DCP Controls.

DCP Part D20 Safety and Security

To ensure that development maintains and enhances the security and safety of the community.

Comment:

Surveillance is appropriate with views of street.

DCP Part D22 Conservation of energy and water

To encourage innovative design solutions to improve the urban environment. To ensure energy and water use is minimised.

Comment:

N/A as no adverse impact on existing environment.

DCP Part E10 Landslip Risk

To ensure development is geotechnically stable. To ensure good engineering practice.

Comment:

Complies with Requirements identified on DCP Map/ DCP Controls.

See Preliminary Geotech Report attached.

WLEP Summary

The proposed alterations and additions at 49 Bangaroo St, North Balgowlah are designed to enhance and integrate within the local context and are therefore consistent with the existing and desired future characteristic of the area. The proposed development is consistent with the general principles of WLEP2011, namely:

- Design takes into consideration neighbouring dwellings with regard to access to light, bulk and scale;
- There is no significant or detrimental overshadowing to adjoining private open space or neighbouring residential properties.
- The design, colour, and materials used are in keeping with the style of the surrounding area.
- The proposed additions maintain the visual pattern and predominant scale of building elements in the locality and the immediate context.

Summary

The proposed alterations and additions at 49 Bangaroo St, North Balgowlah are designed to enhance and integrate within the local residential area and is therefore consistent with the objectives of Warringah Council's LEP and DCP.

Hence, it is my professional opinion that there would be no detrimental impact to the surrounding built environment in this instance.

Phil Brown

Northern Beaches Drafting