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STATEMENT OF ENVIRONMENTAL EFFECTS

Development Application: Residential Alterations and Additions
Northern Beaches (Warringah) Council

22 Marmora Street, Freshwater
Lot 11, Section 2, DP 10321

Prepared for
David + Lizzie Armstrong

16 April 2021

CONTENTS

- 1.0 Introduction
- 2.0 Site + Context
- 3.0 Proposed Development
- 4.0 Planning Controls
- 5.0 Conclusion

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for David + Lizzie Armstrong to accompany their development application (DA) to Northern Beaches Council (Warringah). The proposed DA comprises residential alterations and additions. In preparing this SEE, reference has been made to the following policies:

- Warringah Local Environment Plan 2011
- Warringah Development Control Plan 2011
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Building Code of Australia

The purpose of this SEE is to demonstrate compliance with Council's policies and to outline the proposed works. This report should be read in conjunction with the following documents and drawings:

- Survey Plan
- Architectural Drawings
- Shadow Diagrams

This report has been prepared by Sarah Blacker Architect Pty Ltd on behalf of David + Lizzie Armstrong. This Statement has been prepared pursuant to Section 78A of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000. The purpose of this document is to describe the existing site and context, detail the proposed works, review the applicable planning regime relating to the proposal, assess the degree of compliance and examine the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 79C(1) of the Environmental Planning and Assessment Act, 1979. In respect of the assessment of the proposal, where impacts are identified, measures proposed to mitigate any harm to environmental amenity have been addressed in this report.

2.0 SITE + CONTEXT

The subject site is Lot 11, Section 2, DP 10321 and is known as 22 Marmora Street, Freshwater.

The site is irregular in shape, measuring approximately 13m wide with a street frontage of 13.715m, and 41.7m in length. It has a site area of 483.3sqm (taken from survey plan).



Location Plan. Source: Six Maps



Photo: Front of 22 Marmora Street looking from Marmora Street.

The street is generally characterized by a range of different styles of single dwelling houses, interspersed with some multi-unit residential, the subject site itself backing on to the B2 zoned Local Centre of Freshwater village. The subject site is one of only a few single storey dwellings on the street, surrounded primarily by two- and three-storey dwellings with a number of contemporary developments.

The area is zoned within the Warringah LEP2011 as R2 Low Density Residential. The site is not a heritage item nor is it a heritage conservation area.

The existing site contains a single storey detached weatherboard clad cottage with tiled roof, with a self-contained studio positioned behind the carport, adjacent to the main house. The site is fairly flat. The dwelling is one of the area's original cottages, built circa 1929 and is characteristic of cottages from this era.

The front of the house is landscaped with lawn and hedging, however no trees. The side of the house is largely paved or concrete. The rear of the property is a gently sloping, slightly raised lawn area with a number of small to medium-sized trees, all identified by the Arborist as being of low retention value.

There is an overall fall across the length of the site of approximately 2.5m, falling from the rear of the site to the street frontage.

The following photographs illustrate the existing conditions on site:



Photo: Rear of 22 Marmora Street, facing the back boundary fence and neighbouring properties.



Photo: Back garden of 22 Marmora Street, facing the back of the existing dwelling.



Photo: front of the existing cottage with studio visible behind carport on the left hand side.



Photo: View of the existing cottage and neighbouring property at 24 Marmora Street, looking south east along Marmora Street towards Albert Street from the front of the subject property.
Source: Google Streetview.

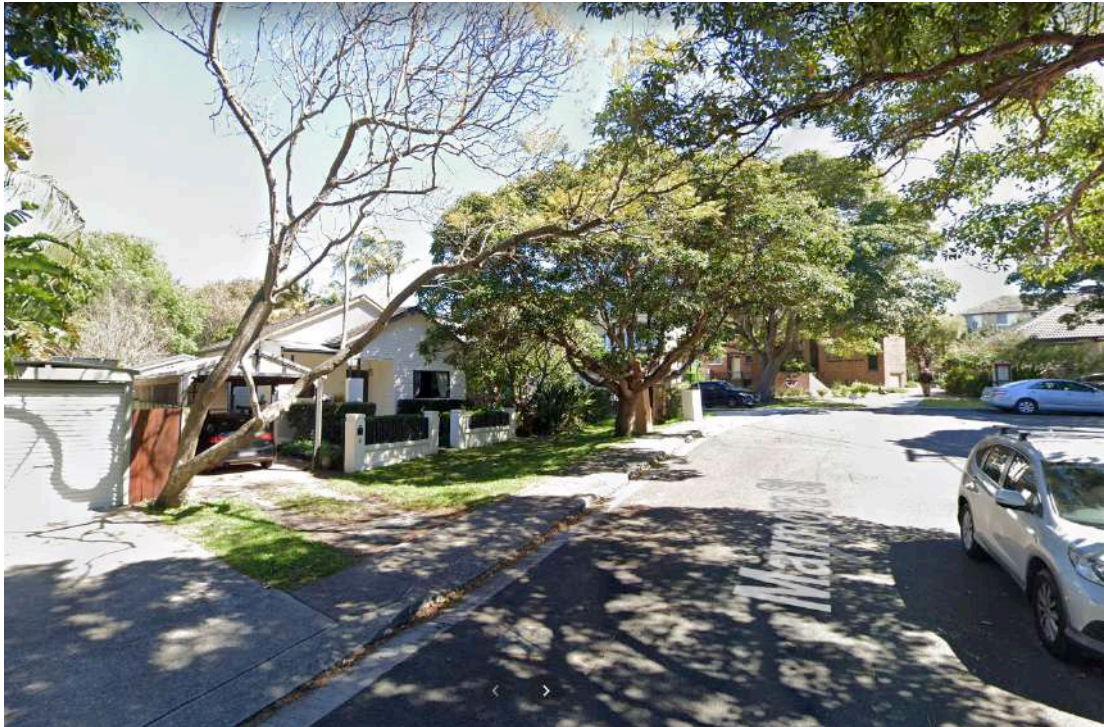


Photo: View of the existing cottage looking west along Marmora Street towards St Peters Uniting Church on the corner of Marmora Street, with neighbouring garage to number 24 in the foreground. Source: Google Streetview.

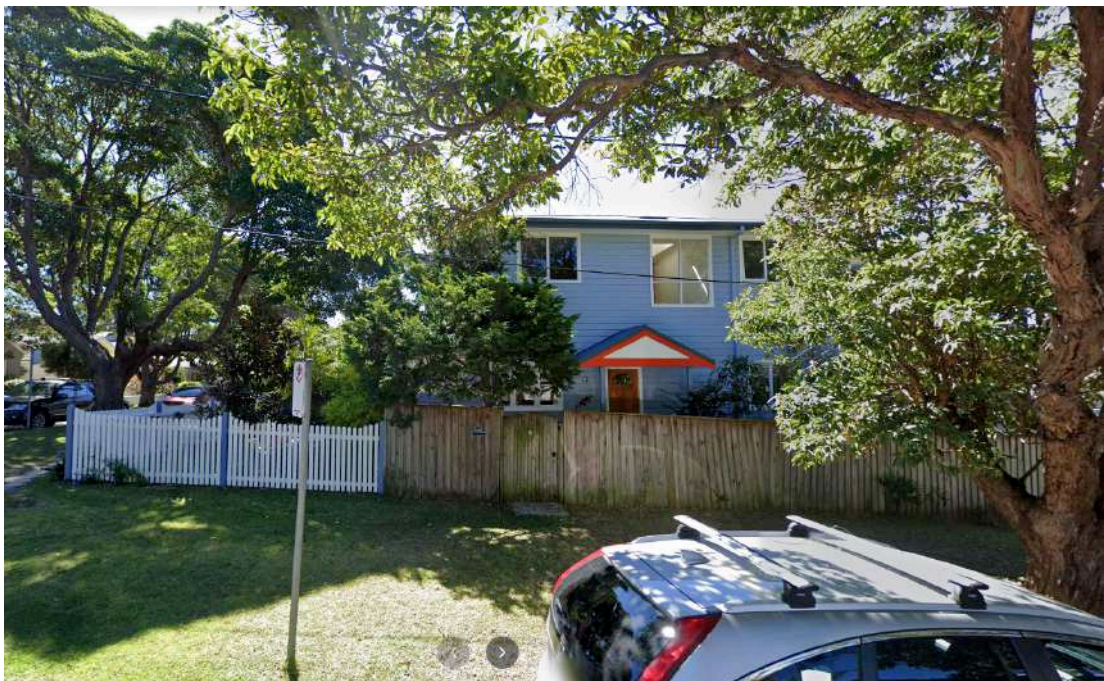


Photo: View north from the front of the subject property, showing neighbouring two-storey dwelling on the corner, 9 Marmora Street. Source: Google Streetview.



Photo: View south west from the front of the subject property, showing contemporary style neighbouring three-storey multi-unit residential development “Kahana” on the corner of Marmora Street. Source: Google Streetview.



Photo: Contemporary dwelling across the street at number 34 Albert Street. Source: Google Streetview.

3.0 PROPOSED DEVELOPMENT



This DA is to apply for alterations and additions at 22 Marmora Street, Freshwater.



The new works comprise:


- Demolition of the rear bedroom, bathroom and laundry.
- Demolition of the existing carport and studio.
- Alterations and additions to the rear of the house at ground level. This addition to the house will include an open plan kitchen, lounge + dining room, new replacement bathroom, new internal laundry located off the kitchen with side access to carport, and new stairs up to new level one addition.
- New large opening out to backyard from lounge + dining room.
- Level one addition to rear section of house.
- Dominant roof form and ridge height maintained across front half of existing roof. New level one addition built behind, and set back from, this main roof line.
- Level one addition to house includes master suite, additional bedroom with ensuite, and study.
- New single carport with external storage area and bike racks, located adjacent to existing house at rear of driveway.
- New in-ground plunge pool, outdoor dining, BBQ area + landscaping to back garden.
- New single storey studio to rear of garden with associated decking, to be used primarily as a studio space and for additional inter-generational family accommodation when required.


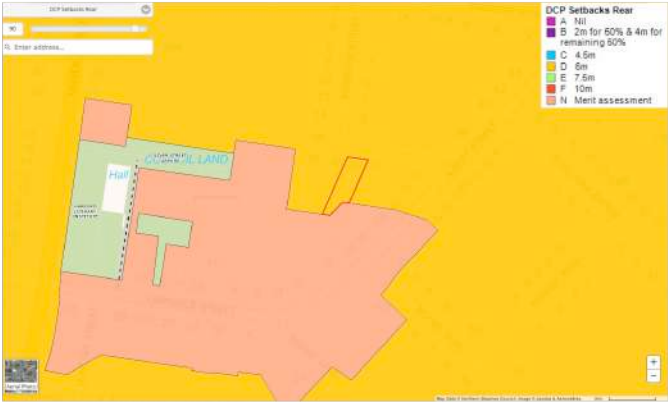
4.0 PLANNING CONTROLS

Warringah Development Control Plan 2011


CONTROL	DESCRIPTION	COMPLIANCE
Part B – BUILT FORM CONTROLS		
B1 Wall Heights	<p>The maximum proposed wall height is approximately 6.1m, below the 7.2m height allowed by the DCP control.</p> 	Complies
B2 Number of Storeys	<p>The site is not coloured on the DCP Map Number of Storeys. There are no relevant controls.</p> 	N/A
B3 Side Boundary Envelope	<p>The DCP Map Side Boundaries stipulates a building envelope by projecting planes at 45° from a height of 5m above existing ground level.</p> <p>The eastern wall of the extension to the main house complies with the side boundary envelope.</p> <p>The new second storey extension to the main house proposes a minor encroachment into the western side boundary envelope by a maximum height of approximately 600mm at the front of the second storey extension. Due to the fall across the site from back to front, the rear of the</p>	<p>Complies with objectives.</p> <p>Justified minor non-compliance with requirements.</p>

	<p>second storey extension is within the building envelope, approximately 200mm lower than the maximum allowable height. Effects of this encroachment have been minimised through considered design by setting the second storey extension in from the existing side walls of the house by 300mm.</p> <p>Despite a minor non-compliance with the requirements of this controls, the objectives,</p> <ul style="list-style-type: none"> - 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; and - To ensure that development responds to the topography of the site; <p>are all still met.</p> 	
B4 Site Coverage	<p>The site is not coloured on the DCP Map Site Coverage. There are no relevant controls.</p> 	N/A
B5 Side Boundary Setbacks	<p>The site is located in the 0.9m side boundary setback area on the DCP MAP Side Boundary Setbacks.</p> <p>The existing side boundary setbacks to the main house are retained and comply with this control, being a minimum of 1m to the western boundary at the narrowest point of the site. The existing studio to the east of the main house is proposed to be demolished, increasing the setback on this</p>	<p>Complies with objectives.</p> <p>Justified minor non-compliance with requirements.</p>

	<p>side from approximately 0.3m to 4m to the main house. Storage is proposed in the proposed carport hard up to the eastern boundary, but this will be no more imposing than the existing studio it is replacing.</p> <p>The proposed studio to the rear of the site backs on to an existing built-to-boundary multi-storey unit block, bordering the rear and eastern side boundaries. The proposal seeks to reflect this condition by building the single-storey studio to the rear and side boundaries. This will not be visible from the street so will not be visually dominant, and with a maximum eaves height of approximately 3.4m, continues to ensure a reasonable level of privacy, amenity and solar access is maintained to the neighbouring property to the west. Furthermore, the DCP makes exception to this requirement for development ancillary to a dwelling house in land zoned R2, allowing for minor non-compliances.</p> <p>The proposal therefore complies with the objectives of this clause.</p> 	
B7 Front Boundary Setbacks	<p>As per the DCP Map Front Boundary Setback, a 6.5m front setback is required. The proposal does not seek to alter the existing front boundary setback. The proposed upper floor addition has a minimum front setback of 7.7m, within the requirements of this clause.</p> <p>The proposal complies with this clause.</p>	Complies


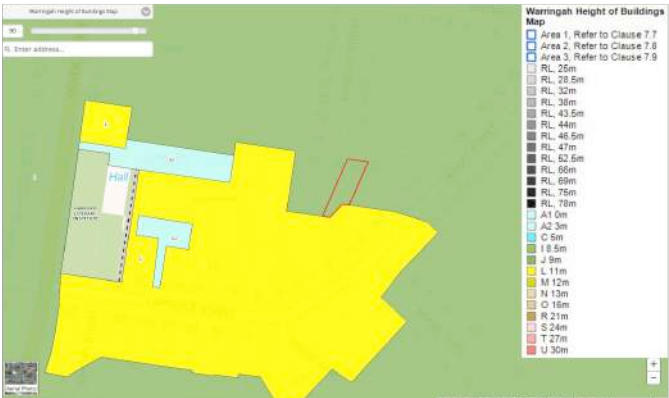

		
<p>B9 Rear Boundary Setbacks</p>	<p>The DCP Map Rear Boundary Setbacks requires a minimum rear setback of 6m.</p>  <p>The proposed rear extension to the main house has a setback of 19.4m to the rear boundary and therefore complies with this requirement.</p> <p>The proposal takes into consideration the existing zero setback of the adjoining multi-storey unit block to the rear, and argues that, despite the proposal to build a small studio up to the rear boundary, the objectives of this clause,</p> <ul style="list-style-type: none"> - To ensure opportunities for deep soil landscape areas are maintained; - To create a sense of openness in rear yards; - 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; - To provide opportunities to maintain privacy between dwellings; <p>are all either met, or rendered redundant by the adjacent blank wall of the built-to-boundary unit block facing the subject site.</p> <p>There is a large area between the studio and main house extension that has been retained as landscaping and deep soil planting, and which creates a sense of openness to the</p>	<p>Complies with objectives.</p> <p>Justified non-compliance with requirements.</p>




	rear garden. The amenity of adjacent land is not compromised by the studio location, and privacy of adjoining lots is not affected.	
Part C – SITING FACTORS		
C2 Traffic, Access and Safety	No changes are proposed to the vehicular access to the subject site.	N/A
C3 Parking Facilities	The proposal removes the existing carport and replaces with a new carport located further back from the front boundary. Adequate off-street parking is provided and visual impact on the street frontage is reduced and minimised.	Complies
C4 Stormwater	Stormwater runoff will have minimal environmental impact and will be designed, installed and maintained in accordance with Council's Water Management Policy. A Stormwater Management Plan is submitted with this Development Application.	Refer the Stormwater Management Plan
C5 Erosion and Sedimentation	Erosion and sediment controls will be installed and maintained until the site is fully stabilised. Refer the Stormwater Management Plan.	Refer the Stormwater Management Plan
C7 Excavation and Landfill	The development will comply with the requirements of this clause.	Complies
C8 Demolition and Construction, and C9 Waste Management	The development will comply with the appropriate sections of the Waste Management Guidelines. A Waste Management Plan is submitted with this Development Application.	Complies
Part D – DESIGN		
D1 Landscaped Open Space and Bushland Setting	The DCP Map Landscaped Open Space and Bushland Setting requires a minimum of 40% landscaped area to the subject site. The proposed open space of the development is 41.7%.	Complies

		
D2 Private Open Space	<p>For a dwelling house with 3+ bedrooms, the DCP requires a private open space accessed directly from a living area with an area of min. 60m² and a minimum dimension of 5m.</p> <p>The proposal provides a principal private open space directly off the main living / dining / kitchen area of 147m² with a minimum dimension at the narrowest part of 6.6m, and an average dimension of 13m x 13.7m.</p>	Complies
D6 Access to Sunlight	<p>At least 50% of the required area of private open space of the subject site and that of the neighbouring dwellings receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Refer to shadow diagrams.</p>	Refer shadow diagrams.
D7 Views	Existing views are not affected by the proposed development.	Complies
D8 Privacy	All new windows to habitable rooms in the second storey addition facing towards side boundaries incorporate external blinds for screening (and solar control), and have high sills (1.65m AFFL minimum). A high level of privacy for occupants and neighbours is therefore maintained.	Complies
D9 Building Bulk	<p>Side and rear setbacks of the proposal have been progressively increased as the building height increases; the new second storey addition is pulled back from the front and rear extent of the ground floor by 5m and 4m respectively, and from the sides of the existing ground floor by 0.3m.</p> <p>The building height and scale relates to the topography and site conditions. The development is orientated to address the street. A variety of colours and materials has been proposed to reduce the building bulk, and walls have been well articulated, incorporating external blinds and deep</p>	Complies

	window reveals.	
D10 Building Colours and Materials	The colours and materials of the rear and first floor additions to the existing dwelling have been chosen to complement the existing external building façade.	Complies
D11 Roofs	The surrounding streetscape exhibits a range of roof forms. The proposal reflects this with the incorporation of pitched roofs to the ground floor extension and studio, and a flat roof to the proposed first floor addition, stepped back from the front of the house, largely concealed from the streetscape behind the main pitched roof form to the existing house.	Complies
D12 Glare and Reflection	A combination of medium to dark tones externally, external blinds and shading devices, recessed glazing, and consideration to orientation, has been utilised to reduce the impact of sunlight reflectivity on surrounding properties.	Complies
D13 Front Fences and Front Walls	With the exception of the new proposed garage-style driveway door, which has been kept to a minimum width, the openness and style of the front fence and gates is to be retained. The proposed garage door to the driveway is in keeping with the adjacent property to the east, which also has a garage door fronting the carport.	Complies
D14 Site Facilities	Consideration has been given to incorporating site facilities into the design and locating these such that they will have minimal impact for all users. A new bin enclosure along the side of the proposed carport is proposed, which sits away from the dwelling and provides convenient access to the street for collection. A new fold-down clothes line is proposed to the west side of the house, and bike racks are proposed to the sheltered area behind the carport.	Complies
D15 Side and Rear Fences	Side boundary fences are limited to existing fence heights or 1.8m	Complies
D16 Swimming Pool and Spa Pools	The proposed plunge pool is located in the rear garden area. An Arborist's Report is submitted with this Development Application addressing the pool setback from existing trees.	Refer arborist's report
D20 Safety and Security	The layout of the proposed development provides opportunity for casual surveillance of the street.	Complies

Warringah Local Environmental Plan 2011

<p>Land Use Table:</p> <p>R2 – LOW DENSITY RESIDENTIAL</p>	<p>The subject site is zoned R2 Low Density Residential. The existing and proposed use of the site, being a single family dwelling, complies with this usage.</p>  <p>Map: LEP Land Use Zoning Map LZN-010</p>	<p>Noted/Complies</p>
<p>Height of buildings:</p> <p>I = 8.5 m</p>	<p>The building is not more than 8.5m above NGL.</p>  <p>Map: LEP Height of Buildings Map HOB-010</p>	<p>Complies</p>
<p>Floor Space Ratio:</p> <p>N/A</p>	<p>The site is not subject to a FSR limit.</p>  <p>Map: LEP Floor Space Ratio Map FSR-010</p>	<p>N/A</p>

<p>Heritage: N/A</p>	<p>The site is not heritage listed, nor is it in a heritage conservation area.</p>  <p>Map: LEP Heritage Map HER-010</p>	<p>N/A</p>
<p>Acid Sulphate Soils: N/A</p>	<p>The site is not affected by acid sulphate soils.</p>  <p>Map: LEP Acid Sulphate Soils Map ASS-010</p>	<p>N/A</p>
<p>Landslip Risk: Area A – Slope Less Than 5°</p>	<p>The subject site lies in Area A on the LEP Landslip Risk Map.</p> <p>The proposed development is minor in nature and will not cause significant detrimental impacts because of stormwater discharge, nor will it impact on or affect the existing subsurface flow conditions.</p>  <p>Map: LEP Landslip Risk Map LSR-010</p>	<p>Complies</p>

5.0 CONCLUSION

The proposed alterations and additions are compliant with Northern Beaches (Warringah) Council's LEP and DCP planning controls.

The design complies with all the key controls set out in the LEP including building height, bulk, scale, solar access and privacy.

In view of its considerate approach to the Northern Beaches (Warringah) Council's planning controls, and the neighbouring properties, the proposed alterations and additions are considered worthy of approval.

Statement of Environmental Effects prepared by:

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Date of report: April 2021