

STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS AND ADDITIONS OF EXISTING RESIDENCE + SECONDARY DWELLING

LOCATED AT

**37 HEATHER STREET,
WHEELER HEIGHTS, NSW**

FOR

A + L FURLONG

CONTENTS

1.0 INTRODUCTION

2.0 SITE DESCRIPTION AND ZONING

3.0 PROPOSED DEVELOPMENT

4.0 RELEVANT PLANNING CONTROLS

5.0 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 REQUIREMENTS

- 5.1 The provisions of any environmental planning instrument
- 5.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority
- 5.3 Any development control plan
- 5.4 The likely impacts of that development, including environmental impacts on both natural and the built environments and the social and economic impacts within the locality
- 5.5 The public interest

6.0 CONCLUSION

1.0 INTRODUCTION

This statement of Environmental Effects accompanies plans prepared by Pittwater Design and Draft to detail the proposed alterations and additions to the existing residence, prepared on behalf of Alicia and Lewis Furlong of 37 Heather Street, Wheeler Heights.

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. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of Northern Beaches (Warringah) Council.

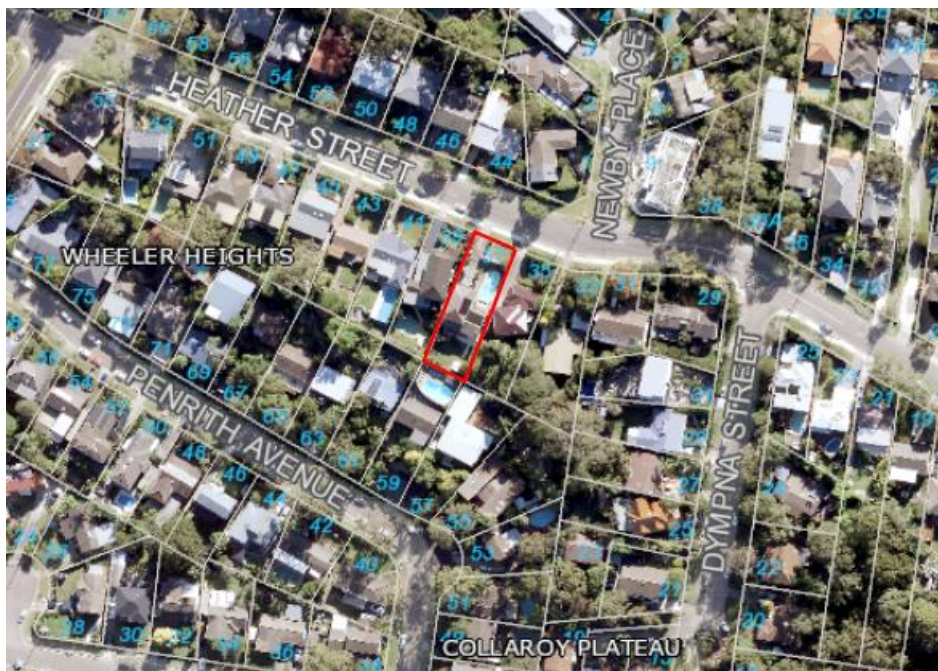
In preparation of this document, consideration has been given to the following;

- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011
- State Environmental Planning Policy Building and Sustainability Index (BASIX) 2004
- Environmental Planning and Assessment Act, 1979 as amended

2.0 PROPERTY DESCRIPTION AND ZONING



37 Heather Street, Wheeler Heights as shown on Warringah Council Zoning Map



Aerial view of 37 Heather Street, Wheeler Heights

Property Description

Identified as Lot 26 DP 211307 and known as 37 Heather Street, Wheeler Heights, the subject site is located on the low side of Heather Street and situated to the east of South Creek Road. The site is rectangular shaped with a street frontage having a 15.24m frontage to Heather Street, side boundary depths of 47.245m and 48.77m respectively, a rear boundary width of 15.315 m with a site area of 727.1m².

The yard is situated to the south of the existing residence and consists of a gently sloped lawn area and established landscaping, the front yard consists of an in-ground pool and surrounding paving.

Existing on the site is a two storey detached brick and timber cladded dwelling which appears to be in good condition. Also on site is a swimming pool within the front yard which requires remedial works.

To the east of the site is a two storey detached brick dwelling with a pitched tile roof and west of the site is a two storey detached rendered dwelling with gable tile roof. The locality consists of low density residential development of single and two storey mixed construction.



37 Heather Street, Wheeler Heights as viewed from the street



37 Heather Street as viewed from the front yard



37 Heather Street as viewed from the rear yard



39 Heather Street, Wheeler Heights as viewed from the street



35 Heather Street, Wheeler Heights as viewed from the street

3.0 PROPOSED DEVELOPMENT

As detailed within the accompanying plans prepared by Pittwater Design and Draft, the proposal seeks to;

Ground Floor

- Demolition of existing driveway and associated concrete slabs
- Excavation for proposed garage and driveway slabs
- Construction of new r.c garage and driveway slabs
- construction of timber stud framing with rendered blueboard cladding
- installation of new spiral staircase
- associated internal works
- landscaping works to pool area
- installation of new pool fence
- repatriation works to existing patio area

First Floor

- Construction of new timber framed flooring and beams
- Construction of timber framed external walls with rendered blueboard cladding
- installation of roof framing
- Installation of tiled roof
- Associated internal works
- Installation of balustrade
- Balcony to be tiled
- Construction of Juliet balcony to existing Sitting room

All works carried out are to be in accordance with engineer's specifications, BCA requirements and the Australian & New Zealand Standards.

AREA DETAILS

Site Area	727.1 m2		
Existing Residential Area	140.1m2	or	19.3%
Existing Developed Area	461.0m2	or	63.4%
Proposed Residential Area	188.8m2	or	26.0%
Proposed Developed Area	412.0m2	or	56.7%
 Attached Secondary Dwelling	 46.5m2 or	 or	 6.4%
 Total Proposed Area	 412.0m2	 or	 56.7%

4.0 RELEVANT PLANNING CONTROLS

The following legislation requires express consideration by virtue of the proposed development (listed in order of consideration, not prevailing statutory application):

- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011
- State Environmental Planning Policy Building and Sustainability Index (BASIX)2004
- Environmental Planning and Assessment Act, 1979 as amended

Warringah Local Environmental Plan 2011 (WLEP)

The subject site is zoned R2 Low Density Residential as identified in the WLEP. Dwelling houses are permitted land uses under the zoning, subject to the consent of council.

The established objectives for the Residential R2 zone are:

- a) To provide a low density residential environment, and
- b) To maintain the desirable attributes of established residential areas, and
- c) To protect the amenity of existing residents, and
- d) To allow for a range of community uses to be provided to serve the needs of residents, workers and visitors, and
- e) To encourage housing affordability, and
- f) To allow the people to carry out a range of activities from their homes, where such activities are not likely to adversely affect the environment of the locality.

The proposal, involving the pre-mentioned alterations and additions to the existing dwelling is manifestly consistent with the above objectives.

The proposal does not constitute Exempt or Complying Development under the WLEP.

The site is not identified as a heritage item, nor is it in the vicinity of a heritage item as identified under the WLEP

The site is identified as being within Landslip Area D as indicated in Warringah LEP Landslip Risk Map.

The land is not subject to any other known hazard adverse to the proposed development.

Apart from the above controls, WLEP 2011 is relatively silent with respect to development controls guiding dwelling house development. The other principal controls for development are contained in Warringah Development Control Plan 2011 and therefore from a planning perspective, the proposal would be guided by and assessed principally under the DCP.

Warringah Development Control Plan 2011

The DCP for dwelling Houses and Dual Occupancies sets out a range of performance requirements and design solutions relating to dwelling houses and attached dual occupancies (including semi-detached dwellings) within the Warringah LGA.

For simplicity, the table below details the extent of compliance with the relevant controls in the WLEP and preferred solutions within the DCP.

Item	Statute Control/ Preferred Outcome	Proposal	Effect
B1 Wall Heights	<p>Objectives</p> <ul style="list-style-type: none"> • 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 tree 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. <p>Requirements</p> <p>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).</p>	<p>The proposed maximum height from the natural surface level to the underside of the eaves is 5.65m</p>	Complies
B3 Side Boundary Envelope	<p>Objectives</p> <ul style="list-style-type: none"> • 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. <p>Requirements</p> <p>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:</p> <ul style="list-style-type: none"> • 4 metres, or • 5 metres <p>as identified on the map.</p> <p>2. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side boundary envelope.</p>	<p>The proposed development follows the existing setback to the western boundary of 0.773m to provide a cohesive design and look settled within the site. Due to the existing setback the proposed alterations extend outside of the building envelope by 0.68m.</p> <p>It is in our opinion that the design will not have an adverse effect on the neighbouring properties views, privacy and local environment and should be approved on its merit.</p>	<p>Does not comply.</p> <p>Please refer to proposal</p>
B5 Side Boundary Setbacks	<p>Objectives</p> <ul style="list-style-type: none"> • 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. <p>Requirements</p> <p>1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.</p>	<p>The proposed development follows the existing setback to the western boundary of 0.773m to provide a cohesive design and look settled within the site. The proposal has been carefully designed with the placement of highlight windows which will not overlook the neighbouring property.</p> <p>It is in our opinion that the design meets the objectives as identified within control B5</p>	<p>Does not comply.</p> <p>Please refer to proposal</p>

STATEMENT OF ENVIRONMENTAL EFFECTS

	2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.	and will not have an adverse effect on the neighbouring properties views, privacy and local environment and should be approved on its merit.	
B7 Front Boundary Setbacks	<p>Objectives</p> <ul style="list-style-type: none"> • To create a sense of openness. • To maintain the visual continuity and pattern of buildings and landscape elements. • To protect and enhance the visual quality of streetscapes and public spaces. • To achieve reasonable view sharing. <p>Requirements</p> <ol style="list-style-type: none"> 1. Development is to maintain a minimum setback to road frontages. 2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences. 3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways. <p>Ancillary to a dwelling house:</p> <ul style="list-style-type: none"> • Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause 	<p>The proposed development is set back 10.010m from the front boundary.</p> <p>Please refer to plans prepared by Pittwater Design and Draft.</p>	Complies
B9 Rear Boundary Setbacks	<p>Objectives</p> <ul style="list-style-type: none"> • To ensure opportunities for deep soil landscape areas are maintained. • To create a sense of openness in rear yards. • 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. • To provide opportunities to maintain privacy between dwellings. 	<p>The proposed development does not identify any works to the rear of the existing residence.</p> <p>Please refer to plans prepared by Pittwater Design and Draft.</p>	Complies
C2 Traffic, Access and Safety	<p>Objectives</p> <p>To minimise:</p> <ol style="list-style-type: none"> a) traffic hazards; b) vehicles queuing on public roads c) the number of vehicle crossings in a street; d) traffic, pedestrian and cyclist conflict; e) interference with public transport facilities; and f) the loss of "on street" kerbside parking. <p>Requirements Vehicular Access</p> <ol style="list-style-type: none"> 1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives. 2. Vehicle access is to be obtained from minor streets and lanes where available and practical. 3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way. 4. Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315. 5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification. <p>On-site loading and unloading</p> <ol style="list-style-type: none"> 6. Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: <p>appropriate to the size and nature of the development;</p>	<p>The proposal does not identify altering the existing driveway crossing.</p> <p>All driveway works will be within the subject sites boundary.</p>	Complies

STATEMENT OF ENVIRONMENTAL EFFECTS

	screened from public view; and designed so that vehicles may enter and leave in a forward direction.		
C3 Parking Facilities	<p>Objectives</p> <ul style="list-style-type: none"> • 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. • To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces. <p>Note <i>The following Australian Standards applied at the time the DCP was adopted:</i> <i>AS 2890.1:2004: Parking facilities - Off-street car parking</i> <i>AS 2890.2-2002: Parking Facilities - Off-street commercial vehicle facilities</i> <i>AS 2890.5-1993: Parking facilities - On-street parking</i></p> <p>Requirements</p> <p>1. The following design principles shall be met:</p> <ul style="list-style-type: none"> • Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.; • Laneways are to be used to provide rear access to carparking areas where possible; • Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments; • Parking is to be located so that views of the street from front windows are not obscured; and • Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. <p>2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</p> <ul style="list-style-type: none"> • the land use; • the hours of operation; • the availability of public transport; • the availability of alternative car parking; and • the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles. <p>3. Carparking, other than for individual dwellings, shall :</p> <ul style="list-style-type: none"> • Avoid the use of mechanical car stacking spaces; • Not be readily apparent from public spaces; • Provide safe and convenient pedestrian and traffic movement; • Include adequate provision for manoeuvring and convenient access to individual spaces; • Enable vehicles to enter and leave the site in a forward direction; • Incorporate unobstructed access to visitor parking spaces; • Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places; • Provide on site detention of stormwater, where appropriate; and • Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1. <p>4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</p> <p>5. Adequate provision for staff, customer and courier parking, and parking and turning of vehicles with trailers must be provided if appropriate to the land use.</p> <p>6. For bulky goods premises adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking must be provided.</p>	<p>The proposed development identifies the extension of the existing garage which provides two off street car spaces in accordance with AS2890.1.</p> <p>Please refer to plans prepared by Pittwater Design and Draft.</p>	Complies

STATEMENT OF ENVIRONMENTAL EFFECTS

	<p>7. Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.</p> <p>8. For Forest Way Village car parking at ground level is to be provided for individual units.</p>		
C4 Stormwater	<p>Objectives</p> <p>To ensure the appropriate management of stormwater. To minimise the quantity of stormwater run-off. To incorporate Water Sensitive Urban Design techniques and On-Site Stormwater Detention (OSD) Technical Specification into all new developments. To ensure the peak discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD).</p> <p>Requirements</p> <ol style="list-style-type: none"> 1. Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. 2. Stormwater runoff is to discharge to a drainage system approved by Council. 3. Water quality control measures are to be provided in accordance with the adopted Northern Beaches Stormwater Management Plan and Council's Water Sensitive Urban Design Policy. 4. Generally, stormwater runoff quantity is not to exceed pre-developed flow rates and is to be controlled using on-site stormwater detention in accordance with the Council's On Site Stormwater Detention Technical Specification. 5. Temporarily storing stormwater on site and releasing it at a rate that can be accommodated by Council's existing stormwater drainage system can ensure that the peak discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD). 6. Stormwater detention systems are to be visually unobtrusive and integrated with site landscaping. 7. Stormwater drainage from low level properties is to be designed in accordance with Council's Stormwater Drainage of Low Level Properties Policy. 8. Development must drain via gravity to a Council constructed or natural drainage system. 9. Design for minor development (including single residential dwellings, small lot subdivisions and residential flat buildings) is to be in accordance with Council's Stormwater Drainage Design Guidelines For Minor Developments and Minor Works Specification. 10. Design for major developments (including large lot subdivisions, commercial and industrial developments) is to be in accordance with Council's Standard Specification for Engineering Works (Auspec 1 Policy Volume). 11. Rainwater re-use may be allowed to offset the volume of storage required for single dwelling houses and alterations and additions when the rainwater is used for irrigation, watering of gardens and toilet flushing. The design of such a system is to be in accordance with Council's On-site Stormwater Detention Technical Specification. See also Onsite stormwater detention rainwater reuse policy for single residential dwellings: PAS-PL 100 	<p>The proposed development identifies that the existing hard surface area will be reduced by 49m² and therefore on-site OSD is not required. All new stormwater will be connected into the existing system located within the site.</p> <p>Please refer to plans prepared by Pittwater Design and Draft.</p>	Complies
C5 Erosion and Sedimentation	<p>Objectives</p> <ul style="list-style-type: none"> • To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment. • To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands. • To prevent any reduction in water quality downstream of the development site. 	<p>Erosion and sediment prevention measures will be installed in compliance with the details provided. Please refer to plans prepared by Pittwater Design and Draft.</p>	Complies

STATEMENT OF ENVIRONMENTAL EFFECTS

	<p>Requirements</p> <ol style="list-style-type: none"> 1. Erosion and sedimentation prevention measures must be installed on all sites where some degree of soil erosion and sedimentation is likely to occur. 2. Any erosion and sedimentation is to be managed at the source. <p>Development that is likely to result in erosion and sedimentation is to be accompanied by a Soil and Water Management Plan which ensures minimum soil erosion and maintenance of the downstream water quality. The Plan is to be prepared in accordance with the Managing Urban Stormwater: Soils and Construction Handbook and is to provide details of the proposed method of on-site erosion and sediment control.</p>		
C7 Excavation and Landfill	<p>Objectives</p> <ul style="list-style-type: none"> • 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. • To preserve the integrity of the physical environment. • To maintain and enhance visual and scenic quality. <p>Requirements</p> <ol style="list-style-type: none"> 1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation. 2. Excavation and landfill works must not result in any adverse impact on adjoining land. 3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work. 4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment. 5. Rehabilitation and revegetation techniques shall be applied to the fill. 6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties. 	<p>The proposal identifies the need for excavation for the proposed footings, driveway and garage slab and new landscaping.</p> <p>Any excavation material not re-used on site is to be disposed of at an appropriate waste facility. Any landfill is filtered and cleaned so not to contain any debris or contaminated material.</p>	Complies
C8 Demolition and Construction	<p>Objectives</p> <ul style="list-style-type: none"> • To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment. • 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 • To discourage illegal dumping. <p>Requirements</p> <ol style="list-style-type: none"> 1. Section 1 of the Waste Management Plan must be satisfactorily completed and submitted. 2. An area must be allocated for the sorting and storage of materials for use, recycling and disposal. This area should be located in a disturbed area of the site, giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation, pedestrian and traffic movement and access and handling requirements. 3. The timing and frequency, and routes of vehicle movements are to be safe and minimise impact on roads, pedestrian and traffic movement and surrounding residents. 4. Demolition and construction waste must be legally handled, transported and disposed of. 	<p>All demolition and construction works are to be carried out in a safe manner by trained personnel under the management of a licensed demolisher who is registered with the Work Cover Authority, in accordance with all relevant Acts, Regulations and Australian Standards AS2601.2001 'Demolition of Structures'.</p> <p>The subject site shall be protected by a Hoarding in accordance with section 126(1) of the Roads Act whilst construction is undertaken.</p>	Complies

STATEMENT OF ENVIRONMENTAL EFFECTS

	<p>Note</p> <p><i>Removal of asbestos must be undertaken in accordance with the following:</i></p> <p><i>The relevant Australian Standard. Australian Standard AS 2601-2001 'Demolition of Structures' applied at the time the DCP was adopted. Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002(2005)], Australian Government, National Occupational Health and Safety Commission.</i></p> <p>Requirements</p> <p>5. Dedicated safe pedestrian access is, at all times, to be provided around the site.</p> <p>6. Demolition and construction waste must be minimised and source separation, reuse and recycling of materials must be maximised.</p> <p>7. Demolition and construction sites will be managed to ensure air and water borne pollutants such as noise, dust, odour and liquids and the like are minimised.</p> <p>8. Demolition and construction sites will be managed to minimise site disturbance, limiting unnecessary excavation.</p>		
C9 Waste Management	<p>Objectives</p> <ul style="list-style-type: none"> • 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. • To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements. • To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services. • To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene. • To minimise any adverse environmental impacts associated with the storage and collection of waste. • To discourage illegal dumping. 	The subject sites waste materials generated through demolition, excavation and construction works will be disposed at an appropriate waste facility to be confirmed by appointed builder/contractor.	Complies
D1 Landscaped Open Space and Bushland Setting	<p>Objectives</p> <ul style="list-style-type: none"> • To enable planting to maintain and enhance the streetscape. • To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife. • To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building. • To enhance privacy between buildings. • To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants. • To provide space for service functions, including clothes drying. • To facilitate water management, including on-site detention and infiltration of stormwater. 	The subject site identifies the landscaped open space as adequate in dimension for the further establishment of the existing landscape plantings that are of the scale and density commensurate with the building height, bulk and scale of the proposed development and will contribute to the landscaped setting of the established landscape streetscape.	Complies
D2 Private Open Space	<p>Objectives</p> <ul style="list-style-type: none"> • 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. • To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces. • To ensure that private open space receives sufficient solar access and privacy. <p>Requirements</p> <p>1. Residential development is to include private open space for each dwelling.</p>	The subject site identifies the private open space to the south and north of the residence. This space includes a gently sloped grassed area and balcony as well as a swimming pool, providing adequate space for service facilities such as clothes drying and capable of serving as an extension of the residence for relaxation, dining, entertainment and recreation.	Complies

STATEMENT OF ENVIRONMENTAL EFFECTS

	<p>2. The minimum area and dimensions of private open space are as follows:</p> <table><tr><th>DWELLING Type</th><th>Area and Minimum Dimensions per dwelling</th></tr><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms</td><td>A total of 35m2 with minimum dimensions of 3 metres</td></tr><tr><td>Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms</td><td>A total of 60m2 with minimum dimensions of 5 metres</td></tr><tr><td>Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing</td><td>A total of 10m2 with minimum dimensions of 2.5 metres</td></tr></table> <p>3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children’s play.</p> <p>4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.</p> <p>5. Private open space shall not be located in the primary front building setback.</p> <p>6. Private open space is to be located to maximise solar access.</p>	DWELLING Type	Area and Minimum Dimensions per dwelling	Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres	Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres	Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres		
DWELLING Type	Area and Minimum Dimensions per dwelling										
Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres										
Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres										
Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres										
D3 Noise	<p>Objectives</p> <ul style="list-style-type: none">• 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. <p>Requirements</p> <p>1. Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.</p> <p>See also NSW Industrial Noise Policy Appendices</p> <p>2. Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.</p> <p>3. Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am.</p> <p>4. Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources. For example, locate kitchens or service areas closer to busy road frontages and bedrooms away from road frontages.</p> <p>5. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.</p>	<p>All noise emissions are to be carried out in accordance with Environmental Protection Authority guidelines for noise emissions from demolition and construction works and that these works must also comply with the provisions of the Protection of the Environment Operations Act 1997.</p>	Complies								
D6 Access to Sunlight	<p>Objectives</p> <ul style="list-style-type: none">• To ensure that reasonable access to sunlight is maintained.• To encourage innovative design solutions to improve the urban environment and public open space.• To promote passive solar design and the use of solar energy. <p>Requirements</p> <p>1. Development should avoid unreasonable overshadowing any public open space.</p> <p>2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p>	<p>The proposal has been carefully designed and is completely within the building envelope.</p> <p>It is considered that the proposed development will maintain an equitable amount of sunlight to both the subject site and the adjoining properties.</p> <p>Please refer to Shadow Diagrams prepared by Pittwater Design and Draft.</p>	Complies								

D7 Views	<p>Objectives</p> <ul style="list-style-type: none"> • To allow for the reasonable sharing of views. • To encourage innovative design solutions to improve the urban environment. • To ensure existing canopy trees have priority over views. <p>Requirements</p> <ol style="list-style-type: none"> 1. Development shall provide for the reasonable sharing of views. 	<p>The proposed development is below the 8.5m building envelope and on the low side of the street.</p> <p>It is in our opinion that the views of the neighbouring properties on Heather Street will not be compromised.</p>	Complies
D8 Privacy	<p>Objectives</p> <ul style="list-style-type: none"> • To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours. • To encourage innovative design solutions to improve the urban environment. • To provide personal and property security for occupants and visitors. <p>Requirements</p> <ol style="list-style-type: none"> 1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties. 2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking. 3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass. 4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings. 5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment. 	<p>The proposed development has been designed with the consideration of the privacy of the neighbouring properties. Privacy will be maintained by the siting the bedrooms to the West of the first floor addition and placement of highlight windows will not adversely affect the surrounding properties.</p> <p>Please refer to plans prepared by Pittwater Design and Draft.</p>	Complies
D9 Building Bulk	<p>Objectives</p> <ul style="list-style-type: none"> • 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. <p>Requirements</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. 	<p>The proposed development follows the existing setback to the western boundary of 0.773m to provide a cohesive design and look settled within the site. Due to the existing setback the proposed alterations extend outside of the building envelope by 0.68m.</p> <p>The proposed additions are consistent with the existing residence and the neighbouring property to the west.</p> <p>It is considered the minor building envelope non-compliance is not going to cause any impacts to any surrounding.</p> <p>It is in our opinion that the design will not have an adverse effect on the neighbouring properties or local environment and should be approved on its merit.</p>	<p>Does not comply.</p> <p>Refer to proposal.</p>

STATEMENT OF ENVIRONMENTAL EFFECTS

D10 Building Colours and Materials	<p>Objectives</p> <ul style="list-style-type: none"> • To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment. <p>Requirements</p> <ol style="list-style-type: none"> 1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping. 2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape. 3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade. 4. The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged. 	<p>The proposal seeks to use a rendered blueboard to provide a façade and a tiled roof to match the existing roof. The selected finishes will complement the neighbouring properties and look settled within the site.</p> <p>Deck - tile Walls – rendered blueboard and rendered brickwork colour to match existing Roof – tile to match existing GREY/MONUMENT or similar</p>	<p>Complies</p>
D11 Roofs	<p>Objectives</p> <ul style="list-style-type: none"> • To encourage innovative design solutions to improve the urban environment. • Roofs are to be designed to complement the local skyline. • Roofs are to be designed to conceal plant and equipment. <p>Requirements</p> <ol style="list-style-type: none"> 1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs. 2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. 3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas. 4. Roofs shall incorporate eaves for shading. 5. Roofing materials should not cause excessive glare and reflection. 6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building. 	<p>The proposed roof will be tiled to match the existing, providing a seamless connection to the existing residence when viewed from the street. The roof finish is within the dark colour range.</p>	<p>Complies</p>
D12 Glare and Reflection	<p>Objectives</p> <ul style="list-style-type: none"> • 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. • To encourage innovative design solutions to improve the urban environment. <p>Requirements</p> <ol style="list-style-type: none"> 1. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours; <ul style="list-style-type: none"> • Minimising the lit area of signage; • Locating the light source away from adjoining properties or boundaries; and • Directing light spill within the site. 2. Any glare from artificial illumination is to be minimised by utilising one or more of the following: <ul style="list-style-type: none"> • Indirect lighting; • Controlling the level of illumination; and • Directing the light source away from view lines. 3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following: 	<p>It is not considered that the proposed development will result in unreasonable light overspill or glare from artificial illumination or sun reflection and does not unreasonably diminish the amenity of the locality.</p>	<p>Complies</p>

STATEMENT OF ENVIRONMENTAL EFFECTS

	<ul style="list-style-type: none"> • Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones; • Orienting reflective materials away from properties that may be impacted; • Recessing glass into the façade; • Utilising shading devices; • Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and • Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls. 		
D14 Site Facilities	<p>Objectives</p> <ul style="list-style-type: none"> • To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours. • To encourage innovative design solutions to improve the urban environment. • To make servicing the site as efficient and easy as possible. • To allow for discreet and easily serviceable placement of site facilities in new development. <p>Requirements</p> <p>1. Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places. In particular:</p> <ul style="list-style-type: none"> • Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection; • All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets; • Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers; • Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and • Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable. 	<p>The existing site identifies the provisions for clothes drying, waste and recycling bin storage as being adequate and convenient for the occupants of 37 Heather Street.</p> <p>The existing mailbox, perimeter fencing and landscaping will remain unchanged.</p>	Complies
D20 Safety and Security	<p>Objectives</p> <ul style="list-style-type: none"> • To ensure that development maintains and enhances the security and safety of the community. <p>Requirements</p> <ol style="list-style-type: none"> 1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance. 2. Service areas and access ways are to be either secured or designed to allow casual surveillance. 3. There is to be adequate lighting of entrances and pedestrian areas. 4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety. 5. Entrances to buildings are to be from public streets wherever possible. 6. For larger developments, a site management plan and formal risk assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required. This is relevant where, in Council's opinion, the proposed development would present a crime, safety or security risk. See Crime Prevention and Assessment of Development Applications – Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979 prepared by the Department of Urban Affairs and Planning (now Department of Planning). 	<p>The existing residence currently includes the use of sensor lights to provide adequate lighting upon entrance of the residence which will be reinstated on the proposed additions. The proposed development also shows the installation of new windows and the retention of the existing windows with clear view of the street to allow for casual surveillance.</p>	Complies

STATEMENT OF ENVIRONMENTAL EFFECTS

	<p>7. Buildings are to be designed to allow casual surveillance of the street, for example by:</p> <ul style="list-style-type: none"> a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved; b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance; c) Locating high use rooms to maximise casual surveillance; d) Clearly displaying the street number on the front of the building in pedestrian view; and e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters. <p>8. Casual surveillance of loading areas is to be improved by:</p> <ul style="list-style-type: none"> a) Providing side and rear openings from adjacent buildings that overlook service areas and clear sight lines; and b) Providing adequate day and night lighting which will reduce the risk of undesirable activity. <p>9. Design entrances to buildings from public streets so that:</p> <ul style="list-style-type: none"> a) Building entrances are clearly identifiable, defined, lit and visible; b) The residential component of a shop top housing development has a separate secure pedestrian entrance from the commercial component of the development; c) Main entrances are clearly identifiable; d) Pavement surfaces and signage direct pedestrian movements; and e) Potential conflict between pedestrians and vehicles is avoided. 		
D22 Conservation of Energy and Water	<p>Objectives</p> <ul style="list-style-type: none"> • To encourage innovative design solutions to improve the urban environment. • To ensure energy and water use is minimised. <p>Requirements</p> <ol style="list-style-type: none"> 1. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy. 2. Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties. 3. Buildings are to be designed to minimize energy and water consumption. 4. Landscape design is to assist in the conservation of energy and water. 5. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks. 	<p>The proposed alterations and additions have been carefully designed to make the best use of natural light and ventilation thus reducing the need for energy consumption.</p> <p>‘</p>	Complies

5.0 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 REQUIREMENTS

5.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011 and the relevant supporting Council policies. It is considered that the provisions of the environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

The subject property is zoned R2 Low Density Residential under the Warringah Local Environmental Plan 2011 and the proposed alterations and additions to the residence are permissible with the consent of Council within this zone.

Due to the scale of the proposed works it is considered that there will not be a negative aesthetic affect in relation to the surrounding environment and is considered acceptable. Please refer to plans accompanying this document prepared by Pittwater Design and Draft.

5.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

There are no draft environmental planning instruments applicable to the subject site.

5.3 Any development control plan

The proposed development has been designed to comply with the requirements of Warringah Development Control Plan 2011 and the application has been prepared having regard to this document.

5.4 The likely impacts of that development, including environmental impacts on both the natural and the built environments and the social and economic impacts within the locality

It is considered the proposal will not result in any detrimental impact upon the adjoining properties or upon the character of the surrounding area.

5.5 The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of the adjoining properties and is therefore considered to be within the public interest.

6.0 CONCLUSION

The proposal provides the increased workshop space and car spaces as well as the addition of an attached secondary dwelling that can be utilised as an additional area for the occupants as well as the option to provide affordable housing and income.

The proposed alterations and additions have been carefully designed to provide a contemporary look that will complement the neighbouring properties and look settled within the site.

An assessment of the development indicates that the proposal will have a sustainable impact on the amenity of surrounding properties and the urban environment in general.

For the considerations detailed in this statement, the proposal is considered as warranting the granting of development consent.