

STATEMENT OF ENVIRONMENTAL EFFECTS

Project

Proposed Cabana and Decking

Address

4 Ocean View Way BELROSE NSW 2085

For

Mr. and Mrs. Phillips

Prepared by

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STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS – CABANA AND DECKING

AT LOT 17 DP 285490

No. 4 OCEAN VIEW WAY BELROSE NSW 2085

INTRODUCTION

The proposal is identified as development permissible with the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011.

The following is an assessment of the proposal against the relevant provisions of the relevant planning instruments and policies of Northern Beaches Council.

This statement is to be read in conjunction with the working drawings and documents included with this application.

Controls Affecting the Site

Height of Building	8.5m
Land Slip Risk Map	Slopes from 5deg to 25deg
Bushfire Affected Land	Buffer 100m and 30m
Land Zoning Map	R2 Low Density Residential

PROPOSAL

The proposal for 4 Ocean View Way Belrose is to construct a cabana and decking at the rear of an existing residence. This will allow the owner to use an area in the northwest corner of the site accessed directly from the casual dining area.

The cabana will be used for al-fresco dining and will have little adverse impact on the subject or adjoining properties.

The cabana will be constructed on bearer and joists at a level 600mm lower than the existing internal floor level. The structure will have a hardwood timber frame supporting the decking and roof structure. The roof will be colorbond steel to complement to existing finishes of the house. The ceiling and eaves of the cabana will be constructed of moisture resistant sheeting.

The proposed cabana will be single storey and set back 2.0m from the western boundary to maintain the existing setback of the residence. The setback to the northern rear boundary will be min 3.0m. The encroachment into the rear boundary setback will not exceed the requirement of the Warringah DCP Section B9 – Rear Boundary Setbacks.

The proposal which seeks to carry out alterations and additions to the existing residence together with ancillary structures upon the site is considered to be consistent with the above objectives and is permissible with the consent of the Council.

SITE SUITABILITY

The site is a rectangle block with regular boundaries. The frontage to Ocean View Way is 20.64m on the southern boundary and 20.42m on the northern (rear) boundary, the eastern (side) is 38.28m and the western (side) is 36.565m. The site has an area of 761.7m². The site is located on the low side or northern side of Ocean View Way.

The proposed covered cabana will have a finished floor level lower than the existing floor level of the residence and will have a 2400mm ceiling height.

The proposed cabana and decking will not dominate the rear yard and will be sympathetic to the locality in its construction.

PRESENT AND PREVIOUS USES

The site was originally part of a subdivision for the purpose of residential buildings and remains as this until today. There are residential properties to the north, west and east. There are also residential buildings on the southern side of Ocean View Way adjacent to the subject property.

Heritage Conservation. There is no documentary evidence or historical source linking the location with past Aboriginal activity.

Contamination. The land at 4 Ocean View Way is clear of contamination.

PLANNING FOR BUSHFIRE PROTECTION

The subject site is identified as comprising bushfire prone land on Council's Bushfire Prone Land Maps.

Therefore, the provisions of Planning for Bushfire Protection apply to the subject application.

A Bushfire Assessment Report has been prepared by Scott Jarvis of Sydney Bushfire Consultants and included with this application.

DEVELOPMENT CONTROLS

B1 Wall Heights

Council's maximum height of building control under Warringah LEP 2011 is 8.5m.

The proposal is single storey and therefore is considerably lower than the maximum building height as set out in the LEP 2011.

The visual impact from adjoining properties will be minimum and will be screened by existing hedges and future landscaping.

No excavation will be carried out to construct the proposal.

B4 Site Coverage

This control applies to land shown on Warringah DCP Map Site Coverage.

The existing screen hedging to the perimeter of the proposed cabana will be maintained and additional shrub planting will be added.

The proposal will allow rainwater to drain naturally into the sub-surface avoiding soil erosion.

Council's maximum site coverage is 33.3% while the proposal provides for a total site coverage of 234.39m² or 30.8% and which complies with the requirements of the clause.

B5 Side Boundary Setbacks

This control applies to land shown coloured on the DCP Map Side Boundary Setbacks.

The addition of the Cabana will not result in any change to the existing western side boundary setback of 2.0m. It is considered that the proposed setback is acceptable given it is a continuation of the building setback combined with the single storey nature of the Cabana. It is also noted that the Cabana will be compliant with the building envelope controls and therefore it is considered that the proposed setback is acceptable.

The position of the proposal allows for deep soil landscaping in areas between the cabana and the boundaries.

No loss of views is expected to neighbouring properties due to the bulk and scale of the proposal.

B9 Rear Boundary Setbacks

This control applies to land shown coloured on the DCP Map Rear Boundary Setbacks.

The subject property is required to provide a rear boundary setback of 6.0m, however an encroachment of 50% is excepted for swimming pools and outbuildings, provided that the objectives are met.

The proposal for the Cabana is to set it back from the rear boundary min. 3.0m. The swimming pool, paving and proposed cabana occupy 41% of the rear boundary setback.

The proposed setback will include existing screen hedge planting and will allow for deep soil planting within the setbacks.

The proposal will provide a more useable rear yard than that existing and will have direct access from the meals area.

The existing visual continuity has been maintained through the landscape elements.

Notwithstanding the above, it is considered that the proposal provides for an outcome which is consistent with the aims and objectives of this provision.

C4 Stormwater

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

The subject property has a fall from the front to the rear of the site.

The stormwater from the proposed cabana will be discharged to the existing drainage easement that runs parallel to the northern rear boundary of the site.

C5 Erosion and Sedimentation

The property will install and maintain an erosion and sediment control fence to control sedimentation impact on adjoining land until the site is fully stabilised. Any erosion and sedimentation will be managed at the source.

C9 Waste Management

A Waste Management Plan has been prepared in support of the proposal and forms part of the information accompanying this application.

D2 Private Open Space

The property is currently provided with an outcome whereby the subject site provides for private open space in excess of the minimum requirement of 60m². The proposed covered cabana is directly accessible from the living areas of the residence and opens to the private open space.

The proposal has been designed so as to maximise solar access to internal living areas and the areas of private space. There is screen planting to the perimeter of the north western corner of the site protecting the neighbours privacy.

D3 Noise

The proposed study is well away from the adjoining property helping to reduce any potential noise that would impact on any sensitive areas.
Construction noise will occur under the guidelines of Northern Beaches Council.

D6 Access to Sunlight

The proposal is single storey and therefore avoids unreasonable overshadowing any open space.

The proposal satisfies the requirements of at least 50% of the required area of private open space 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.

D7 Views

No unreasonable loss of view is expected from any adjoining property.
The proposed covered cabana is within the existing building envelope.

D8 Privacy

The proposal is designed to optimise privacy for occupants of the development and occupants of adjoining properties.

Screen planting will be used to the western and northern sides of the cabana to provide privacy to neighbouring properties.

D9 Building Bulk

The covered cabana is single storey structure in the rear of the site and with the existing and future screen planting proposal is considered minimal.

There is no need for cut and fill as the structure is level with the raised planter. Landscape planter boxes are provided to reduce the visual bulk of new structures and works.

The setback of the proposal allows for future deep soil planting between the cabana and the boundaries.

D10 Building Colours and Materials

The proposal will incorporate materials and finishes which will complement the existing residence and surrounding houses.

DEVELOPMENT COMPLIANCES

Warringah Local Environmental Plan (LEP) 2011
Warringah Development Control Plan (DCP) 2011

Council Requirements	Actual	Complies
Area of land – R2 Low Density Residential	761.7m ²	✓
Front setback – Wall to boundary 6.5m	9.5m	✓
Side setback – Wall to boundary 4.0m and 45deg	2000mm	✓
Rear setback – Two storey habitable building 6.0m <small>Allowable encroachment up to 50% if objectives are met</small>	3.0m <small>41% encroachment</small>	✓
Site Coverage – 33% of the lot size	30.8%	✓
Number of stories – existing residence 2 storey	2	✓
Private Open Space – 60m ² with a min. dimension 5m	102.75m ² <small>proposed</small>	✓
Landscaped Area – 40% of the site or 304.68m ²	41.5% <small>proposed</small>	✓
Building Height – Building Envelope 4.0m and 45deg Maximum height 8.5m	4.4m	✓

WASTE MANAGEMENT

If any toxic materials are found on site during construction, they will be disposed of under the guidelines of the “Work Cover Authority”.

A Waste Management Plan has been prepared in support of the proposal and forms part of the documentation accompanying this application.

Waste bins will be maintained on site to collect any rubbish occurring during construction.

An area has set aside for the position of the household waste bins. Existing waste facilities provided by Northern Beaches Council to dispose of ongoing household waste will be maintained through weekly Council collections.

CONCLUSION

Council is urged to support the application in view of its general numerical compliance and concurrence with councils design objectives. It is the opinion of the applicant that the proposed study will be a positive improvement on the subject property, and will contribute to the richness of the visual environment of the Northern Beaches Area.