

# Statement of Environmental Effects

ALTERATIONS AND ADDITIONS TO A DWELLING 6 DORRIGO AVE, NORTH BALGOWLAH 2093

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#### PROPOSED DEVELOPMENT

- It is proposed to remove the existing roof and build a two storey addition to the front of the home with a new extended covered deck addition to the rear of the home, with the works including;
- New single car carport, driveway and retaining walls
- New two storey entry with internal stair access, including new front deck
- Removal of existing roof and replacement with new flat roof
- Demolition of existing back living room, and replacement with new outdoor covered deck
- New above ground spa with associated landscape walls, stairs and landscaping.
- Internal modifications to existing home including demolition and removal of floor area, and internal walls

### SITE DESCRIPTION

Lot 19 DP 23447, 6 Dorrigo Ave, North Balgowlah NSW 2093

The site is located on the high western side of the street and is zoned R2 Low Density residential.

The block is a standard shape with a width of 16.764m at the street, and has a depth of 33.528m. It rises up from East to West approximately 2m from the street to the house, rising consistently 1.7m over the building footprint, and again another 1m along the southern boundary. The site also rises from South to North over 1m in the front yard and in the rear yard rises up from South to North by 2.8m, and so has existing terracing in the garden.

The existing house is centered on the site and has established gardens at the front and rear boundaries, and has a covered timber deck at the back of the house with a level lawn area. It also has a large concrete driveway and hardstand at the front of the house with existing external stairs and deck. There are many large established trees in the front and rear yard to be retained.



- 8 Dorrigo Ave, above,
- 4 Dorrigo Ave, below



### Locality

The locality comprises of predominantly one and two storey detatched dwellings, with many renovated homes, in a variety of styles from modern, contemporary houses to more traditional gabled timber framed homes, as seen in the photographs on page 2.

The street rises up to Woolgoolga Street and Reserve to the North, and falls to Urunga Street to the South which backs onto Burnt Bridge Creek below.

### **Proposed Development**

The proposal is for a new parents retreat to be built above the existing house and deck with a new entry and living room to be built on the ground floor in front of the existing home. A new carport is proposed at the top of the existing driveway, and a new north facing courtyard is proposed to be located behind this, where an existing hardstand is. The existing driveway and retaining walls are also proposed to be replaced.

It is proposed to demolish an existing back living room addition extend the existing rear deck across the site. A new pergola is proposed above the entire deck, to create an indoor/outdoor room which will create a seamless transition from indoors to outdoors. Making use of the topography the Kitchen and Living/ Dining rooms are below the backyard level to the west, but above to the east, creating a positive thermal mass to this primary living zone, and using solar passive design techniques such as natural cross ventilation will create a comfortable environment all year round. Locating the new courtyard to the north with an open shade structure will allow the planting to shade and cool the large areas of glass proposed facing north to gain natural light deep within the home throughout the day.

The proposed development will result in a 4 Bedroom home with Living, Dining, Kitchen, 2 Bathrooms, 1 Laundry, Entry, Carport and associated covered decks. It will also have a new raised spa with associated landscape walls and landscaping.



Artist Impression of the proposal from the streetfront.



Artist Impression of the proposal from the backyard

### Character as viewed from a Public Space

The proposed addition of a first floor with screened deck over the existing house and new living room facing the street, utilizes the large existing garden and driveway filled front setback and creates a sense of depth and modulation within the façade which keeps it at a human scale when viewed from the public street. The existing large established trees that run along the street front boundary will remain which creates a veil of landscaped screening from the street, enhancing privacy and reducing the built form from the public domain. (refer to photographs page 2 and page 7)

## Warringah LEP and DCP Numeric controls Summary Table

Zone R2	Low density residential	Site Area 479.3m2	
Codes	Required	Proposed	Compliance
Building Height	8.5m	8.22m(new)	Yes
Wall Height	7.2m	7.78m(new)	No
Envelope	4m and 45'	Refer DD05, DD06	No
Front Setback	6.5m	8.24m existing house, 7.55m new deck	Yes
Side Setback	0.9m	4.0m wall(north), 1.31m(south)	Yes
Rear Setback	6.0m	7.12m(Deck) 13.17m(House)	Yes
Landscaping	40% (222.57m2)	41.9% (233.2m2)	Yes
Carparking	2	2	Yes

### **Discussion of Non-compliance Areas**

### **B1 Wall Heights**

#### Objectives

• To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

- To ensure development is generally beneath the existing <u>tree</u> canopy level.
- To provide a reasonable sharing of views to and from public and private properties.
- To minimise the impact of development on adjoining or nearby properties.

• To ensure that development responds to site topography and to discourage excavation of the natural landform.

• To provide sufficient scope for innovative roof pitch and variation in roof design.

#### Requirements

1. 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).

The existing home is located in the centre of the site and has an existing ground floor level 1.76m above the lowest South Eastern corner of the house, but is 800mm below the garden level on the North Western corner of the house. The existing house has a pitched roof with a ridge height 4.75m above this floor level, producing existing bulk to this location of the site. Although the new proposal is marginally above the maximum wall height of 7.2m, it equates for only 2%(1.63m2/78.90m2) of the south western wall area. The proposed first floor has a new flat roof pitching from only 2.45m, to minimize the potential bulk created from the new rooms above the existing home. The new first floor walls have also been setback 2.2m from this boundary, with a screened deck to break up the bulk and provide articulation within this façade.

There are two large canopy trees at the front of the site which are 10m tall, 1.7m above the maximum roof height, and will not only screen the addition, but help reduce the proposal to a human scale when viewed from below. The location of the addition at the front of the site reduces the impact from overshadowing to the rear yard of the neighbouring dwelling to the South below, refer to DD06 Winter Shadow Diagrams. If the first floor proposal was situated further back, it would not only overshadow the rear yard of number 8, but reduce the available sunlight to the North facing windows to less than three hours during the Winter Solstice.

Although not numerically compliant, it is seen to meet the objectives by minimizing the visual impact when viewed from below, sitting below the existing tree canopy level, maintaining the existing natural landforms around the site, and minimizes the impact on adjoining properties access to sunlight, views and amenity.

### **B3 Side Boundary Envelope**

#### 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.

The proposed first floor addition also has a deck facing the street and South West that is screened for privacy, creating a strong linear element within the façade that breaks up the bulk of the two storey addition to the neighbour below. The proposed South Western first floor wall has been located more than 2.2m off the side boundary with a flat low pitching roof above to minimize the bulk of the addition.

Locating the two storey addition on the front of the South Eastern side of the site also prevents overshadowing to neighbouring primary outdoor areas, yet still retains it for the required 3 hours during the winter solstice to the northern elevation of number 8. Refer DD06 Winter Shadow Diagrams and perspective.

As you can see from the Google Earth Street View below the existing house and roof of number 6 are hidden from view behind a dense tree canopy, which is proposed to remain, minimizing the impact of the proposal from this south eastern corner where the building bulk is greatest.

We believe although this is a non-compliance, it meets the objectives of the side boundary envelopes of bulk, light, separation and topography.



### **B5 Side Boundary Setbacks**

#### Objectives

- To provide opportunities for deep soil landscape areas.
- To ensure that development does not become visually dominant.
- 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.

The proposed new additions have a 4m side setback to the North East for the house, and 500mm for the carport roof, and a 1.31m side setback to the South West and so are compliant with the DCP for side setbacks to walls. It is only the ancillary structures on the north east, being the open pergola, and carport roof that breeches this 900mm setback , however this is compliant with the BCA Part 3.7.1.7 Fire Separation with an open carport, and allowable encroachments, including pergolas.

### **D9 Building Bulk**

#### Objectives

• To encourage good design and innovative architecture to improve the urban environment.

• To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

#### Requirements

1. Side and rear setbacks are to be progressively increased as wall height increases.

2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.

3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular:

The amount of fill is not to exceed one metre in depth. Fill is not to spread beyond the footprint of the building. Excavation of the landform is to be minimised.

- 4. Building height and scale needs to relate to topography and site conditions.
- 5. Orientate development to address the street.
- 6. Use colour, materials and surface treatment to reduce building bulk.
- 7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.
- 8. Articulate walls to reduce building mass.

The proposed design aligns with the existing house facing the street with decks and walls creating a variety setbacks and opportunity for visual relief from the building bulk. The new entry and articulated front walls and decks, are orientated towards the street, creating an elongated street front presence with a complimentary mix of mateials that is

welcoming, yet minimal. The mixed palette of rendered walls, timber and steel is used to enhance the modulated facades, and with slat screening and large eaves produces shadows that dance across the façade, changing with the moving sun, reducing the building bulk.

The first floor walls are setback back further than the ground floor walls, and use modulated wall planes with large eave overhangs and vertical screens to provide visual relief to the first floor addition. From the rear the first floor is setback a generous 15.8m, whilst the ground floor house wall setback has been increased with the removal of the existing rear living room. Long horizontal roof planes float just above the rear garden level by utilizing the existing deck being nestled into the rising slope, minimizing the built form, from neighbouring homes above. The existing established tree canopy to the rear is retained with enhanced lower level planting it will further minimize any impact by the additional floor proposed.

The proposal has utilized existing terraced and excavated levels to minimize any impact to the site, and enhance the natural landforms and topography.

### Site Management

### C4 and C5 Stormwater, erosion and sediment Control

The new carport and rear deck addition are located over the existing driveway and concrete slab, and as such do not increase the coverage on the site. There is a large concrete area previously used for parking which is to be removed and replaced with a 20m2 garden courtyard. The front room addition is partially over an existing deck, and so has minimal impact to increasing the hard surface with the total additional coverage only 27.6m2.

An OSD detention system is not required as the coverage is less than an additional 50m2, however there has been a rain water tank added to provide the site with on site storage for garden watering and spa top up, as per the Basix requirements.

During the site works, sediment control fencing will be along the South East and South West boundaries, with sand and stockpiles located over existing turf, and pathways. All waste will be stored in a skip bin on site, to prevent any being washed into the stormwater system.

Vehicle access will be restricted to outside the construction zone where possible, and a wash zone will be designed to keep any contaminated water away from the stormwater system.

### C7 and C8 Excavation and Demolition

The sloping topography in the backyard has been utilized in the location of the ground floor addition to minimize its visual bulk, and increase privacy to neighbouring properties on the North East and North West of the site.

The mass of the surrounding earth will also add insulative benefits to this Dining/Living room, which has large areas of glass facing north to capture the suns heat and light in Winter. The large eaves and adjustable screens will shade this glass in Summer, and the large opening wills provide generous airflow for natural cross ventilation within the home.

### Part D

### **Solar Access**

The proposed new first floor will not result in unreasonable overshadowing impacts due to the proposed location of it on the centre of the site, towards the front of the property. Most of the shadows will fall on the site itself, or the road reserve with its falling slope to the South West, and South East.

The shadow diagrams submitted as part of the application show the proposal meets the required 3 hours of sunlight to 50% of neighbouring properties existing dwellings and private open space between 9am to 3pm on the 21<sup>st</sup> June, Winter Solstice.

### Privacy

Building layouts have been designed to optimise privacy between neighbouring dwellings with minimal windows proposed on the first floor facing North East, to meet natural sunlight requirements to rooms, and allow natural cross flow ventilation. The new windows facing South West have high sills, are frosted or for bedrooms which have vertical screening. There is actually a reduction in ground floor windows on the South West facade, increasing privacy between dwellings.

There is a large glazed picture window to capture the sun and street tree view from the new Living room facing South East with a deck and landscape screening, to help provide privacy from the street, whilst still allowing for casual surveillance.

### **Building Colours and Materials**

The selection of colours are considered consistent within the neighbouring homes, and will be complimentary to the existing home, harmonizing with the landscape, and enhancing the existing streetscape (see photograph of neighbours on page 2). The requirement for natural tones that merge into the background allowing the vegetation to take front stage will be reflected in the proposed development, with the natural timber screening, dark metal clad walls, rendered walls contrasting with new lush gardens and dense established boundary trees screening the proposal.

### Conclusion

The proposed development request for partial demolition and construction of a new first floor addition including a new carport and driveway at the front of the home, and ground floor alterations, including new deck and spa to the rear of the home has been thoughtfully designed to improve the amenity for the owners, whilst making a positive contribution to the streetscape. The proposal has considered the neighbouring dwellings in the design to maintain amenity, solar access and privacy, and provide a design that is consistent in character to the existing streetscape.

The proposal although not numerically satisfying the Warringah DCP controls, still achieves the aims and objectives of these controls and so suitable for approval on town planning grounds.