

*Proposed alterations & additions to single detached residence*

*10 Manooka Place Warriewood*

## **Statement of Environmental Effects**

### **Proposed Alterations & Additions to Single Detached Residence**

**10 Manooka place Warriewood**

**For Tim Kenneth & Danielle O'Callaghan**

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### 1 Site use

The site is currently used and will remain a single residence for domestic purposes.

### 2 Relevant LEP DCP controls and areas Development Compliance

The development complies with all the LEP and DCP requirements, except for

1. Landscaped DCP 11.11 requirement of 60% Zone E4 - Environmental Living very minor extent, refer clause 7 request variation.
2. Side boundary 3.5 m envelope very minor extent, refer clause 8 request variation.

Refer request for variation to development controls clause 7 and 8 in statement, as the non-compliance being very minor.

#### Landscaped area minor non-compliance.

Site area = 702.1 m<sup>2</sup>

DCP required landscaped area = 60% = 421.26 m<sup>2</sup> - Zone E4 Environmental Living.  
DCP Landscaped area includes soft landscaped area min. 2m x 2m and up to 6% of landscaped area can be balconies, roofed pergolas, paths max. 1m wide, and hard surface outdoor recreation all floor or walking surface maximum 1m above ground.

#### Existing Landscaped area = 404 m<sup>2</sup> = 57.5% includes:

Soft landscaping 362 m<sup>2</sup> + paved terrace and deck area max. 1m above ground  
42m<sup>2</sup> being 6% site area.

#### Council DCP required LOS E4 = 60% = 421.26 m<sup>2</sup>

#### Proposed Landscaped area = 401 m<sup>2</sup> = 51.1% Includes:

Soft landscaping 359 m<sup>2</sup> + paved terrace and deck area max. 1m above ground  
42m<sup>2</sup> being 6% site area, refer clause 7 request variation.

**The development proposal** will only reduce the existing landscaped area by 2m<sup>2</sup> or 0.4% of site area. Over a total site area of 702.1 m<sup>2</sup> is a very insignificant area.

Building height maximum 8.5m complies.

Side boundary building envelope 3.5 m minor non-compliance refer clause 8 request variation.

Maximum external wall height 7.2m complies.

Side boundary setback 900mm complies.

Rear boundary 6m complies.

Front boundary 6.5m complies.

### 3 The Site

The site is on the high side of Manooka Place, the overall site topography having steep sloping areas from rear to front of site.

The residence is centrally with the site at rear wall of house being excavated approximately 2 m to suit slab on ground construction.

A carport area and paved car space is at ground floor level accessed from a steep driveway.

Timber decks (balconies) extends off the rear and front of the house and a partly roofed deck and spa to the rear NE side yard.

An attractive sandstone terrace at ground level is to the east side of the house. Abundant deck and paved areas provide excellent recreation area.

Landscaping to the front yard includes large garden areas containing attractive native shrubs. To the rear and east side yards are large attractive lawn areas with a wide garden area extending full width of rear boundary with attractive native shrubs. The landscaping is very attractive providing abundant lawn and garden areas.

Large, spacious lawn and garden areas to the rear and east side yard provide abundant accessible recreation areas, further enhanced with shrubs and trees.

Very generous separation distance is between the subject residence and adjoining properties, providing open space and privacy. The side boundaries are fenced with 1.8m high paling fencing providing absolute privacy. The adjoining residences located a considerable setback from the side and rear boundaries.

#### **4 The existing single detached residence no. 10**

The residence is of 2 storey with car space incorporated into the ground floor level. It was built around 1980 of timber frame and partly brick at ground floor. Very attractive views over the Warriewood valley are viewed from all the front south west facing rooms.

The medium size residence contains 1 bedroom and rumpus room at ground floor level, 3 bedrooms, bathroom, kitchen, and small lounge room to the first floor. The master bedroom is small without en suite and adequate robe space.

The residence provides reasonable accommodation, but the lounge room is very small being inadequate for family and entertaining comfortable use. Also the internal room layout is dated with separate rooms, not the best for modern living.

The development will respond to these inadequacies by extending the rear full width of the house 2.4 to provide more space for lounge room family and entertaining accommodation being located at the front side to enjoy the attractive views.

#### **5 The proposed alterations and additions**

Additions include building the above shortfalls to improve the occupational amenity and facilities to provide more suitable accommodation and amenity and meet modern day living requirements.

1. The rear full width of the house 2.4 to provide more space for lounge room family and entertaining accommodation being located at the front side to enjoy the attractive views.
2. Internal walls will be removed to allow for new internal walls providing an open plan layout for lounge kitchen areas, master bedroom a comfortable area with walk in robe and ensuite.
3. New windows and large glazed sliding door units provided throughout to upgrade and open the living area onto the front deck, providing open indoor outdoor living.

The additions are architecturally designed to suit the style of the residence, simple and unobtrusive in form and complimentary to the adjoining properties and

streetscape. Strong consideration is given to the local built and natural environment in designing all parts of the development. View sharing, overshadowing, landscape, adjoining and local property is highly considered.

## **6 Site suitability, adjacent residences**

The development will not adversely affect the adjoining properties with overshadowing, privacy, noise, or inappropriate bulk and scale. The height, bulk and scale of the additions are of minimal, not overpowering the site, adjoining sites, or streetscape. It is considered that the development is good environmental planning, not excessive, a suitable purpose, and suitable for the site and locality.

New windows to the first-floor addition will view over the front, side, rear yard, and taking the views in that direction Warriewood Valley, not overlooking adjoining properties.

The main living area rooms and outdoor recreation areas being to its south side taking in the views, and partly the east side for access to the east side yard.

It is considered that the development is of suitable design, character, bulk and scale height, wall setbacks, for the adjoining properties, and locality. The adjoining houses and outdoor private space are located a comfortable distance from the proposed additions. There will be no adverse effects on them by the development.

## **7 DCP clause 11.11 Landscaped area variation request.**

Request variation to DCP control landscaped area very minor non-compliance as it is considered the proposals landscaped will meet the DCP objectives and outcomes.

### **Landscaped area minor non-compliance.**

Site area = 702.1 m<sup>2</sup>

DCP required landscaped area = 60% = 421.26 m<sup>2</sup> - Zone E4 Environmental Living.

DCP Landscaped area includes soft landscaped area min. 2m x 2m and up to 6% of landscaped area can be balconies, roofed pergolas, paths max. 1m wide, and hard surface outdoor recreation all floor or walking surface maximum 1m above ground.

### **Existing Landscaped area = 404 m<sup>2</sup> = 57.5% includes:**

Soft landscaping 362 m<sup>2</sup> + paved terrace and deck area max. 1m above ground 42m<sup>2</sup> being 6% site area.

### **Council DCP required LOS E4 = 60% = 421.26 m<sup>2</sup>**

### **Proposed Landscaped area = 401 m<sup>2</sup> = 57.1% Includes:**

Soft landscaping 359 m<sup>2</sup> + paved terrace and deck area max. 1m above ground 42m<sup>2</sup> being 6% site area, refer clause 7 request variation.

**The development proposal** will only reduce the existing landscaped area by 5m<sup>2</sup> or 0.4%% of site area. Over a total site area of 702.1 m<sup>2</sup> is a very insignificant area.

Reasoning as DCP controls stating balcony, deck, paved outdoor recreation areas being up to 1m above ground may be included as 6% of landscaped area.

**Proposal landscaped area meeting DCP objectives and outcomes as follows:**

**DCP11.11 Zone E4 Environmental Living**

**1 Objectives of zone**

- DCP. To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.

Response: The new development will minimally increase the building footprint on site with an extra 5 m<sup>2</sup> outdoor deck seating area. The reduction in landscaped area will be only 2m<sup>2</sup> or 0.4% site area is very minimal over a total area of 720.1m<sup>2</sup>. This having no adverse visual impact from the street, local area, and foreshore, and adjoining properties.

- DCP. To ensure that residential development does not have an adverse effect on those values.

Response: Strong planning consideration is given to the effect of this development related to streetscape and site when viewed from nearby and distant places. The rear 2.4 m deep house extension is minimal, providing essential family amenity. This will have no adverse effects on the site or local environment.

The additions have been designed to be an integral form of the residence maintaining the original design and materials. The framed weatherboard construction with large window areas is very much in style with modern northern beaches design, being very suitable and attractive for the area.

- DCP. To provide for residential development of a low density and scale integrated with the landform and landscape.

Response: As stated above the additions are minimal in area, height, bulk and scale presenting a low-profile attractive structure. The completed residence will sit into the steep sloping hillside very well.

- DCP. To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

Response: The landscaped area will be minimally reduced by 5 m<sup>2</sup> at the rear of the house, not making any change to the existing attractive landscaping of the property. The reduced area will be lawn area only. The site has large open and beautifully landscaped areas to the front, rear, and east sides of the site, remaining after the development is complete.

**DCP Desired outcomes-landscaped area**

- DCP. Achieve the desired future character of the Locality. (S)  
Response: Development and planning follows modern acceptable design and planning principles with strong consideration for the local built and natural environment.
- DCP: The bulk and scale of the built form is minimised. (En, S)

Response: As stated above the addition is of minimal area, height, bulk and scale, designed to fit well into the natural landform and residence, presenting a low profile attractive structure.

- DCP. A reasonable level of amenity and solar access is provided and maintained. (En, S)  
Response: Excellent planning is incorporated in the development to preserve the existing site aspect regarding sunlight and light access to outdoor and indoor areas. Natural ventilation around the exterior of the site and buildings and penetrating within the residence will result in an abundance of these factors in sunlight and ventilation.
- DCP. Vegetation is retained and enhanced to visually reduce the built form. (En)  
Response: No trees or significant shrubs will be removed. The development will result in only 5 m<sup>2</sup> of lawn area being lost, abundant lawn and garden areas will remain.
- DCP. Conservation of natural vegetation and biodiversity. (En)  
Response: No trees or significant shrubs will be removed.
- DCP: Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)  
Response: Existing site landscaped forms will be maintained where no soil erosion exists due to well landscaped and built forms covering ground. The extended roof will have guttering and downpipes connected to the storm water system discharging into the street gutter at Manooka Place.
- DCP. To preserve and enhance the rural and bushland character of the area.  
Response: As stated above no trees or significant shrubs will be removed, existing landscaping maintained.
- DCP. Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S)
- Response: Existing landscaping maintained with only 5 m<sup>2</sup> lawn removed, this area covered with soil retaining outdoor timber seating.

**8.0 Side boundary 3.5m envelope** West side of house slightly non-compliant refer west elevation Architectural plans and request for variation below.

## **9.0 Clause 4.6 side boundary 3.5 m envelope non-compliance**

### **Proposed non-complying development.**

Variation is requested for the rear addition west side of house, in part and minimal non-compliance with this control. It is considered the development will not compromise the DCP control objectives, maintaining its desired effects. It will not adversely affect streetscape at all due to its location. Minimal effect on adjoining properties, beyond that reasonably expected for this building environment. Additions required to address shortfalls in the residence to improve the occupational amenity and facilities to provide more suitable accommodation and amenity and meet modern day living requirements.

**9.0 continued.** The addition is modest in area, located at the rear NW of the house, not visually prominent from the street, adjoining properties, or locality view-points. Furthermore, it has been designed of minimal area to suit the family requirements, minimal bulk and scale with low pitched minimal skillion roof, blending well with the existing residence.

***Pittwater DCP D9.9 Building envelope continued over page***

### ***DCP Outcomes building envelope***

***Variations*** Council may consider a variation for the addition of a second storey where the existing dwelling is retained.

*DCP - To achieve the desired future character of the Locality. (S)*

Response: The additions will achieve this being of minimal bulk and scale, blending well with the very attractive existing residence in design and materials. The residence is of typical light weight northern beaches style contributing well to the direct locality and district.

*DCP - To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.*

Response: The additions will achieve this being of minimal bulk and scale in character with the residence, adjoining residences, street, and locality residences. Its height will be at similar to, and generally lower than the level to the large trees at the rear property back yard.

The addition is required to extend outside the roof line and side wall in the same profile and line as existing.

**The new ridge line will be only 600 mm approx. above its existing ridge being minimal. Furthermore, it will be approx. 400 mm below the lowest roof point of adjacent house no. 9 and 3.3m approx. below no. 9 roof ridge. Thus the proposed addition not having an overpowering affect on no. 9.**

**The addition to no. 7 will be located 6.3 m on average from no. 9 being a considerable distance greatly reducing any adverse affect bulk and scale, closeness etc.**

*DCP - To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.*

Response: The addition achieves this in maintaining the existing natural environment, whilst providing new structures not visually or physically obscuring the local trees, views, topography, natural air movements.

*DCP - The bulk and scale of the built form is minimised. (En, S)*

Response: The additions will achieve this being of minimal bulk and scale in character with the residence, adjoining properties, street, and locality residences. The addition will extend the house in the same profile and line as existing in the most minimal form whilst maintaining the character and design of the house. **It is considered a low-pitched steel roof would adversely detract from the design and character of the house.**

*DCP - Equitable preservation of views and vistas to and/or from public/private places. (S)*

Response: The addition will not adversely remove views from local properties or public places as it does not lie in a significant view path. As the addition is of small area it will have minimal visual impact on viewing between properties from the street or from adjacent properties. The additions will not be seen nor reduce views from rear properties higher up the hill.

*DCP - To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)*

Response: Privacy of adjoining properties and overshadowing of them will not be compromised. Adequate privacy between properties will be maintained as windows to the side walls are minimal in size and considered appropriate and not excessive for their room use not a problem for privacy reasons. They have been designed to receive adequate sunlight, light, and ventilation to the rooms. Sunlight into the rooms from the south side windows will be limited due to the orientation. The adjoining properties are located a considerable distance away from no. 7.

*DCP - Vegetation is retained and enhanced to visually reduce the built form. (En)*

Response: Only 5m<sup>2</sup> of lawn area will be removed to allow for the seating steps considered an important facility for the outdoor recreation and entertaining area. Abundant vegetation applies and will remain to the front and rear yards in lawn and large garden areas containing medium height shrubs and trees.

#### **10 Side boundary setback** complies

Side boundary setbacks complying with BCA and DCP 900mm, also complying with lip of gutter setback.

#### **11 Front boundary setback** complies.

#### **12 Rear boundary setback** complies with min. 6m.

#### **13 Building height 8.5 m max.** complies.

Complies with maximum 8.5m height refer section and elevations.

#### **14 Style of the building**

The additions and alterations have been designed in a very attractive style, suitable for the residence, and adjoining residences. Design compatible with and maintaining the original context of the building design and materials, suiting the style of the house, local and adjoining houses.

The residence renovation and extension will be of very attractive and appropriate design and materials suiting the northern beaches built environment and informal characteristics. The original design and material characteristics will be maintained.

#### **15 Streetscape**

The new addition is of a design suitable and compatible for the adjoining houses, locality, and streetscape. The development will upgrade and enhance the residence appearing highly suitable for the streetscape.



## **16 Sunlight –solar access**

The development will not adversely affect the site amenities or adjoining property amenity with overshadowing.

Minimal overshadowing will occur to the west side house (refer shadow diagrams) being to external area and not windows, pool etc.

## **17 Privacy, noise**

Privacy of adjoining properties and overshadowing of them will not be compromised. Adequate privacy between properties will be maintained as windows to the side walls are minimal in size and considered appropriate and not excessive for their room use not a problem for privacy reasons. They have been designed to receive adequate sunlight, light, and ventilation to the rooms. Sunlight into the rooms from the south side windows will be limited due to the orientation. The adjoining properties are located a considerable distance away from no. 7.

No additional noise levels will generate after the development is complete.

## **18 Views**

The addition will not adversely remove views from local properties or public places as it does not lie in a significant view path. As the addition is of small area it will have minimal visual impact on viewing between properties from the street or from adjacent properties. The additions will not be seen nor reduce views from rear properties higher up the hill.

## **19 Heritage**

The building is not a heritage listed building, nor are the adjoining properties.

## **20 Construction noise, material runoff, air pollutants.**

Noise minimal due to size and nature of light weight structure. Material runoff controlled by sediment barriers, sandbags in geotextile fabric. Loose materials will be covered to prevent dust blowing from the pile.

No toxic or hazardous air pollutants used in the construction.

## **21 Soil and water runoff**

Soil and water runoff controlled by sediment barriers, sand bags in geotextile fabric as shown on site analysis plan. Loose materials will be covered to prevent dust blowing from the pile. No toxic or hazardous air pollutants used.

## **22 Car spaces** complies

2 car spaces provided in the attached car space and external car space accessed from Manooka place via concrete driveway.

## **23 Site management**

Building materials, recycled materials, and disposable materials, stockpiled at the front yard and rear yards, in a neat manner minimizing runoff and air pollution.

Spillages will be cleaned up immediately.

## **24 Site contamination acid sulphate**

Not listed as contaminated site in Council's development restrictions.

**25 Landslip risk**

Site is within landslip risk area H1 requiring a Geotechnical report included in this DA application.

**26 Flora fauna**

Existing flora and fauna not effected.

**27 Storm water** (refer storm water plan).

The existing residence has roof guttering and downpipes connected into 100mm diameter underground stormwater pipes which discharge into kerb and gutter at Manooka Place.

New storm water facilities include guttering and downpipes to new roofed area with 100 diam. downpipes connected to 100 diam. underground storm water line extending the existing storm water system discharging into kerb and gutter at Manooka Place.