

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR PROPOSED NEW RESIDENTIAL HOUSE

LOCATED AT

No. 21 TASMAN STREET , DEE WHY

FOR

Mr & Mrs Sawyer

Prepared Dec 2019

By Deneb Design

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1.0 Introduction

This Statement of Environmental Effects accompanies Architectural drawings prepared by Deneb Design , REF 1661, dated December 2019, for Proposed Residential Development to 21 Tasman Street Dee Why 2099.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed.

The Proposed design provides for a compliant solution to the relevant planning controls, as listed following. The proposed design is considered a suitable development of the site and is recommended Development Application approval.

In preparation of this document consideration has been given to the following

- Warringah Local Environment Plan 2011
- Warringah Development Control Plan 2011
- Other State Environmental Planning Policies as they apply –
- SEPP – BASIX

2.0 Property Description

The site known as No. 21 Tasman Street, Dee Why, being Lot 27 , DP 7435, is zoned R2 Low Density Residential under WLEP 2011.

The site is NOT listed as a Heritage item nor is it within a Conservation Area.

Classifications relating to the site are:

- WLEP 2011 Land Slip Area Risk, Land Slip Area A; slope is less than 5 degrees
- WDCP 2011 Landscaped Open Space and Bushland Setting 40% of site

3.0 Site Description

The property is located on the southern side of Tasman Street. The property is a rectangular shape.

The land has a total area of 404.7 m² and a street frontage of 10.06m.

The land is currently occupied by a single storey brick house with a tile roof.

The topography of the land is a minimal slope of less than 5 degrees, the gradient falls away from the house towards the southern end of the site.

Site boundaries are fenced. The front of the site is landscaped with a concrete and grass driveway on the Western side. The extent of landscaping on the rear of the site is two concrete paths and a small metal shed on the southern boundary. There are no trees noted on the site, reference survey produced by Survcorp reference number 3545 dated April 2019.

Potential views to Curl Curl beach and Freshwater Headland to the South.

The sites street frontage faces the north, the east and west boundaries are built up with two storey neighbours on both sides. The south end of the site will receive limited solar access. As such it is imperative that the proposed development mitigates this via design that enables the solar access to reach the southern living areas.

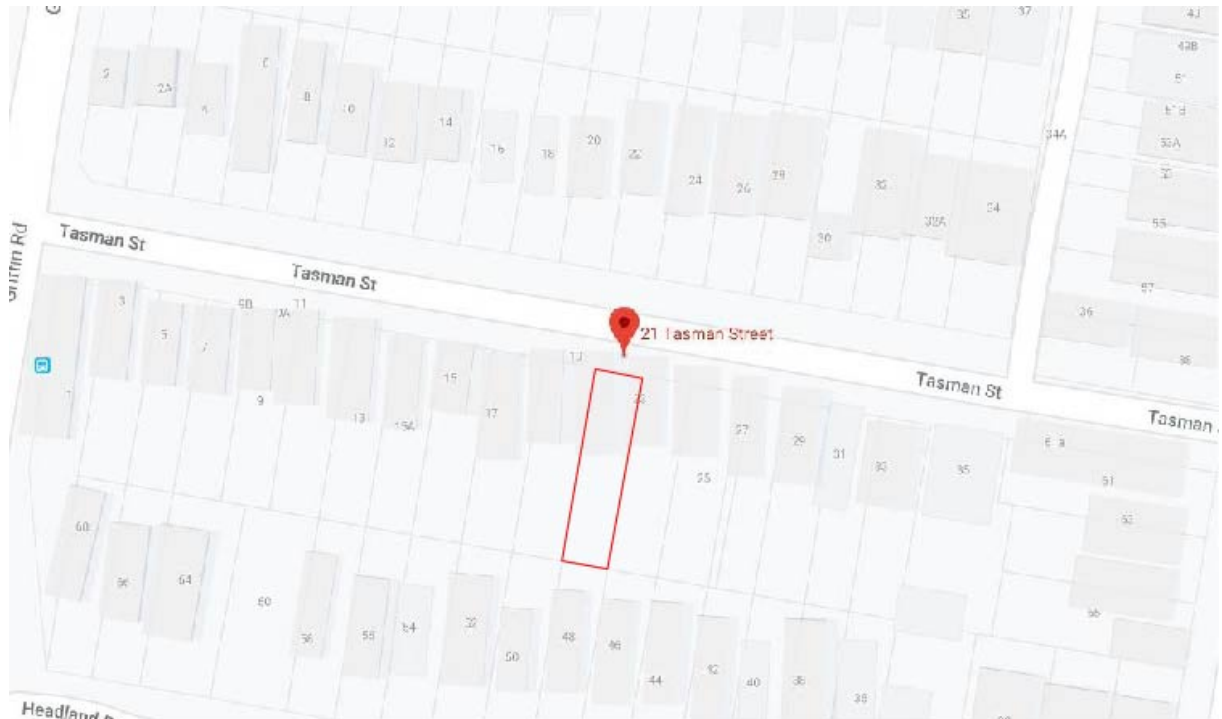


Fig 1 Location of Subject Site

4.0 The Environs

The site sits in a suburban residential area. The neighbouring properties are significantly larger than the existing home, they are double storey and have larger site coverage. There is minimal established trees or landscaping in the area. The majority of properties in the area have single or double car garages providing off street parking. Multiple neighbouring properties have swimming pools.

There is no distinct architectural theme or style to the surrounding residences.

There is no established view corridor over the site, with no neighbouring properties overlooking the site to achieve a view access. The Proposed design will not impact upon view sharing.

The proposed design's overshadowing profile does not impede solar access to the neighbours Private Open Space or Living room areas. The Proposed design is considered to provide a compliant solar access solution to the site and the neighbours.

The neighbours to the East and West are double storey residences. The neighbour to the West, no.19, is a two storey rendered brick house with a double car garage at ground level. The neighbour to the East, no. 23, is a two storey brick and timber clad house with uncovered off street parking. There is a significant existing tree on the Eastern boundary on the neighbouring property of no. 23. The neighbour sharing the Southern boundary, no. 48 Headland road, is a single storey brick residence with a tile roof and single car garage.



Fig 2 street view of no. 23, 21 and 19 Tasman Street



Fig 3 Neighbouring properties Tasman street

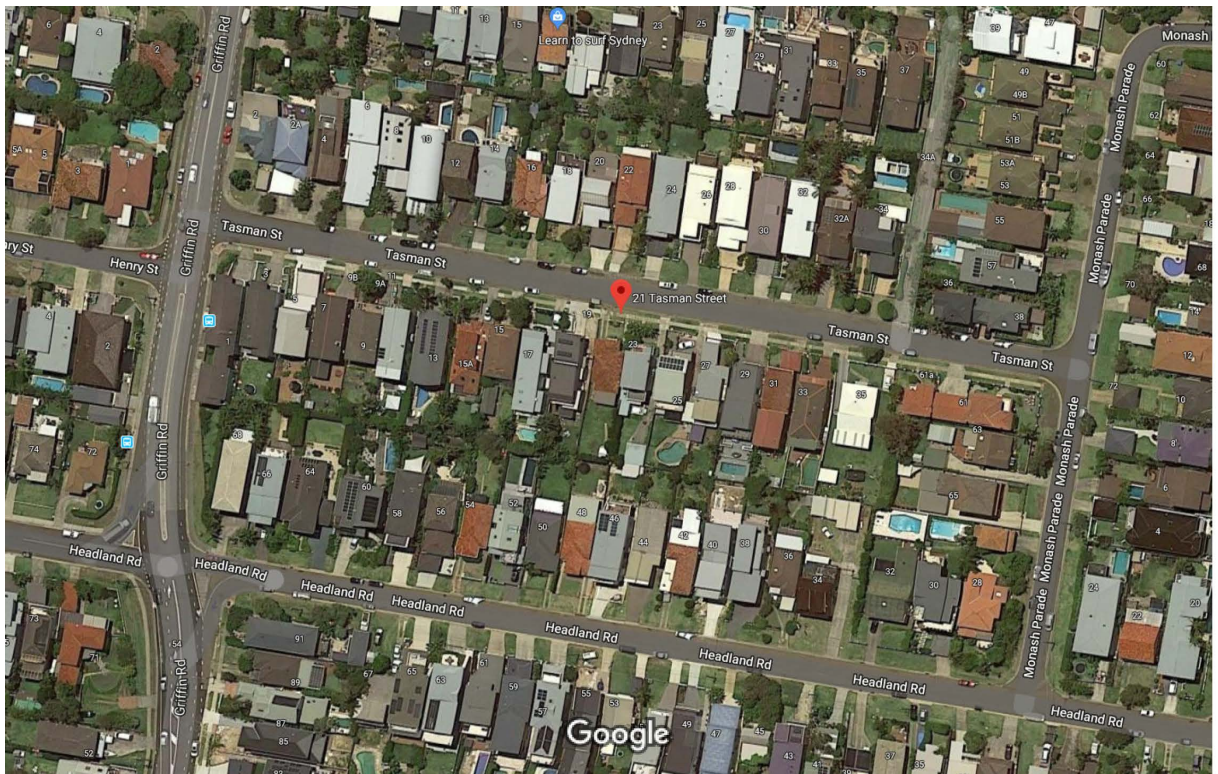


Fig 4 Aerial View

5.0 Proposed Residential Development

The proposed residential development is a new two storey residence. This proposed development comprises of a four bedroom house with a sunken two car garage and a pool to the rear of the site. Key to the design of this residence is a brick spine that forms the Eastern façade of the house. Its materiality ties the proposed development to its surrounding neighbours whilst providing the circulation corridor of the house. This spine is top lit by highlight glass that provides solar access to the south of the site.

The materiality of both the interior and exterior of the house is in keeping with the local beach theme and laid back living style. Washed brick, blonde timber and the highlight colour of canary yellow exemplify this.

The proposed design has considered the privacy and amenity of all neighbours, it is sited on the centre of the plot with generous rear and front setbacks that facilitate natural landscaping and areas for the family to relax in their private open space.

The proposed design is not obtrusive nor offensive to the neighbourhood and will settle well in its local context as aided by additional planting to the front and rear landscaped areas that reflect the natural environment of Warringah.

It is our opinion that the proposed design will not reduce the privacy of the neighbours or this site. Sunlight to the neighbours will be unaffected and it is considered to present no impact to the view corridors of the neighbours.

6.0 ZONING and DEVELOPMENT CONTROLS

6.1 Warringah Local Environment Plan (2011)

6.1.1 ZONE R2 Low Density Residential.

The proposed residential development is considered permissible and achieving the objectives of the zone.

6.1.2 Part 4 Principle Development Standards

WLEP Part 4.3 Height of Buildings – 8.5m above natural ground. As per the architectural drawings it is demonstrated that compliance is achieved.

WLEP Part 4.4 Floor Space Ratio – not applicable

WLEP Part 4.6 Exceptions to development standards – not applicable

6.1.3 Part 6 Additional Local Provisions

WLEP Part 6.1 Acid Sulfate Soils - not applicable

WLEP Part 6.2 Earthworks - The excavation has been designed in order to provide off street parking with maximum efficiency of depth and area of excavation determined in order to reduce the extent of excavation.

WLEP Part 6.4 Development on Sloping Land – the site is classified as area A on the Landslip Risk Map, it has a slope of less than 5 degrees. The design on the house considers and mitigates this slope via a change in floor level of the ground floor that removes the need for further excavation and groundworks on the site. Other than the basement, the existing ground level of the site remains largely the same thus mitigating the likelihood of landslip.

6.2 Warringah Development Control Plan (2011)

6.2.1 Part B Built Form Controls.

B1 Wall Heights – All wall heights of this proposed design do not exceed the required 7.2m height plane measured from existing ground to the underside of ceiling. This is demonstrated in the architectural drawings.

B2 Number of Storeys – not applicable

B3 Side Boundary Envelope – the side boundary envelope is achieved throughout the design, with the only area of extension being from the eave projections – providing shading devices. As such this objective is achieved. Refer to the section's in the DA Set of plans.

B5 Side Boundary Setback – the required 0.9m side boundary setback has been achieved on both the East and West sides, refer to the site plan in the drawing set.

B7 Front Boundary Setback – The required 6.5m front setback has been achieved as demonstrated in the Plan drawings in the DA set.

B9 Rear Boundary Setback – The required 6m rear setback has been achieved as demonstrated in the Plan drawings in the DA set. The swimming pool to the rear of the site achieves compliance with this control by not exceeding 50% of the rear boundary setback area.

6.2.2 Part C Siting Factors

C3 Parking Facilities – This objective is achieved as the garage is not visually obtrusive and does not exceed 6m in width. As demonstrated in the plan drawings of the DA set the width of garage opening is 5.34m and the width of driveway is 3.6m.

C7 Excavation and Landfill – No fill will be required for this project, with excavation material from natural ground kept to a minimum by way of split level ground floor design and inset from boundary. The design achieves the outcomes of this control.

C8 Demolition and Construction – This objective has been achieved as demonstrated via the Waste Management and Excavation Site Plan in the DA set.

6.2.3 Part D Design

D1 Landscaped Open Space and Bushland Setting – This objective has been achieved as demonstrated via architectural drawings in the DA set. 50% of the site is natural landscaping with a soil depth of more than 1m, this is 10% more than the required 40% of site as landscaped open space. The front boundary setback is achieved and landscaped, the rear of the site is a landscaped open space.

D2 Private Open Space – The required 60 square meters of private open space with a minimum dimension of 5m has been met through the design of the landscaped open space to the rear of the property. The design the roof of the house ensures maximum solar access to the private open space. Privacy is ensured to this private open space through planting on the Western side and the extended brick wall on the Eastern side. The area of the rear garden and pool area far exceeds the required 60 square meters and provides great amenity to the residents.

D6 Access to Sunlight – The intent of the objective is achieved as demonstrated via the shadow diagrams. The development does not overshadow any public open space. The proposed design enables the adjoining neighbours to maintain at least 3 hours of sunlight to their POS areas. Only at 1200 does the proposed design limit sunlight access to its POS area. At 0900 and 1500 the proposed design enables only a small increase in overshadowing compared to existing conditions, with the POS area remaining in sunlight in part.

D8 Privacy – The design of this house places the doors, windows and balconies so that overlooking is avoided. The eastern façade has minimal openings, small punched windows allow for a relationship between the inside and outside whilst preventing overlooking from the neighbours (no.23) multiple windows on that side. The windows on the western façade are designed so that they sit below the highlight windows of the neighbour (no.19). This ensures there is no overlooking from either property. This is demonstrated via the architectural drawings presented in the DA set. Living areas of the proposed development are placed at the front and rear of the property, allowing views to the landscaped private open space and preventing overlooking.

D9 Building Bulk – this objective is achieved via the design of the proposed development. The side and rear setback are achieved as demonstrated through the architectural drawings. The building steps in on the first floor, this reduces the building bulk and increases the side setback as the height increases. The building mass steps down the slope of the site as the ground floor is divided by two different floor levels. The front façade addresses the street through its materiality and is intentionally divided to minimise the visual impact of building bulk. Landscape planting to the front and rear soften the buildings street impact and enable it to settle into its environment. The eastern façade acts as a spine for the building to tie back to. Its bulk is minimised through the texture of face brick and artistic punched windows with exaggerated frames provide further definition and interest.

D10 Building Colours and Materials – as demonstrated through the architectural drawings and this report the colours and materials of the proposed design are in keeping with the local environment. The materials of red brick and timber battens reference neighbouring buildings, the roof colouring and colour of the materials is in keeping with other residences in the neighbourhood.

D11 Roofs – this objective is achieved as the roof pitch is complementary to that of the neighbours and the roof design incorporates shading and eave elements. This is demonstrated through the architectural drawings and this report.

D12 Glare and Reflection – This objective has been achieved as the artificial illumination is located away from external opening and is indirect. The roof colour is medium to dark tone. Glass on the street facing façade is recessed behind the brick piers and / or shading battens – mitigation of any glare.

D13 Front Fences and Front Walls – the front fence complements the existing streetscape, the front fence allows casual surveillance as it allows views to the street. As such the proposed fence design meets this objective. This is demonstrated in the architectural drawings.

D14 Site Facilities – The letterbox is incorporated into the fence design as demonstrated through the front elevation in the drawing set. The proposed design allows for adequate space for garbage and recycling bins in the garage out of view from the street and the driveway facilitates convenient access. As such this objective has been achieved.

D15 Side and Rear Fences – This objective has been achieved, the side fences are standard at 1.8m high from existing ground and the paling fence is in keeping with neighbours.

D16 Swimming Pools and Spa Pools – This objective has been achieved, the pool in the proposed design is sited at the rear of the property not in the vicinity of any trees. A Pool Safety fence and surrounds is designed to satisfy the Swimming Pool Safety requirements.

D20 Safety and Security – This objective has been met as the proposed design orientates the building to the street to allow for casual surveillance and all entries are well lit.

D22 Conservation of Energy and Water – The proposed design facilitates natural cooling via cross ventilation achieved via the operable highlight louvres at the top of the spine wall. The associated void brings natural light to the typically dark south end of the site. Significant allocation of floor area has been dedicated to the passive climatic control elements, with the void space enabling the living and kitchen areas to operate with access to natural airflow and natural light. The introduction of thermal mass to the design assists in stabilising the internal comfort and protects the interior from overheating. Refer to BASIX and to the Architectural Section for more information.

6.2.4 Part E The Natural Environment

E1 Preservation of Trees or Bushland Vegetation – This objective has been achieved as there are no existing significant trees or vegetation on the site. The indicative landscape plan enables the planting of native shrubs and potentially a medium tree either in the rear yard or on the front street verge if required.

E10 Landslip Risk – the site is classified as Landslip Area A, the slope is less than 5 degrees. The proposed design is of minimal excavation and slab on ground construction over relatively level terrain. There is no evidence of subsurface flow with drainage though the site to remain relatively the same.

6.2.5 Part H Appendices

Appendix 1 Car Parking Requirements – this objective has been achieved as the required two car spaces for the proposed dwelling have been considered in the design through off street carparking basement garage.

7.0 Conclusion

The proposed design provides a contemporary update to the site, sustainably enhancing its residential potential and providing a home that can cater for the diverse needs of a family. Advancing the suburb meets beach style of Dee Why this residence is a complementary addition to the neighbourhood.

The design considered and maintains the needs and amenity of all neighbours. It provides an addition to the street that sits quietly in its context, well below the height plane and the building heights of its immediate neighbours and respectfully address the street. No view corridors or solar access are significantly impacted or impeded by this proposed design.

It is considered that the proposed works satisfy the stated objective's of Council's Development Controls.

As the proposed design achieves stated objectives and enhances both the function and aesthetic elements of the site and has a perceived positive contribution to the neighbourhood and the local environs of the site, Development Consent under the delegation of Council is requested.