

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED BATHROOM ADDITION
at
Unit 13, 63 Crown Road
Queenscliff**

**for
Warren Langley + Julia Davis**

September 2019

1.0 INTRODUCTION

This statement accompanies a Development Application to the Northern Beaches Council for the proposed addition of a bathroom and deck to the existing residence at that is Unit 13 within Strata Plan 5489 at 63 Crown Road, Queenscliff.

An assessment of the environmental effects of the proposal is included in Section 4.0 of this report.

2.0 SITE DETAILS

2.1 Zoning

The site is zoned R2I Low Density Residential and development is controlled by the Warringah LEP 2011 and DCP 2011.

2.2 Existing Use

The site is currently residential and occupied by a 3 storey block of units at the street front, another 3 storey block of units on the north east corner, and an interwar period house with 3 bedrooms that was constructed circa 1930 with later improvements that open onto a rear landscaped courtyard at ground floor level.

2.3 Site Description

The strata site is a hammerhead shape and has an area of 1684 m², with a frontage of 15.24m to Crown Road and varying side boundaries. There are 6 units in each of the two 3 storey unit blocks, and the single 2 storey residence has a separately defined stratum with access across the carpark driveway that is shared by the northern unit block.

There is a level change of approx 1.5 metres from the street front up to the unit block entry and rear garage forecourt, and then a drop of about 6 metres down to a level platform on which the house (Unit 13) sits facing north with an aspect over Freshwater Beach. The house has a ground level terrace across the front and western side that is well landscaped and provides privacy from adjacent properties. From the house there is then a significant cliff-drop to properties below facing Undercliff Road with a level change that varies from RL 43.5 at the top down to approx. RL 35.0 at the ground floor of



2.4 Context

The site is located within a residential area that is comprised of a mix of single and two storey houses, and a range of flat buildings further along both sides of Crown Road. This precinct enjoys significant coastal views from many north facing properties, with many undergoing some transition with rebuilding or new renovations. The streetscape along Crown Road has a hybrid residential character, and there is a relatively small amount of landscaping on the street frontage with some established street trees.

There is an existing deficit of landscaped open space on this site, and the proposed additions will not change this situation as the bathroom addition sits above a hard paved area and part of an existing sandstone bank.



Unit block facing Crown Road.



House (unit 13) facing Freshwater Beach.

The site is located within the Warringah LEP 2011 Land Slip Risk Map-Area B, and a geotechnical assessment report is therefore provided that shows there is no potential risk in this particular area.

2.5 Access and Parking

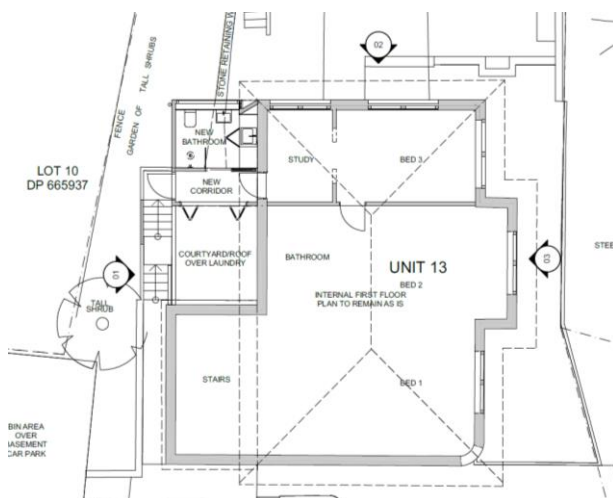
The site currently has front access only to garaging, and this will not change.

3.0 THE PROPOSAL

3.1 Description

The existing two storey house on the northern part of the site is of inter-war character typical of many in this precinct of Queenscliff, and it is intended to add a new bathroom and deck at the rear south-west corner, adjacent the bedroom for the applicant's adult son.

To simplify the construction, the bathroom is to be in a lightweight framing and cladding and designed to be differentiated from the existing rendered masonry house. The more recent alterations will be unaffected by the proposed bathroom addition, and the landscaped terrace and garden will also remain unchanged. There will be an alteration to the existing rear stair and landing to connect



3.2 Summary of Development Provisions:

| | REQUIRED/ MAXIMUM PERMITTED | EXISTING | PROPOSAL | COMPLIANCE |
|-----------------------|-----------------------------------|-----------|----------|---------------|
| Site Area | | 1684sq.m. | 1684sq.m | |
| Landscaped Open Space | 40% 673sq.m | 273sq.m | 273sq.m | No (existing) |
| Overall Height: | | 6.9m | 6.9m | |

4.0 STATEMENT OF ENVIRONMENTAL EFFECTS

4.1 Planning Instruments

- ☐ Warringah LEP 2011
- ☐ Warringah DCP 2011
- ☐ EPA Act Section 4.15

The site is zoned R2 for Low Density Residential, with the only DCP controls being 40% landscaped open space and a height limit of 9.5m. As per the above table of assessment the proposal is compliant with the relevant planning provisions and has been designed with the aim of achieving a high standard of residential amenity on matters such as privacy, views, solar access, and open space/landscaping.

4.2 Assessment of Natural Environmental Impacts

This section assesses the topographic and scenic impacts as well as water and air quality impacts of the DA proposal.

4.2.1 Topography and Scenic Impacts

The proposed alterations and additions have been considered within the context of the surrounding environment and will have minimal (if any) impact on adjacent properties. As the floor level of house at 69 Crown Road to the south of the addition is about 3m above the proposed roof and there is vegetation screening along the boundary, there will be no scenic impacts from the proposal.

4.2.2 Water and Air Quality Impacts

The proposed development will have minimal impact on the extent of roof area, and so stormwater management will be maintained as existing.

4.2.3 Tree canopy

There is minor shrubbery in the rear landscaped area, and the relationship of this to the rear addition has been carefully considered so that only minor trimming will be needed. This will ensure that the current privacy between this site and the property to south will be maintained.

4.3 Assessment of Built Environmental Impacts: Character and Context

This section assesses the impact of the proposed development on character and context of the area.

4.3.1 Impact on the Area's Character

The proposal will not affect the scale or built form character within the current streetscape, as it is not visible from any street frontage. The rear addition is configured to not impact on the roof form of the existing house and extends from below the gutter.

4.4 Assessment of Built Environmental Impacts: Privacy and Amenity

This section assesses the aural and visual privacy impacts of the proposal, together with sunlight access, view sharing and waste.

4.4.1 Aural and Visual Privacy

The privacy of adjoining neighbours either side has been considered with side windows configured to avoid potential overlooking. At the rear of the site, the neighbouring house to the south is screened by the existing vegetation and is sufficiently distant to avoid any visual or aural privacy issues.

4.4.2 Solar Access

Location of the bathroom will not affect any solar access to neighbours, and the adjacent deck will allow some sun access at the rear.

4.4.3 View Sharing

There is no impact on any view sharing from neighbouring properties.

4.4.4 Waste Management

There will be minimal materials from demolition and excavation, and recycling during construction will be managed on site if necessary.

4.5 Assessment of Site Suitability

The site is considered suitable for the small increase in development, and any minor impacts are all considered to be satisfactory under the circumstances.

There has been correspondence from the Owners Corporation that confirms the proposal is deemed satisfactory, and affected neighbours have raised no objections to the project.

5.0 CONCLUSIONS

Based on the above, it is considered that this DA satisfies the relevant planning controls and conditions arising from them and is therefore able to be approved as an enhancement and extension of the current dwelling.

The conclusions of this statement are as follows:

- The proposal can be approved under the Warringah LEP and DCP 2011.
- No undesirable environmental, economic or social impact, or any loss of neighbourhood amenity is expected to result from this proposal.
- The proposal will provide an improved amenity for the Applicant's family.