

STATEMENT OF ENVIRONMENTAL EFFECTS

Ground floor layout remodeling and modernisation with a minor extension to the rear of the property.

Prepared for
Jo and Mike Cornwall

Lot 36,
Section B,
DP 8139
31 Tango Ave, Dee Why



Report author:
Ken Overdevest
Blackadder Designs
Email: ken@blackadderdesigns.com
Telephone: 0410 419 682

Copyright:
This document remains the property of Blackadder Designs and is not to be reproduced in whole or in part without the express written consent of Blackadder Designs

Contents

Site Overview	3
Character of the built environment	5
The proposed development, design and amenity	6
Warringah Local Environmental Plan (LEP) 2011;	8
Development Control Plan (DCP); relevant controls	8
Part A – Introduction and objectives	8
Part B – Build form controls	8
Part C – Siting factors	10
Part D – Design	11
Part E – The Natural Environment	14
Summary	16

Site Overview

This Statement of Environmental Effects accompanies the Development Application (DA) for

- A revised ground floor layout, resulting in a contemporary integrated indoor / outdoor amenity by:
 - Moving the kitchen and the living spaces to the rear
 - Extending the rear section of the dwelling
- Large stacker doors at the rear and the side of the new extension connects the kitchen and living spaces to a new covered patio at the rear and the western side of the property.
- Replacing the current living space and kitchen with an entry hall, a front bedroom, a bathroom and a home office.

The site is zoned R2: Low Density Residential.

This document sets out to identify that the planned development will have no adverse impact on the stated zoning objectives such as low-impact, low-density and scale integrated with the landform and landscape while ensuring that the development retains appropriate foreshore vegetation and wildlife corridors, to the extent that they apply to this site.



The parallelogram shaped site is primarily perceived as a rectangular block with relatively short front and rear boundaries and long side boundaries. From the street, the site slopes up in the front

yard and progressively tapers off to a near level rear yard. The side is located on the southern/high side of Tango Ave.

The existing house on the site, utilising the up-slope of the land, has a single garage below the ground floor front deck. An additional storey (first floor), further set back from the building line, contains a bathroom and multiple bedrooms. No alterations are planned to this first floor, nor the staircase leading up to it.



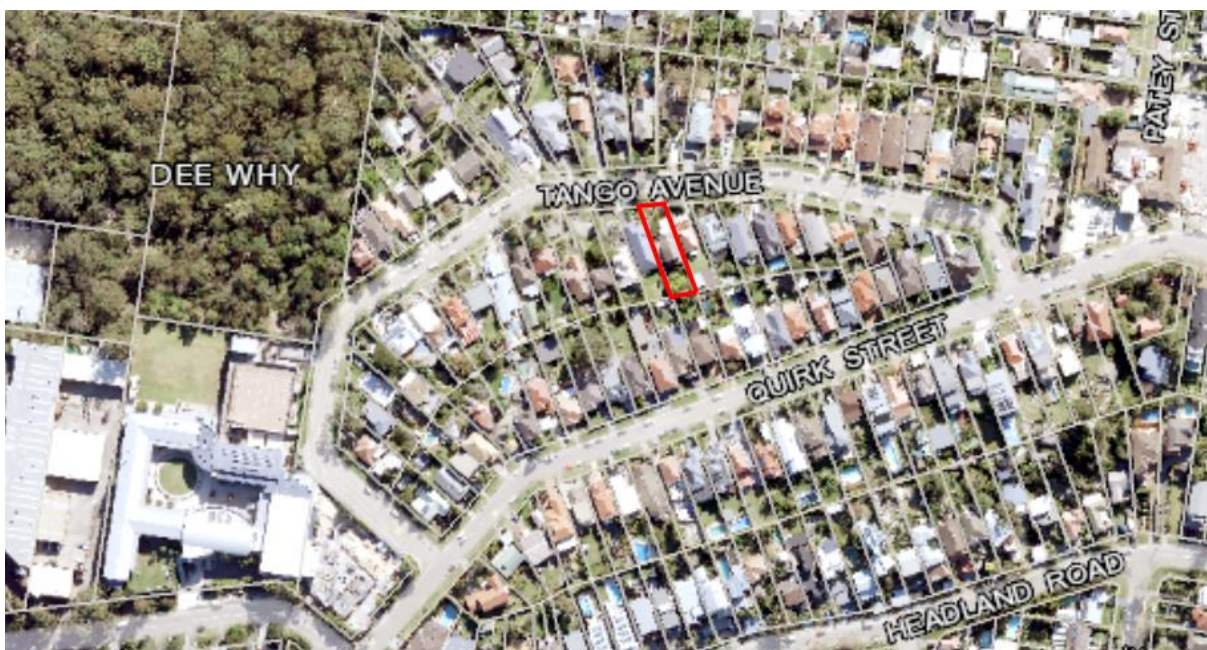
The house is brick veneer at the garage and the ground floor levels with timber cladding at the first-floor level. The ground floor and the first-floor gabled roofs are tiled.

A variety of trees exist on the property including 2 trees in the rear yard. All trees will be maintained.

Character of the built environment

The property is on a quiet residential street with low traffic volume for the majority of the day. With St. Lukes private school at the end of the street, traffic volume increases twice a day during school children drop off and pickup times.

The street and the surrounding neighbourhood consists of similar homes on similar sized plots of land. The neighbouring properties on both sides of the street are predominately single and two storey homes. The neighbourhood and the street has properties ranging from the original 60- to 70-year-old homes to brand new homes, as many properties are being redeveloped over time.



The proposed development being internal, at ground level and at the rear of the property, will not be visible from the street or any public spaces and hence will not alter the character of the neighbourhood or the natural environment.

The proposed development, design and amenity

The house, a family home, is and will continue to be owner occupied by a family with young children.

The proposed works can predominately be categorised into external and internal changes:

External

- The current rear ground floor wall will be removed and a new single storey expanded rear section will be constructed, increasing the ground floor footprint by 14.7 sqm of internal living space.
- A new patio / deck will be constructed to the south eastern rear and to the south western side of the new extension. The patio will have a total footprint of 41.5 sqm.
- The new extension will have a gabled steel roof that will continue over the new rear patio.
- The side patio will have its own 'flyover roof'.
- An existing patio and roof at the south western side of the ground floor will be removed.
- Stacker doors and a bifold servery window will be installed at rear of the new extension.
- Stacker doors will be installed at the south western side of the extension
- French doors will be installed at the façade connecting to the existing front deck over the garage.

Internal

The ground floor currently has two bedrooms at the back, and kitchen and living room in the front. The home does not connect well with the rear yard, which is the primary open space, especially for the young children. The front deck, which provides sun access in winter, is only accessible via the front door.

- The proposed plan fundamentally flips the floor around with a new open plan combining living, dining and kitchen space at the rear. This open plan space will have raked ceilings that continue outside to patio roof, creating a true sense of openness.
- Through the creation of the servery window and the two sets of stacker doors, a contemporary integrated indoor-outdoor amenity is established.
- A new butlers pantry connects the kitchen with the existing laundry.
- Utilising large barndoor, a semi open rumpus room /children's play room allows for line-of-sight supervision of the children from the kitchen and living spaces.
- The existing front section of the ground floor will consist of a new entry foyer with a study nook, one bedroom, a study/additional bedroom and a bathroom.
- The staircase to the first floor remains unaltered.

Additional design features include and are not limited to;

- A new chimney with a modern gas fire place is bricked to the southwestern side of the new extension.
- The paved surface to the western side of the front deck and the covered timber patio to the south western side of the house will be removed and replaced with garden and a gravel path.

Visual changes from the street's perspective:

- As noted, the primary changes to the dwelling are at the rear of the property and impose no visual changes from the street.
- The only visual change from the street are the new French doors to the new front bedroom.

Warringah Local Environmental Plan (LEP) 2011;

The subject property is zoned as R2 – low density residential and the proposed development meets all the objectives of this zone and complies with the broader objectives, standards and controls as is set out within the plan.

Development Control Plan (DCP); relevant controls

This section addresses the objectives of relevant DCP controls.

Part A – Introduction and objectives

A5 Objectives

The proposed development is in line with the desired character objectives of the Warringah locality and in particular the development;

- responds to Warringah overriding objectives to create and maintain a high level of environmental quality and the development results in an increased level of local amenity and environmental sustainability.
- is in tune with the characteristics of the site and the qualities of the surrounding neighbourhood.
- is a 'good neighbour' by creating an attractive and innovative design outcome on a unified landscape.
- Is visually unintrusive and is conscientious of ecological value of the site and the area.

Part B – Build form controls

B1 Wall height

As a single storey development the wall height is well below the maximum 7.2 metres

B2 Number of storeys

The development is single storey and not subject to this control

B3 Side boundary envelope

The development is well within the building envelope that is determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 4 metres.

B5 Side boundary setback

The new extension building has side setbacks of 3.4 metres (South-West) and 1.3 metres (North-East) while the new patio has a side setback of 1.3 metres and 0.9 metres respectively. All side setbacks are well within the allowable side boundary setback of 0.9 metres.

B7 Front boundary setback

The development is primarily at rear of the property. The existing front boundary setback is not impacted and does not alter.

B9 Rear boundary setback

The new extension building has a rear setback ranging from 13.5 metres to 14.5 metres, while the new patio and its roof fascia have a rear setback ranging from 9.9 meters to 11.2 metres. All rear setbacks are well within the allowable rear boundary setback of 6.0 metres.

Part C – Siting factors

C2 Traffic, access and safety

No alterations are planned to the crossover, driveway and general access to the dwelling.

C3 Parking facilities

Off street parking exists as part of the existing driveway and single car garage. The proposed development will make no alterations to this existing facility.

C4 Stormwater

The non-pervious surfaces will have a net increase of 32.1 sqm well below 50 sqm threshold for renovations.

The new gabled roof, although extended towards the rear of the property, will replace the existing gabled roof in the same location and will utilise the existing downpipes and stormwater drainage system for this roof section.

Being on the high side of the street, the stormwater drains to the street.

C6 Building over or adjacent to constructed council drainage easements.

No easements or stormwater infrastructure exists on the subject property.

C7 Excavation and landfill

No excavation or landfill is required or planned.

C8 Demolition and construction

All demolition and construction will be in accordance with this control, Construction Code, applicable standards and the waste management plan provided as part of the DA.

C9 Waste management

All demolition and construction is to comply with the waste management guidelines and in accordance with the waste management plan provided as part of the DA.

Part D – Design

D1 Landscaped open space and bushland setting

The requirement for the subject property is 40% landscaped open space and bushland setting.

After completion of the proposed build and demolition of the side patio the total landscaped open space is 42.0%.

Please also note site plan and site analysis plan.

All measurements are at plan view.

D2 Private open space

The stated requirement in this control is for a total area of 60 sqm private open space with minimum dimensions of 5 metres.

The private open space requirement further states that it is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation, and children's play. It is also a requirement that the private open space shall not be located in the primary front building setback.

Currently the primary private open space integrated to the living spaces is the front deck located in the primary front building setback.

The proposed development complies with this requirement and substantially improves the private open space and its interconnection with the indoor living spaces. Hence it improves the amenity of the property.

The new private open space enjoys 3 aspects of the property to ensure maximum solar access.

D3 Noise

There are no unreasonable noise emissions in the street and neighbourhood. However, any street noise such as produced by cars during St Luke's pickup and drop-off times would be mitigated by the proposed design solution.

D6 Access to sunlight.

The aspect at the rear of the property is south-east while the side deck faces south-west. Whilst this impacts access to sun during winter solstice, the combination of a deep backyard, the dual aspect and a single storey design substantially mitigates the limited winter solar access.

The development also ensures that the subject property has more than 3 hours of sunlight over 50% of its private open space. The proposed design also has no substantial impact on its neighbouring properties.

Note the certified shadow diagrams for further relevant overshadowing information.

D7 Views.

There are no views impacted by the development.

D8 Privacy

The existing side patio, that is to be removed in lieu of garden beds, is only 1.8 metres from neighbouring windows.

The paved area in the front yard (also being removed) is even closer with the neighbouring property's walls constructed on the subject property.

The proposed development 'moves' the family's outdoor living from these spaces, which are close to the neighbour, to rear of the property. As a result, privacy for both properties is substantially enhanced.

The new development is also a ground floor development on near-to-level land. As such, there is virtually no 'overlooking'.

D9 Building bulk

There is no increase to building bulk as viewed from the street. Due to the relatively small, single storey development on near-to-level land, the visual impact from the neighbours is negligible.

D10 Colours and materials

The walls will be rendered or clad in contemporary Hardyplank®. The new roof will be Colorbond, and the new window / door frames are primarily aluminium / uPVC .

All colours will be contemporary neutral tones.

D11 Roofs

The house's current roof design of a simple and classic gable will be mirrored with the new extension. In actual fact, the new roof mimics the design of the roof section it replaces.

The new gable roof flows seamlessly over both the indoor and outdoor elements of the new living areas. The raked ceilings combined with the floor-to-ceiling glass ensures an innovative and very livable amenity.

The side deck has its own innovative 'flyover roof' providing shade from the harsh westerly summer sun.

D12 Glare and reflection

No excessive glare is anticipated, either from reflection or illumination.

- The roof will be coloured in Colorbond Shale Gray, a medium reflective colour.
- No metallic materials will be used other than the roof and the window frames.
- All glass is predominately with a southern aspect and is at ground floor.
- All external lights will be pointed downwards and contained under the external roof.

D14 Site facilities

See waste management plan for bin locations.

D15 Side and rear fences

Side and rear fences are not altered.

Part E – The Natural Environment

E1 Preservation of trees or bushland vegetation

Two trees exist in the rear yard.

The largest tree, near the back fence has a canopy circumference of 10 metres and a height of 10 metres. This tree will be maintained.

A single Cabbage Tree Palm, located roughly in the centre of the rear yard, will also be maintained by owners. This tree has a height of 8 metres, canopy circumference of 6 metres, and a trunk diameter of 600 mm.

The rear deck / patio development is planned to a distance of 150 mm to the trunk, but with any foundation footings for the deck to be more that 1 metres away from base of the tree.

The owners contracted Aura Tree Services (qualified arborist) to identify the Cabbage Tree Palm in late 2020; which has given them the confidence that the roots of the tree are not complex nor wide spreading and as such the proposed deck/patio is not expected to interfere with the ongoing health and safety of the tree.

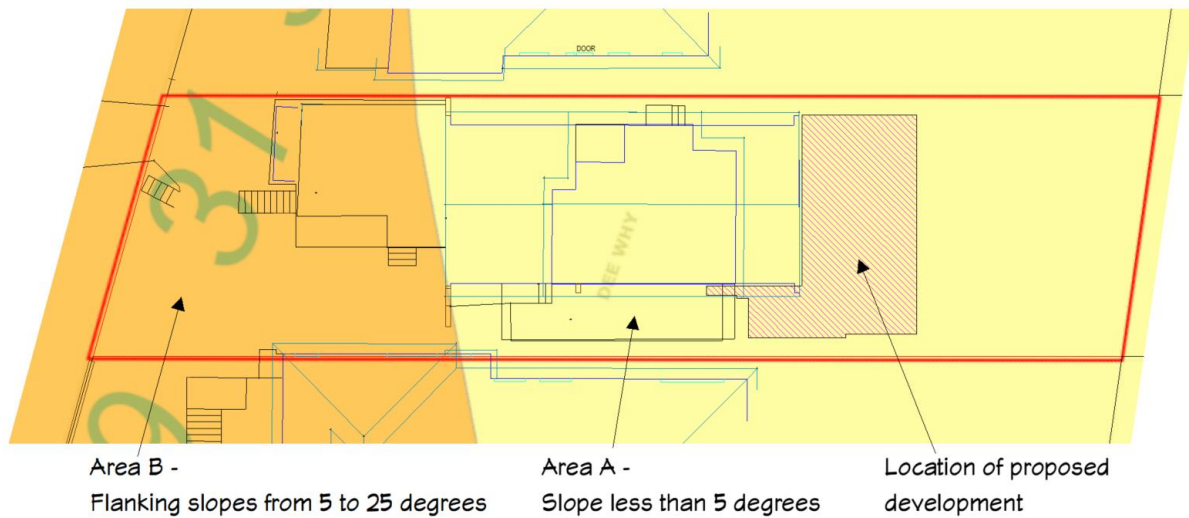
All other trees on the property and on the 'nature strip' will also be unaffected by the proposed development and will be retained.

E5 Native vegetation

It is the intention of the owners to maximise native and bird attracting vegetation on the property. The defined areas that are being returned (from pavers and patio) to natural gardens will be predominately planted with local native vegetation.

E10 Landslip risk

The subject property is identified as landslip risk area B (flanking slopes from 5 to 25 degrees) in the front of yard only. The majority of the property, including all the area that are planned for development, are identified as Area A (slopes less than 5 degrees).



Summary

The subject land is zoned R2 Low Density Residential under Warringah Local Environmental Plan (WLEP) 2011. In accordance with this WLEP 2011, the proposed development is permissible with the consent of Council.

The proposal is consistent with the zone objectives and other relevant clauses for consideration.

The proposed development is also generally consistent with relevant matters under the Warringah Development Control Plan 2011.

The application before the Council provides no unreasonable impacts to adjoining and adjacent residential properties. The proposed development is also in harmony with the low-density residential character of the locality, and no adverse amenity or environmental impacts are foreseen. Accordingly, it is recommended that Council supports the proposal and grants development consent.