

STATEMENT OF ENVIRONMENTAL EFFECTS

NORTHERN BEACHES COUNCIL

PROPOSED ALTERATIONS AND ADDITIONS TO TWO STOREY
EXISTING RESIDENTIAL DWELLING

13 LORIKEET GROVE, WARRIEWOOD

OWNERS: BRAD BOSWARD

LOT 8/DP 270426

prepared by:

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1. Introduction

This Statement of Environmental Effects supports a Development Application to Northern Beaches Council for the Alterations and Additions to an existing Two Story Dwelling at Lot 8 DP270426, 13 Lorikeet Grove, Warriewood.

The following plans and documentation accompany the application.
Drawings 01-05, and Waste Management Plan.

The Development Application has been considered under the relevant environmental planning instruments and policies. This includes:

- *The Environmental Planning and Assessment Act, 1979 as amended*
- *The Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *Pittwater Local Environmental Plan 2014*
- *Pittwater 21 Development Control Plan 2014*
- *State Environmental Planning (Housing) 2021*
- *Warriewood Valley Release Area*

2. Site Description and Location

The subject site consists of one allotment located on the northern side of Lorikeet Grove, Warriewood.

The site is elevated approximately 360mm above the roadway, with access to the site being provided via pedestrian access and a level driveway. The site is regular in shape with a frontage of 13.66m and a depth of 22.95m. The site has a surveyed area of 313.2sqm. A survey plan accompanies the application.

The site is located within the R3 Medium Density Residential zone pursuant to Pittwater LEP 2014 and accommodates a part 2 storey brick dwelling which mirrors the adjoining property to the North West. The site slopes gently away from the north rear towards the southern front boundary, representing an approximate fall of 460mm.

A hardstand area and garage exist at the front of the site to accommodate parking. The rear of the site consists of an pergola and grassed area. An easements is located on the site. An easement to drain water is located on the eastern boundary. The easements will not constrain the proposed development.

The figures on the following pages depict the character of the property and its existing development.

Fig 1: Aerial View of Subject Site

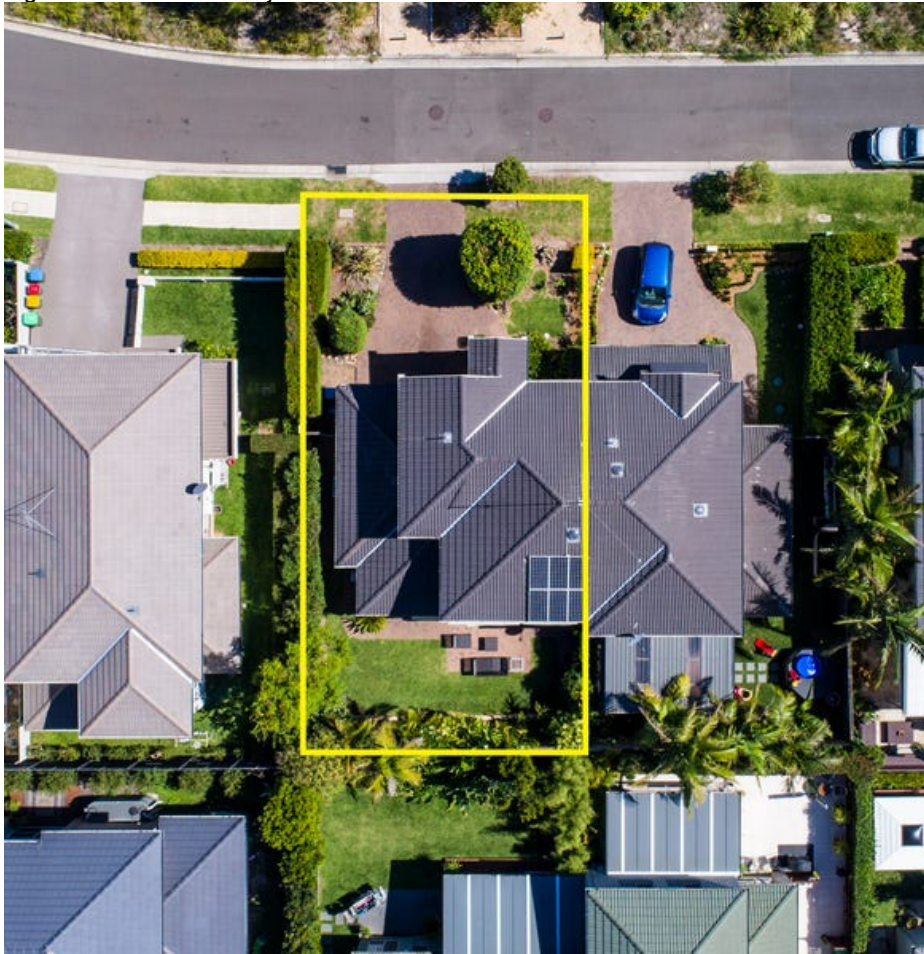


Fig 2: View of Front of Site from Lorikeet Grove (Google Maps)



Fig 3: View of rear of dwelling where the bedroom extension is proposed



3. Development Proposal

The proposed development seeks to:

Upper Level

- Increase the floor area of the existing bedroom on the eastern side of the dwelling by 8m² and incorporate a new robe and window.
- The extension is sited over the existing ground level dining and laundry levels as shown on drawing 2 of the architectural plans.

The alterations and additions are of a minor nature have been designed to ensure that the functionality of the dwelling is improved, while minimising impacts on the surrounding natural environment and adjoining properties. There are no overshadowing impacts of this proposal to neighboring properties as the orientation of the site means that there are no changes to the existing shadowing effects.

4. Zoning and Development Controls

4.1 State Environmental Planning Policies

4.1.1 State Environmental Planning Policy - BASIX

The proposed alterations and additions is not BASIX affected development as the works are valued below \$50000.

4.2 Pittwater Local Environmental Plan 2014

The site is zoned R3 Medium Density Residential under the provisions of the PLEP 2014. Development for the purposes of construction of alterations/additions to an existing dwelling is permissible with the consent of Council within the R3 zone.

The relevant provisions of the PLEP which relate to the proposed development are detailed in the attached table:

Clause	Standard	Proposal	Compliance
Zone R3 Medium Density Residential			Complies
Clause 4.3 Height of Buildings	8.5m	Existing maximum dwelling height is unchanged	Complies
Clause 6.1 Warriewood Valley Release Area		The proposed development will not contribute to increasing or decreasing the number of dwellings within the Release Area. The proposed development will not impact water quality, vegetation, habitat or ecosystems.	Complies
Clause 7.1 Acid Sulfate Soils	The site is nominated as Class 5 Acid Sulfate soils	The site is nominated as Class 5 Acid Sulfate soils. The proposed works are minor and are not likely to lower the water table more than 1 metre below the natural ground surface.	Complies
Clause 7.2 Earthworks		No earthworks are proposed to prepare the site for construction. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.	

5.0 Pittwater Development Control Plan 2014

Council's Pittwater DCP 2014 Part B (General Controls), Part C (Design Criteria) and Part D3 Bilgola Locality Statement provides a range of outcomes and controls which form the primary criteria for the control for development within the subject locality.

5.0.1 Section A Introduction

A4.16 Warriewood Valley Locality

Warriewood Valley is situated at the base of the escarpment, known as Ingleside Chase Reserve, between Mona Vale and Warriewood (see map). It comprises of land known as "Stage 1 Release" and land identified as the Warriewood Valley Release Area. The Warriewood Valley Release Area, first identified in 1997 as a Release Area, comprises of 110 hectares including 32.68 hectares of industrial/commercial land and associated community facilities and infrastructure. Two recent reviews have been undertaken, firstly the Warriewood Valley Strategic Review 2012 and secondly the Warriewood Valley Strategic Review Addendum Report 2014. The Release Area now includes land within 400m of the Warriewood Sewerage Treatment Plant (known as Buffer Areas 1, 2 and 3) encompassing an area of approximately 190 hectares. Warriewood Valley Release Area is primarily a residential area expected to provide a total of 2,451 new dwellings (this figure includes the dwellings approved under the former Part 3A legislation but does not include development in Stage 1 Release considered to be completed in 1997.). When completed, it is anticipated to accommodate 6,618 residents (based on an average household occupancy of 2.7 persons per household). Warriewood Valley Release Area continues to be developed as a desirable urban community in accordance with the adopted planning strategy for the area, and will include a mix of low to medium density housing, industrial/commercial development, open space and community services. The creekline corridors, roads and open space areas form the backbone of the new community, complemented with innovative water management systems, the natural environment, pedestrian/cycle path network, public transport, and recreation facilities. Stage 1 Release, has a residential component and a business/industrial component. The residential area is characterised by two storey residential attached dwellings with the area fully developed. The industrial/business area is defined by up to three storey large complexes that generally contain smaller units. The majority of the business/industrial zoned land has been developed with some smaller parcels still to be developed in the northern industrial area. The Warriewood Valley locality is characterised by a mix of residential, retail, commercial, industrial, recreational, and educational land uses. Warriewood Valley is affected by various hazards and contains heavily vegetated areas, threatened species, or areas of natural environmental significance, which are identified on various maps within the Pittwater LEP 2014.

It is considered that the proposal is consistent with the desired character of the locality by maintaining the presence of a two storey dwelling set amongst landscaped gardens. The development is considered to be compatible with the existing surrounding development, in terms of bulk and scale. It is considered that the proposal will sit comfortably within the site, not be visually dominant from Lorikeet Grove and achieves the desired future character of the locality

5.0.2 Part B General Controls

The General Controls applicable to the proposed dwelling are summarised as:

B5.15 Water Management

The site is connected to the reticulated sewer system.

The application is supported by Stormwater Management Plans which demonstrate consistency with Council's Water Management Policy.

B6.3 Off-Street Vehicle Parking Requirements

This control seeks to achieve the outcome:

Safe and convenient parking. (S)

The development proposes to retain the existing driveway crossover from Lorikeet Grove and the existing double garage satisfying 2 onsite carparking spaces.

B8.1 Construction & demolition – Excavation and Landfill

The controls seek to achieve the outcomes:

Site disturbance is minimised.

Excavation and construction not to have an adverse impact.

Excavation operations not to cause damage on the development or adjoining property.

Min excavation is proposed.

B8.2 Construction & Demolition – Erosion and Sediment Management

The controls seek to achieve the outcomes:

Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites. (En) Reduction of waste throughout all phases of development. (En)

Public safety is ensured. (S)

Protection of the public domain. (S, En)

The proposal will incorporate Erosion and Sediment Management Plan will be provided and implemented prior to works commencing on site.

B8.3 Construction & Demolition – Waste Minimization

The controls seek to achieve the outcomes:

Reduction management of demolition, excavation and construction works is to be minimized by reuse on-site, recycling, or disposal at an appropriate waste facility. (En)

A Waste Management Plan accompanies this DA that details the estimated waste generated by this proposal which outlines the ability to reuse on-site, recycle, or disposal at an appropriate waste facility.

5.0.3 Part C Design Criteria

The Design Criteria applicable to the proposed development and are summarized below as:

C1.1 Landscaping

The proposed development will have no impact on the existing landscaping calculations for this site. As the works are proposed over existing hard surface area no trees or vegetation are proposed to be removed. Refer to the accompanying site plan for further details on the proposed works.

C1.2 Safety and Security

The proposed works to the existing dwelling will not impact on the existing safety or security of the site. Views from within the dwelling to the entrance driveway and footpath will be maintained.

C1.3 View Sharing

The subject and adjoining properties on the northern side of Lorikeet Grove currently enjoy a district views to the southwest. The proposed alterations and additions have been considered carefully to maintain the form of the existing dwelling and will not result in any unreasonable impacts on views.

C1.4 Solar Access

The required controls to achieve the outcomes are to ensure that private open spaces of the subject and adjoining dwellings maintain a minimum of 3 hours of solar access in mid-winter.

The Proposal does not seek to raise the height of the existing structure above the existing max height. The additional structure proposed sits to the east of the existing structure and therefore will have a minor affect to increase the shadowing to the property dwelling to the south east of the existing site.

Therefore, shadow diagrams have not been provided.

Given the north south orientation of the allotment and the existing slope of the land from North to South the proposal maintains 3 hours of solar access to the private open space and east face living areas of the adjoining properties.

The proposal complies with the requirements of this clause.

C1.5 Visual Privacy

The required controls to achieve the outcomes are to ensure that the private open space, recreation areas and living rooms within 9m of a development are suitably protected to limit the effects of direct overlooking.

The houses here are well spaced and each has its own panoramic outlook, however further enhancement of the visual privacy of the existing house and its neighbours has been considered.

All proposed works are located within the Lower Ground Floor level and Ground Level of the existing dwelling, and within the existing footprint of the existing dwelling. As no additional building height or envelope is proposed, there will be no impact on existing visual privacy.

C1.6 Acoustic Privacy

The required controls to achieve the outcomes are to ensure that noise sensitive living areas and bedrooms are located away from major noise sources.

The houses here are well spaced and there are no major changes planned for the existing private open space that would affect the neighbouring properties acoustic privacy.

C1.7 Private Open Space

The required controls to achieve the outcomes are to ensure that dwellings are provided suitable private open space with an area and at a grade which will facilitate outdoor private recreation.

The principal dwelling on site has ample open space through the provision of the existing outdoor recreation area that flows from the existing dining area to the north of the dwelling.

The proposal complies with the requirements of this clause.

C1.9 Adaptable Housing and Accessibility

Single dwellings and associated structures are not required to provide access in accordance with AS4299-1995.

C1.12 Waste and Recycling Facilities

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible. This is detailed further in the accompanying Waste Management Plan. The existing dwelling has appropriate waste storage areas which will be retained with the alterations and additions proposed.

C1.13 Pollution Control

The proposed alterations have been designed and is to be constructed, maintained, and used in a manner to prevent air, water, noise and land pollution.

4.2.3 Part D Design Criteria - D16 Warriewood Locality

D16.1 Character as viewed from a Public Space

It is considered that the proposed dwelling alterations and additions are compatible with the requirements and objectives of this clause for the following reasons:

- The proposal provides for an addition to an existing two storey dwelling which does not impact the view from the street as the proposed works are minor in nature. This is compatible with the existing surrounding development in terms of bulk and scale.
- The proposal provides for materials that are compatible with the existing surrounding development and the natural environment.

D16.6 Front Building Line

The DCP requires a front setback of 6.5 metres to Lorikeet Grove or the established building line (whichever is greater).

The proposal setback is 12.8m therefore satisfies this requirement.

D16.7 Side and Rear Building Line

Generally, the numerical requirements of this clause require a setback of .9m to one boundary and 6m to the rear boundary.

Existing (established) rear northern side set back to the dwelling and proposed extension of approx. 6.06m which satisfies the requirement.

The Eastern Side Boundary existing is 2.05m. However, the building works proposed sit over the existing dwelling footprint and do not propose to build outside of established setbacks.

D16.13 Building Colour and Materials

Existing Walls: Earthy Mustard painted brickwork and masonry and weatherboard

Proposed: Match existing dwelling colour scheme.

Roofing: Colourbond roofing to match existing in a mid grey tone

See the finished schedule attached to the plans for reference.

D16.9 Solar Access

The additional structure proposed sits to the north east of the existing structure and therefore will have a minor increase the shadowing to the property dwelling to the south east of the existing site and will not impact the neighbouring property.

Therefore, shadow diagrams have not been provided.

Given the north south orientation of the allotment and the existing slope of the land from North to South the proposal maintains 3 hours of solar access to the private open space and east face living areas of the adjoining properties.

The proposal complies with the requirements of this clause.

5. EP & A ACT - SECTION 79C

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014, Pittwater 21 Development Control Plan 2014 and SEPP Infrastructure.. It is considered that the provisions of these documents have been satisfactorily addressed within this report.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development provides for alterations and additions to an existing dwelling without detrimentally impacting on the character of the area. In this respect the development results in a two storey dwelling that is considered to be consistent with the existing dwelling houses and the desired future character in this locality in terms of bulk and scale.

The Suitability of the Site for the Development

The subject site is zoned R3 Medium Density Residential and the construction of alterations/additions to an existing dwelling in this zone is permissible with the consent of Council. The dwelling is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide alterations and additions to an existing dwelling and pool that is compatible with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

6. ADDITIONAL CONSIDERATIONS:

Existing Infrastructure

Given the nature of the proposal, the proposed alterations and additions to the existing dwelling will have little effect on the existing infrastructure services related to the subject site.

The Building Code of Australia

As noted on the drawings and specification all aspects of the works shall comply with the deemed to satisfy provisions of the Building Code of Australia. The requirements include site preparation, footings and slabs, masonry construction, framing, roof and wall cladding, glazing, fire safety, bushfire, health and amenity, safe movement and access.

Site Works Management

During the works adequate measures shall be installed on site to minimise the processes of soil erosion and maintain water quality. As indicated on the Site Plan the builder is to provide a barrier to the low side of any works to the satisfaction of council.

Stormwater/drainage

The site slopes to the front of the property where run-off is currently absorbed by the existing working drainage system and landscaped/terraced gardens.

Any new stormwater is to be connected to the existing stormwater system currently on the site. It is to comply with Council's requirements and not adversely affect the adjoining properties.

Conclusion

The proposal for a minor extension to an existing upper level bedroom of this two storey dwelling have been designed with regards for the amenity to the adjoining dwellings and natural features of the site.

The proposed development complies with the relevant requirements and underlying objectives of the relevant Pittwater Council DCP guidelines and LEP.

The scale, height, form & size of the development are reasonable for the site and context and here will be no adverse effect on the amenity of the area. The proposal will complement the existing dwelling and landscape. Having regard to the above assessment, the issue of Development Consent under the delegation of Council is requested.