

STATEMENT OF ENVIRONMENTAL EFFECTS

7 STURDEE LANE
ELVINA BAY



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GENERAL

This statement of environmental effects has been in accordance with Pittwater Council DCP - Lower western foreshores and Scotland Island locality.

It demonstrates that the proposed development is consistent with the general principles of development.

SUBJECT PROPERTY AND PROPOSAL

The subject property is 1800m² site, zoned residential 2(a). It is a waterfront property located on the south side of Elvina Bay with a jetty and boatshed. There is a steep slope up from the water, then a levelled area with an existing split level weatherboard dwelling, the site then slopes up to Sturdee Lane.

The proposal includes the erection of a bedroom pavilion to the east side of the existing dwelling, a small bay window to the kitchen on the west side, and a 6m² increase to the deck.

CHARACTER AS VIEWED FROM A PUBLIC PLACE

The southern elevation of the existing dwelling is single storey with a split level addition to the rear. The proposed additions are small in scale and the same roof heights and pitch is proposed, the proposed additions are set back 7 metres from the existing dwelling and incorporate design elements that provide articulation to the waterfront.

SCENIC PROTECTION

The proposed additions do not impact on the predominant bushland landscape of the locality, the addition is sited on the existing cleared area, two trees will be required to be removed behind the addition.

BUILDING COLOURS AND MATERIALS AND CONSTRUCTION

It is proposed to continue the same materials and construction type of the existing dwelling, that is timber weatherboard cladding painted in mid grey.

HEIGHT

The existing building and the proposed additions fit well within the 8.5metre building envelope.

FRONT BUILDING LINE

The proposed additions are set 7 metres back from the existing building.

SIDE AND REAR BUILDING LINE

There is an existing minimum setback from the side west boundary of 5.5m. The proposed new bay window to the kitchen will also have a 5.5metre setback from the west boundary.

The new bedroom addition will have a east side boundary setback of 1 metre. This complies with the control of at least 2.5metres to one side and 1 metre to the other.

The existing rear setback is 19metres.

FORESHORE BUILDING LINE

There is no change to the setback from the foreshore.

BUILDING ENVELOPE

The existing house and the proposal fit within the 3.5metre 45 degree side boundary envelope.

SITE COVERAGE

site area 1800m²

floor area of the existing dwelling is 130m²

floor area of the addition 60m²

total floor area is 190m² therefore % site cover is 10.5% and less than 230m²

FENCES

There are no new front or side fences proposed.

RETAINING WALLS, TERRACING AND UNDERCROFT AREAS

There is a retaining wall proposed along the rear of the addition. The retaining wall will not be visible from the waterfront or road. It will be approx. 1.2metres in height.

STORMWATER OVERFLOW

It is proposed to use the existing stormwater system for disposal.

SITE DISTURBANCE

There is a 1.2metre high retaining wall proposed across the rear of the addition, this will effect a maximum of 20m² of the site which is 0.01% of the site.

CONCLUSION

The proposed alterations and additions comply with the DCP/ LP 21.

The additions have been designed to minimise any adverse impacts on the adjoining and surrounding properties, having regard to the existing siting of the dwelling, boundary setbacks, height and privacy.