

Statement of Environmental Effects

ALTERATIONS AND ADDITIONS TO A DWELLING
82 PITT ROAD, NORTH CURL CURL

Sheralee Hogan | Site Specific Designs | June 2021

PROPOSED DEVELOPMENT

It is proposed to remove an existing open pergola and build a new covered pergola with other alterations including;

- New dwarf walls and adjustable shutters to all first floor decks
- New first floor balustrades
- New skylights in new pergola with heaters and lights
- New sliding door to front of deck

SITE DESCRIPTION

Lot 61 DP 10571, 82 Pitt Road, North Curl Curl NSW 2099

The site is located on the high south side of busy Pitt Road, and although is zoned R2 residential, is just down the road from local shops and commercial spaces.

The block is almost rectangular in shape with a width of 12.2m, and a depth of 44.66-45.11m. It rises 0.6m up from the front boundary to the house, and another 1m over the length of the house. The rear yard steps up and then is relatively flat with a retained garden to accommodate the 0.3m height difference to the boundary.

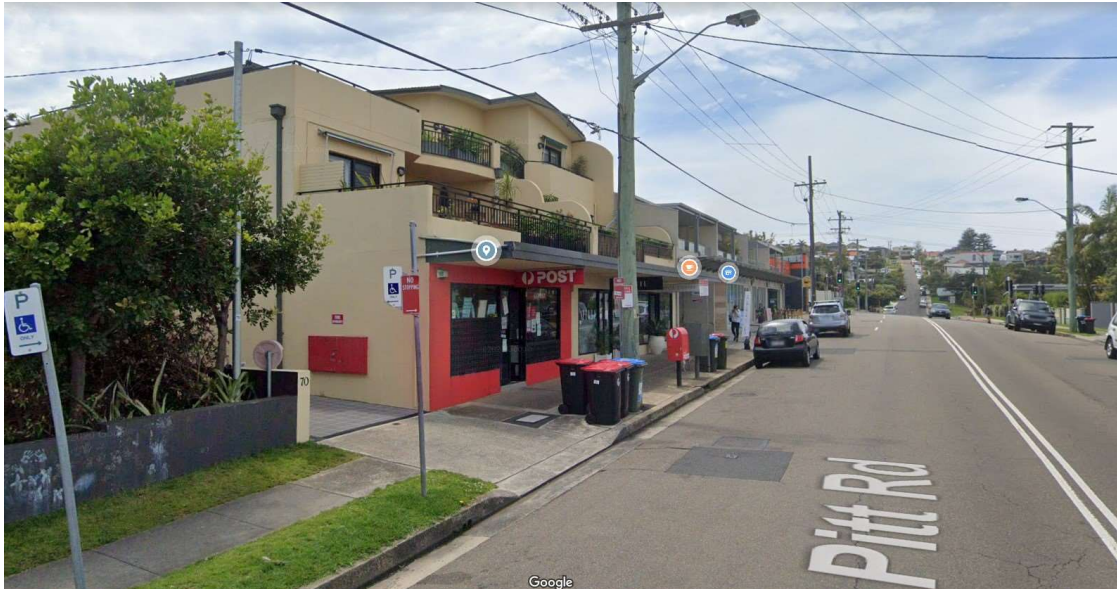
The house has established gardens at the front and rear of the site, and an inground pool and deck at the back of the house with a level lawn area. It also has an elevated concrete deck above the garage at the front of the house with existing balustrade and open pergola. There is another covered first floor deck at the rear of the house off the main bedroom.



84-78 Pitt Road, North Curl Curl



37 and 39 Pitt Road, North Curl Curl



Looking East up Pitt Road at number 70

Locality

The locality comprises of predominantly one and two storey detached dwellings on the southern and northern side of the road, with many renovated homes, in a variety of styles from flat roof contemporary houses to gabled timber framed homes.

On the northern side of the road to the east and west are small areas of shop top housing/ mixed residential developments. (see image above)

There is a footpath on the northern side of the road, and very few street trees found along this stretch of Pitt Road.

Proposed Development

It is proposed to remove an existing open pergola and build a new covered pergola with small enclosed walls and adjustable shutters to create an indoor/outdoor room at the front of the home on the first floor. A sliding glass door to the front will create a deck that is usable in all weather conditions, especially when the strong southerly and easterly winds are blowing.

This will have minimal impact to the street front perspective due to the existing structures, and will actually create added interest and depth and modulation, helping to reduce the bulk from the streetfront. Other minor modifications also

include refurbishing the rear first floor deck with balustrades, shutters and new ceilings/roof structures. This will not change the building envelope or built forms but will increase privacy between neighbours.

The first floor front deck being on the south eastern corner of the house, will have minimal impact to neighbouring dwellings in respect to view sharing, overshadowing or amenity.



Artist Impression of the proposal from the streetfront.

Character as viewed from a Public Space

The proposed addition of a covered pergola and door over the garage facing Pitt Road, utilizes established setbacks to walls, and pitched roofs over articulated decks, creating a sense of depth and modulation within the façade which keeps it at a human scale when viewed from the public street.

Warringah LEP and DCP Numeric controls Summary Table

Zone R2	Low density residential	Site Area 479.3m ²	
Codes	Required	Proposed	Compliance
Building Height	8.5m	7.24m(ex) 6.26m(new)	Yes
Wall Height	7.2m max	6.16m	Yes
Envelope	5m and 45'	Refer DA05, DA06	Yes
Front Setback	6.5m	6.54m existing deck	Yes
Side Setback	0.9m	0.91m(east) 1.25m west	Yes
Rear Setback	6.0m	12.66m(deck)	Yes
Landscaping	40% (218.8m ²)	220.17m ² (40.2%)	Yes
Carparking	2	2	Yes



82 Pitt Road, View looking east from front deck

Site Management

C4 and C5 Stormwater, erosion and sediment Control

The proposed addition sits over the existing garage and as such does not increase the coverage on the site. An OSD detention system is not required when the development results in less than 50m² of additional hardsurface coverage.

During the site works, sediment control fencing will be along the East boundary, 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

No excavation is proposed, and being in Landslip Area A, no Geotechnical report is required

Part D

Solar Access

The proposed new first floor will not result in unreasonable overshadowing impacts due to the proposed location of the first floor pergola addition in the front of the site. The pergola being located within the two storey part of the dwelling and partially south of the neighbouring dwelling to the east, creates minimal additional overshadowing at 3pm onto the neighbouring roof and front corner of their yard.

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 21st June, Winter Solstice.

Privacy

Building layouts have been designed to optimise privacy between neighbouring dwellings with adjustable shutters proposed on the deck facing East, only enough to meet natural sunlight requirements for this outdoor room. The enclosure of this deck will actually increase privacy to this neighbour focusing the visual connection towards the ocean to the south and at the same time increase acoustic privacy. There is a large sliding door to capture the ocean views beyond and create a more comfortable outdoor environment with protection from the strong easterly sea breezes. The solid pergola above the deck adds articulation to the façade to break up the bulk of the high garage and posing no issues to privacy from the street.

Building Colours and Materials

The selection of colours are consistent within the neighbourhood, and will compliment the existing home, harmonizing with the landscape, and enhancing the existing streetscape. The requirement for natural tones that merge into the background allowing the vegetation to take front stage will be reflected in the proposed development.

Conclusion

The proposed development request for partial demolition and construction of a new first floor front and rear deck pergola 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 councils controls, achieves the aims and objectives of these controls and so suitable for approval on town planning grounds.