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June 2019.

Northern Beaches Council,
1 Park Street,
MONA VALE, N.S.W., 2103.

Planning Division

**PROPOSED EXTENSIONS AND RENOVATIONS TO RESIDENCE
12 ALEXANDRA CRESCENT, BAYVIEW NSW 2104
FOR LYNDAL & MATT MANNALL**

REF: 2913 – C2

STATEMENT OF ENVIRONMENTAL EFFECTS

1. SITE ANALYSIS:

Location, Site Dimensions & Topography:

The subject property is located at what will be known as 12 Alexandra Crescent, (Lot A, in D.P 412754) Bayview.

The property is a residential site located in the Church Point/Bayview Locality & is on the corner of Alexandra Crescent (to the west) & Vista Avenue (to the South), is approximately 697.30m² in area and is zoned R2 Low Density Residential.

The existing two storey building (comprising of an Upper Floor Level and Lower Floor Level) is substantially setback from the street frontage to Vista Ave including a 3-metre-wide Right of Carriageway/Easement of Services plus a generous Council verge width.

At present, Alexandra Crescent, immediately west of the property is in name only and does not physically exist. The aforementioned area immediately west of the property is currently landscaped with extensive turfed areas complimented with reasonable tree cover. The latter can also be said for the area between the property and Vista Avenue.

The property has a long narrow driveway accessing the existing Carport. The site includes turfed, landscaped and paved areas.

The site generally falls diagonally from the south western corner toward the north eastern corner of the property. Refer to Site Survey for topographic information.

Services:

All normal urban utility services, including electricity and sewer are available and have been connected to the existing dwelling.

The property is encumbered by a 3.05-metre-wide Easement for Drainage adjacent the North East Corner & the previously mentioned 3-metre-wide Right of Carriageway/Easement of Services immediately north east and south of the property respectively.

1. SITE ANALYSIS:

Neighbouring Properties and their Structures:

The sites and associated dwellings in close proximity to No. 12 Alexandra Crescent (known as 'subject site') are as follows:

No. 14 Alexandra Crescent: A two storey residential building located adjacent its northern boundary and adequately separated from the residence located on the "subject site" by a reasonably generous landscaped backyard.

No. 10A Alexandra Crescent: A two storey residential building east of the "subject site" located adjacent its western boundary and adequately separated from the residence located on the "subject site" by No. 12's landscaped backyard.

No. 2 Vista Avenue: A two storey residential building south east of the "subject site" separated from same by existing tree/shrub cover.

Views:

No significant views will be affected as a result of the proposal. View sharing will not be compromised.

2. PROPOSAL CONCEPT:

The primary objectives of this proposal have been to design extensions and renovations to accommodate the following:

- a) Rationalising and extending the existing eastern area of the Upper Floor Level, providing:
 - i) Improved Kitchen/Dining/Living Area with a visual connection with the outdoor landscaped recreational area toward the east of the property via an enlarged Deck partially covered by a Pergola roof.
 - i) A New Bedroom.
- b) Rationalising and extending the existing western area of the Upper Floor Level, providing:
 - i) A New Master Bedroom with Ensuite and Wardrobe.
 - ii) A New Entry.
 - iii) An extended Deck area north of the New Master Bedroom, west of the existing Deck.
- c) Renovating the Existing Lower Floor Level Shower Room.

3. DESIGN ELEMENTS:

In designing the proposed Extensions and Renovations, close consideration has been given to the conditions and context of the subject site and its surroundings. The proposal has made a conscious effort to address the following design elements:

A. Streetscape:

The Visual Character of Alexandra Crescent & Vista Avenue is reasonably diverse with a combination of both single storey and two storey residential buildings (when viewed from the streets) of various architectural styles and external finishes.

The proposed works are reasonably conservative and has been designed to complement both that of the existing building's architectural and the surrounding built environment.

Public Domain and Communal Spaces: No adverse impact.

3. DESIGN ELEMENTS:

B Building Form:

Design:

The proposal incorporates conservative architectural elements complimentary to the Architectural elements of the existing building

Building Setbacks:

The proposed boundary setbacks have taken into consideration the unique location of the property and the set out of the existing building in relation to the subject site's boundaries in the context that:

- a) Alexandra Crescent although nominated is not physically present nor is it likely to be and is in fact a soft landscaped area immediately west of the subject site,
- b) The existing building and proposed works are separated from Vista Avenue by Rights of Carriageways together with part of the private property of No. 2 Vista Avenue.

The boundary setbacks adopted for the proposed works (Refer to Site Plan – Proposed Works Ref: 2913 02) although not strictly in accordance with preferred setback noted in Council's DCP are such that:

- a) There is adequate separation from the proposed works to adjacent properties' buildings and private open space – maintaining visual and aural privacy as well as retaining the existing soft landscaped interfaces between properties.
- b) Council's Building Height Envelope requirements are complied with and
- c) Solar access to the subject site and adjacent properties and their respective buildings is not compromised.

Height of Building:

The proposal complies with the Council's building height plane of 8.5 metres. Refer to Elevations (Drawing Ref: 9913 07 & 08).

Building Height Envelope:

The proposed Extensions complies with the Council's preferred Building Height Envelope.

Relationship with adjoining buildings:

The proposal respects the privacy, solar access and outdoor recreation amenity of adjoining properties to the North, East and South East of the subject site.

Floor Space Ratio: Not applicable

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Energy Efficiency:

Refer to Basix Certificate Report.

External Noise Sources: Nil.

Cut and Fill:

The proposal does not require excavation nor fill.

External Finishes:

Refer to Materials/Finishes Schedule. External colours will be complimentary to the existing house's colour scheme and take into account Council's Colour suggestions for the locale. Refer to Pittwater 21 DCP Section D Locality Specific Development Controls - D4 Church Point & Bayview Locality.

Construction for Bushfire Hazard: Not Applicable.

3. DESIGN ELEMENTS:

B Building Form:

Solar Access:

The proposal intends to minimise disruption to the solar access of the adjoining neighbours' indoor or outdoor recreation spaces.

Please note that it was agreed in principle with the on duty Town Planner at the time of our informal Pre DA meeting that due to the orientation of the site, the proposed works and the juxtaposition of adjoining neighbours' properties that it was obvious that Shadow Diagrams were not necessary for both 9.00am and 12.00 noon on 21st June.

It should also be noted that the western area of the proposed works is arguably a single storey structure as could be argued for the proposed Bedroom 3 adjacent the south east corner of the existing building and as such would not warrant Shadow Diagrams.

However, the existing and proposed additional shadows at 3.00pm on 21st June have been documented having relevance to the in part two storey addition to the eastern area of the proposed works, namely the proposed Deck/Pergola.

Solar access to the subject site and adjacent properties is not unduly compromised.

Eaves:

The proposed roofs include eaves – width to match existing.

C. Open Space and Landscaping:

As can be seen from the Landscaped area calculation (Refer Clause O) and the Site Plan – Proposed Works (Drawing Ref: 2913 02), although the Soft Landscaped Area of the site falls marginally short of the required 50% of the site area (Proposed = 49.13%) there is adequate private open landscaped recreational areas for the Mannall Family and their guests to enjoy.

Trees on the site are to remain and existing trees nearby to the property will not be adversely affected by the proposed works – Refer to Arboricultural Impact Report.

D. Access and Parking:

Both Pedestrian and Vehicle access to the site will remain the status quo, i.e. from the existing path/steps and driveway to Vista Avenue via the existing Right of Carriageway south of the property.

E Stormwater and Soil Management:

Refer to Stormwater Engineer's Documentation.

F Ancillary Facilities:

Waste Management: Refer to Preliminary Waste Management Plan & Site Plan – Proposed Works (Drawing Ref: 2913 02).

Clothes Drying Area: A clothesline will be retained on the property and not visible from the street

G Privacy and Security:

The proposal will maintain adequate Privacy and Security to the subject property and adjoining properties.

The proposed Deck/Pergola Extension and Deck 2 Extension are adequately separated from adjoining properties and their respective private open spaces so as not to adversely affect neighbours' aural or visual privacy.

H Heritage Classification:

The site is not a Heritage Item nor is it located within a Conservation Area.

3. DESIGN ELEMENTS:

- I Terrestrial Biodiversity:** Not Applicable.
- J Acid Sulphate Classification:** Class 5.
- K Land Reservation Acquisition:** Not Applicable.
- L Riparian Lands and Water Courses:** The site is deemed to be Flood Affected -
Refer to Stormwater Engineer's Documentation & Council's Flood Information Document.
- M Bushfire Hazards:** Not Applicable.
- N Geotech Requirements:** Refer to Geotechnical Engineer's Report.
- O Site Calculations:**
- | | | |
|----|---|---------------------------|
| 1. | Site Area | Approx. 697.30 m2. |
| 2. | Floor Space Ratio | Not Applicable |
| 3. | Minimum Soft Landscaped Area Required | 348.65 (50.00%). |
| 4. | Proposed Soft Landscaped Area | Approx.344.60m2 (49.13%). |
| 5. | Minimum Private Open Space required | 80m2. |
| 6. | Proposed Private Open Space | In excess of 200.00m2. |
| 7. | Maximum Building Height Required | 8.5m. |
| 8. | Proposed Maximum Building Height | Approx.7.5m. |
| 9. | Boundary Setback Requirements/Proposal: | |
| | Refer: 3 Design Elements Clause B Building Form (Building Setbacks) | |

CONCLUSION:

The proposed extensions and renovations provide design elements which are consistent with Council's objectives for the area and the design concept is primarily informed by the context of the site and surrounding properties and their buildings.

Furthermore, all reasonable measures have been taken to ameliorate any potential environmental impacts with the proposal.

In view of the design elements associated with this site and proposed project and in the absence of any significant adverse environmental effects we believe our application is considered worthy of Council's favourable consideration.

Yours faithfully,

GWN DRAFTING ON BEHALF OF LYNDAL & MATT MANNALL

GREG NICOL

Enclosed:

- Environmental Site Management Plan.
- Site Photographs.