

Statement of Environmental Effects

Alterations to DA 2013/677 at 4 Notting Lane Cottage Point

1 Introduction

1.1 General

This report has been prepared as part of a Section 96 Application to The Northern Beaches Council for alterations to 4 Notting Lane Cottage Point. The aim of this report is to assess and substantiate compliance of the proposal with the applicable planning provisions and identify the effect of the proposal on the locality.

2 Site

2.1 Location

The site is located on the eastern foreshores Cowan Creek at Cottage Point, on the lower side of Notting Lane. It has a total land area of 1098 sq m. with a frontage of approximately 25 metres.

2.2 Existing Structures

The site contains a two storey house on the centre of the block, a smaller cottage close to Notting Lane, a garage above and to the south of the main house, a boatshed close to the water and a sundeck immediately below the garage.

2.3 Surrounding Land use and building

There is a narrow house on block of land on the northern side (No. 3A) and a multilevel house to the south (No. 5). The house faces the Ku-ring Gai National Park on the eastern side and western side. (The western side being separated by Notting Lane).

3 The Proposal

Under the existing DA 2013/677, the main house has approved alterations to extend the southern and eastern walls of the master bedroom by approximately 1.2 metres to the east. Additionally, the master bedroom's ensuite is to be extended to the south by approximately 900 mm.

It is proposed to move the southern wall of the master bedroom out in line with the extended ensuite wall (ie 900mm) and so increase the volume of the master bedroom. It is also proposed to replace the existing and approved combination of sliding glass doors and full height glass windows with a single "stackable" sliding door on the eastern side. It is felt that this will present a pleasant and balanced appearance from the waterfront.

Additionally a small (300mm high) sash window is now proposed for the ensuite. Under the approved DA2013/677, the existing bay window was to be replaced with a full height eastern facing window. As the ensuite is now enclosed to the east by the expanded master bedroom, a small window is required for lighting. The proposed window will be frosted to ensure the neighbouring property's privacy is maintained.

4 Development Controls

4.1 Locality Plan

The development is governed by the Warringah Local Environment Plan 2011 and the Warringah Council Plan 2011.

4.2 Permitted Development

Alterations and additions to an existing dwelling are permitted on this site.

4.3 Land Use

The site is zoned E4 Environmental Living.

4.4 Acid Sulfate Soils

The site is classified as having Class 5 Acid Sulfate Soils. No excavation is required by the proposed alternations.

4.5 Bushfire Prone Land

Being within 20 metres of the Eastern Boundary and 35 metres from the nearest fire source, the proposed alterations will be constructed to the standard of BAL -19 (as per the attached bush fire risk assessment, provided by Sydney Bushfire Consultants Pty Ltd).

4.6 Stormwater

There is no impact on stormwater run-off.

5 BUILT FORM CONTROLS

5.1 Wall heights

There is no change to wall heights

5.2 Number of Storeys

There is no change to the number of storeys

5.3 Side Boundary Envelope

There is no change to the side boundary envelop

5.4 Site Coverage

There is no change to the land's site coverage

5.5 Side Boundary Setbacks

There is no change to the side boundary setbacks

5.6 Merit Assessment of side boundary setbacks

Not Applicable

5.7 Front boundary setbacks

Not Applicable.

5.8 Merit Assessment of front boundary setbacks

The is no change to front boundary setbacks

5.9 Rear Boundary Setbacks

Not Applicable

5.10 Merit Assessment of Rear Boundary Setbacks

Not Applicable

5.11 Foreshore Setback

There is no change to the foreshore setback

5.12 National Park Setback

Not Applicable

5.13 Coastal Cliff Setback

Not Applicable

5.14 Main Roads Setback

Not Applicable

5.15 Minimum floor to ceiling height

Not Applicable.

6 Siting Factors

6.1 Subdivision

Not Applicable.

6.2 Traffic Access & Safety

Not Applicable.

6.3 Parking Facilities

There are no changes to the car parking on the site

6.4 Stormwater

There is no change to the existing stormwater system on this site.

6.5 Erosion & Sedimentation

Not Applicable.

6.6 Building over or adjacent to constructed council drainage

Not Applicable.

6.7 Excavation and Landfill

Not Applicable

6.8 Demolition and Construction

Demolition and construction will be managed so there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment.

6.8.1 Waste Management

Where possible windows, metals etc will be recycled via the local recycling centre.

DESIGN

7.1 Landscaped open space and bushland setting

Not Applicable

7.2 Private Open Spaces

Not Applicable.

7.2 Noise

There is no intended change to the use of the building so there will be no additional noise impacts for the neighbouring properties

7.4 Electromagnetic radiation

Not Applicable

7.5 Orientation and energy efficiency

There is no impact on the energy efficiency of the building

7.6 Access to Sunlight

As the proposal does not alter any roofs, there is no adverse affects on access to sunlight for neighbouring properties.

7.7 Views

There will be minimal, if any, change in views across the block of either neighbouring property approved in DA2013/677.

ie: No.5, the neighbouring dwelling on the southern side is situated high on its block, well above the roofline of No.4 and (as there is no change in No.4's roof line) will still enjoy the existing views across Cowan and Coal & Candle Creeks from its main bedroom and living areas.

Additionally, as the new work is totally obscured from the view of the northern "neighbour" No.3A, there will no impact upon them.

7.8 Privacy

The replacement of the existing bay window with narrow frosted " sash" window will increase the privacy to and from neighbours on the southern side.

7.9 Building Bulk

There is no additional building bulk

7.10 Building Material and Colours

Material and colours have been selected to complement the surrounding natural environment and match the existing building.

7.11 Roofs

There are no new roofs proposed as part of this development

7.12 Glare and Reflection

There are minor changes to the doors and windows in the development which are beneath the existing wide eaves. There will be no reflective materials used in the development.

There will not be any increase in glare or reflection for the neighbours or from Cowan Creek.

7.13 Front Fences or Walls

There are no new front fences or walls proposed as part of this development

7.14 Site Facilities

There are no changes to the site facilities as part of this development.

7.15 Side and Rear Fences

There are changes to the side and rear fences as part of this development

7.16 Swimming Pools and Spa Pools

Not Applicable.

7.17 Tennis Courts

Not Applicable.

7.18 Accessibility

Not Applicable.

7.19 Site Consolidation in the R3 &1N1 Zone

Not Applicable.

7.20 Safety and Security

7.21 Provision and location of utility services

There are no new services to be provided

7.22 Conservation of energy and water

Not Applicable.

7.23 Signs

Not Applicable.

8 THE NATURAL ENVIRONMENT

8.1 Private Property Tree management

No trees are affected by this development

8.2 Prescribed Vegetation

Not Applicable.

8.3 Threatened species, populations, ecological communities

Not Applicable.

8.4 Wildlife Corridors

Not Applicable.

8.5 Native Vegetation

Not Applicable.

8.6 Retaining unique environmental features

No unique environmental features are impacted by this proposal.

8.7 Development of land adjoining public open space

This site is designated as land adjoining public open space, being Cowan Creek. This development preserves and enhances the natural qualities of the environment, by ensuring the development is in scale and character with the surrounding development, and by ensuring the development is not visually intrusive from the waterway.

8.8 Waterways and riparian lands

The site is located within the riparian buffer zone for Cowan Creek. A Waterways Impact Statement was prepared as part of DA2013/677

8.9 Coastline Hazard

Not Applicable.

8.10 Landslip risk

The site is classified as landslip risk B& C.

A geotechnical report has been prepared by Crozier & Associates and was submitted in DA2013/677

8.11 Flood prone land

Not Applicable.