

Statement Of Environmental Effect



Property: 182 Headland Rd North Curl Curl

Applicant: Architexture Australia Pty Ltd

Prepared by:

Architexture Australia Pty Ltd

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Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council. Consent is sought for a first floor addition, swimming pool, and minor alterations to the existing building. A Development Application is submitted pursuant to the provisions of Warringah Local Environment Plan d2011. 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.

Existing Use:

Single residential dwelling

Proposed Works:

First floor addition, swimming pool, and minor alterations to the existing building.

Site Analysis:

Legal description: Lot 14, Sec A, DP 8139

The site is situated within a R2 residential zone.

The site is rectangular in shape with a significant slope/cliff downhill toward the street.

The subject site is surrounded by 2 and 3 storey residential dwellings.

Numeric Controls:

Site area:	609 m ²	
Landscape Open Space:	242 m ² (40%)	
Building Height:	9.15m	
Wall Height:	7.5m	
Front Setback:	Existing: 15.1m	Proposed 1 st floor: 22.8m
Rear Setback:	Existing: 13.8m	Proposed 1 st floor: 16.6m
Side setback (existing)	East: 125m	West: 1.3m
Side setback (proposed):	East: 125m	West: 1.3m

Project aims and objectives

- To integrate an additional upper floor and alterations to the existing building with 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 additional space and amenity for the occupants, while creating a building 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 building is sympathetic to surrounding development and makes allowances for environmental objectives (i.e. solar penetration, cross ventilation, minimising of shadows etc).

Proposed finishes are varied between lightweight cladding, existing brickwork, and glass, to reduce the bulk and more clearly articulate the architectural forms. This, coupled with terraces, sun screening devices, and decks, and the articulation of building elements results in a dwelling of appropriate scale and architectural relief so as to be readily absorbed into the context.

The proposed building integrates within the established pattern of the local context by maintaining the predominant scale and bulk of surrounding dwellings. Thus, the development is in keeping with the surrounding scale of developments and local morphology (footprints and space) of the area and the predominant 'subdivision' pattern.

WLEP 2011 Considerations (as relevant)

Part 4.3 Height of Buildings

The objectives of this clause are as follows:

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

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

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:

-The resultant building height, side boundary setbacks and bulk is in keeping with the immediate Street-scape and surrounding developments.

-The site has a significant slope down toward the southern end of the site

-There is adequate separation between dwellings hence there is sufficient light, ventilation and open space so as to not appear 'crowded' or over-developed.

- The proposal does not result in any unreasonable loss of privacy

Part 6.2 Earthworks

The objectives of this clause are as follows:

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,

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

Comment:

Earthworks are of a minor nature and will not have a detrimental impact on environmental functions and processes.

Part 6.4 Development on sloping land

The objectives of this clause are as follows:

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,

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,

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

Comment:

Preliminary Geotech assessment is submitted as part of this DA.

Clause 4.6 (Variation) Building height:

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,

(c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,

(d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.

Exceptions to development standards

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

(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,

(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a

development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a

development standard that is expressly excluded from the operation of this clause.

Clause 4.6 Variation statement

Consideration for variation of the numeric height control of 8.5m is sought in this instance due to:

-It is a sloping site within a significantly sloping context surrounded by many non-compliant 2 and 3 storey homes.

-The non-compliance occurs in the middle of the dwelling (ridge) and does not add to over-shadowing, is not apparent from the surrounds, and does not add to the bulk of the structure when viewed from the street.

-The overall bulk and scale of the proposed dwelling has been minimised through the use of setbacks, variation in façade, use of lightweight materials and variety of finishes.

Variation to the building height is sought in this instance for the purpose of a first floor addition (as permitted). The variation occurs due to the slope of the site, the positioning of the existing dwelling, and limitations in altering the existing structure, whilst still achieving reasonable front setbacks and 'terracing' of the design. The variation is minor and the architectural form of the building as a whole takes into consideration issues of bulk, height and scale.

When taking into consideration the scale and form of surrounding development on Headland Road the proposal is considered appropriate in this case and will be readily absorbed into the built environment and landscaped setting of the locality.

In consideration of the objectives of the standard, strict adherence to the standard is in this case not warranted because:

-The resultant building height is in keeping with the immediate context, street-scape and surrounding developments;

-The proposed non-compliant element is not apparent from the street or surrounds;

-There is adequate separation between dwellings hence there is sufficient light, ventilation and open space so as to not appear 'crowded' or over-developed.

Where the breach occurs, decks and a lower pitched roof have been incorporated into the design to minimise perceived bulk. The proposed non-compliance does not result in any unreasonable loss of privacy, over shadowing, or view loss and there is no detrimental impact on the coastal or bushland environment.

It is our opinion that the proposed non-compliance does not detrimentally effect surrounds in this instance.

DCP 2011 Considerations (as relevant)

DCP Part B1 Wall Heights & B2 Number of Storeys

The objectives of this clause are as follows:

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

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:

The Proposed New Dwelling Complies with the objectives of the DCP and LEP.

The subject site is significantly sloping (20% or greater).

The proposal does not visually dominate its surrounds

The proposed dwelling is in keeping with size, bulk, and scale of surrounding dwellings

The visual impact of the development when viewed from adjoining properties has been minimised (especially from the street) through setbacks, use of lightweight materials, low pitched roofs and other bulk- reducing measures.

-view sharing principles have been adopted

-the development responds to site topography.

-the proposed roof is designed to minimise bulk and impact on surrounds

DCP Part B3 Side Boundary Envelope

The objectives of this clause are as follows:

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 5 metres

R2 Side Boundary Envelope Exceptions

Existing dwelling house: Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control.

Comment:

The proposed first floor addition slightly encroaches the Side boundary envelope. Consideration for variation to the built form control is sought in this instance because of the positioning of the existing dwelling whilst still achieving reasonable setbacks, view sharing, and 'terracing' of the design. The variation is very minor and the architectural form of the building as a whole takes into consideration issues of bulk. The proposal is considered appropriate in this case and will be readily absorbed into the built environment and landscape setting of the locality. The proposed dwelling is consistent with the DCP and LEP objectives as it is not visually dominant, ensures adequate light, solar access and privacy to adjacent dwellings, and responds to the topography of the site.

DCP Part B4 Site Coverage

To minimise the bulk and scale of development, To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.

Comment:

Proposed New Dwelling Complies 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 New Dwelling Complies 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 New Dwelling Complies 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 New Dwelling Complies 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 New Dwelling Complies with Requirements identified on DCP Map/ DCP Controls

DCP Part C4 Stormwater

To ensure the appropriate management of stormwater. To minimise the quantity of stormwater run-off.

Comment:

The proposed addition is to use the existing storm-water system as there is no increase in impervious area.

DCP Part C5 Erosion and Sedimentation

To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.

Comment:

No major excavations required, Erosion and sediment will be minimal if at all.

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:

N/A

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 any 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 any 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.

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.

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 D4 Electromagnetic radiation

To ensure the safety of the community from electromagnetic radiation.

Comment:

N/A

DCP Part D5 Orientation and energy efficiency

To consider the placement of buildings within sites to maximise solar access and natural ventilation. To encourage innovative design solutions to improve the urban environment.

Comment:

Provision has been made for natural light and daylight into the design.

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:

Refer to submitted shadow diagrams. (No adverse effect).

DCP Part D7 Views

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

Comment:

The subject site is situated downslope on the southern side of Quirk St and is in keeping with surrounding building heights allowing for a reasonable sharing of views .

DCP Part D8 Privacy

To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.

Comment:

The proposed development does not result in any significant loss of privacy to adjoining dwellings.

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:

The proposed design reduces perceived bulk due to:

- articulation and manipulation of the design with reference to setback of entrance and modulation of design as a whole.
- use of light-weight materials.

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 the New Dwelling shall compliment the 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 roofline complements the local skyline and integrates with 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 medium to dark and the wall finishes are non-reflective.

DCP Part D13 Front Fences**Comment:**

N/A

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:**

No change.

DCP Part D16 Swimming Pools and Spa Baths

Comment:

The proposed pool complies with the objectives and standards of the DCP

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 D21 Provision and location of utility services

To encourage innovative design solutions to improve the urban environment. To ensure that adequate utility services are provided to land being developed.

Comment:

Existing utilities and services to remain and be used for the New Dwelling.

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:

Alterations and Additions to existing Dwelling to intergrate:

- Site layout to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties.
- Buildings are to be designed to minimize energy and water consumption.
- Landscape design is to assist in the conservation of energy and water.

DCP Part E3 Threatened Species

To protect and promote the recovery of threatened species, populations and endangered ecological communities. To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.

Comment:

N/A

DCP Part E4 Wildlife Corridor

To provide natural habitat for local wildlife, maintain natural shade profiles and provide psychological & social benefits.

Comment:

N/A

DCP Part E8 Waterways and Riparian lands

Encourage development to be located outside waterways and riparian land. Avoid impacts that will result in an adverse change in watercourse or riparian land condition. Minimise risk to life and property from stream bank erosion and flooding by incorporating appropriate controls and mitigation measures.

Comment:

N/A

DCP Part E9 Coastline Hazard

To ensure that development does not adversely impact on the coastal processes affecting adjacent land. To retain the area's regional role for public recreation and amenity.

Comment:

N/A

DCP Part E10 Landslip Risk

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

Comment:

Landslip Risk Map-Area B

See preliminary Geotechnical Report with Submission.

DCP Part E11 Flood prone Land

To ensure the development is compatible with the flow regime of the waterway. To ensure that existing development is not adversely affected through increased flood damage and / or flood hazard as a result of new development.

Comment:

N/A

WLEP Summary

The proposed addition is designed to enhance and integrate within the local context and is therefore consistent with the existing and desired future character 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, ventilation bulk and scale;
- There is no significant overshadowing to adjoining private open space (ref. shadow diagrams) or neighbouring residential properties.
- The design, colour, and materials used are in keeping with the style of the surrounding area.
- The proposed addition maintains the visual pattern and predominant scale of buildings in the locality and the immediate context.

Summary

The proposed alterations and additions are designed to enhance and integrate with the existing dwelling and the local residential area and is therefore consistent with the objectives of Northern Beaches 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.

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