

Statement Of Environmental Effects

For Proposed Alterations and a First floor addition

Property: 3 Fazzolari Avenue, Mona Vale

Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Pittwater Council / Northern Beaches Council. A Development Application is submitted pursuant to the provisions of Pittwater Local Environment Plan 2014 and Pittwater 21 DCP Amendment No. 27. This Statement of Environmental Effects has been undertaken to assess the proposed development in terms of Section 79C of the Environmental Planning and Assessment Act and surmises that the proposal is worthy of approval on its merits.

Overview of proposed development

Development Consent is sought for Alterations and Additions including a First Floor Addition to an existing single storey dwelling consisting of;
 A First Floor Addition providing a Master Bedroom with a Deck, Walk-in -robe and Ensuite, 2 Bedrooms, Bathroom, Living area, Study and Deck.
 Ground floor internal alterations consist of a staircase accessing the First Floor Addition.

Existing Use:

Single residential dwelling

Site Analysis:

Legal description: Lot 34 DP 1135383

The site is situated within a residential zone in the Warriewood valley Locality
 The site has 3 boundary lines in a Triangular shape and generally flat in nature.

Site area: 833.8m²

The subject site is surrounded by substantial 1, 2 and residential dwellings, Mona Vale cemetery and Electrical sub station.

Project aims and objectives

- To integrate the proposed First Floor Addition with the existing building, the surrounds and the desired future character of the locality.
- To achieve a development that enhances not only the existing building but hence the visual amenity of the area, whilst integrating into the local street-scape.
- To create additional space and amenity for the occupants, while creating a building which meets or exceeds the architectural standard of the area.

Design/Streetscape Statement:

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area. The design of the building is sympathetic to surrounding development and makes allowances for environmental objectives (i.e. solar penetration, cross ventilation, minimising of shadows etc).

Proposed finishes are varied between lightweight cladding, existing Brickwork, and glass, to reduce the bulk and more clearly articulate the architectural forms. This, coupled with existing pergolas, sun screening devices, and decks, and the articulation of building elements results in a dwelling of appropriate scale and architectural relief so as to be readily absorbed into the context.

The proposed building integrates within the established pattern of the local context by maintaining the predominant scale and bulk of surrounding dwellings. Thus, the development is in keeping with the surrounding scale of developments and local morphology (footprints and space) of the area and the predominant 'subdivision' pattern.



PLEP 2014 (as relevant)

Clause 4.3 Height Of Buildings (8.5m)

(1) The objectives of this clause are as follows:

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (c) to minimise any overshadowing of neighbouring properties,
- (d) to allow for the reasonable sharing of views,
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,

Comment:

The first floor addition has been designed to fit under and comply with the objectives outlined in the PLEP controls. Proposed Max building height is 7.92m. (580mm Below Maximum 8.5m Building height control). The overall Building height which is contained to the uppermost portion of roof ridge then further reduces along the fall of the roof line to 6.9m and 6.72m as shown on submitted DA plans.

Clause 4.4 Floor space ratio

Comment:

Not applicable to subject land

Clause 5.10 Heritage Conservation

Comment:

Subject site is not located in or near a Heritage conservation area within the PLEP 2014 mapping

Clause 7.1 Acid Sulfate soils

Comment:

Not applicable to subject land, The first floor addition is to sit above the footprint of the existing dwelling, works comprise of a timber framed construction supported by the existing structure without the requirement for new excavation works.

Clause 7.2 Earthworks

Comment:

Not applicable to subject land, No excavation or earthworks required for the proposed First Floor Addition

Clause 7.5 Coastal risk planning

Comment:

Subject site is not located in a Coastal risk planning area within the PLEP 2014 mapping

Clause 7.6 Biodiversity

Comment:

Not applicable to subject land

Clause 7.7 Geotechnical Hazards

Comment:

Clause 7.10 Essential Services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

1. the supply of water,
2. the supply of electricity,
3. the disposal and management of sewage,
4. stormwater drainage or on-site conservation,
5. suitable vehicular access.

Comment:

The proposal is only for a First Floor addition to an existing dwelling. Supply of water, electricity and disposal of sewerage and stormwater is currently active and will remain as existing. suitable vehicular access is available to the property via a shared concrete driveway and has an adequate manoeuvring area located onsite.

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.

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 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).

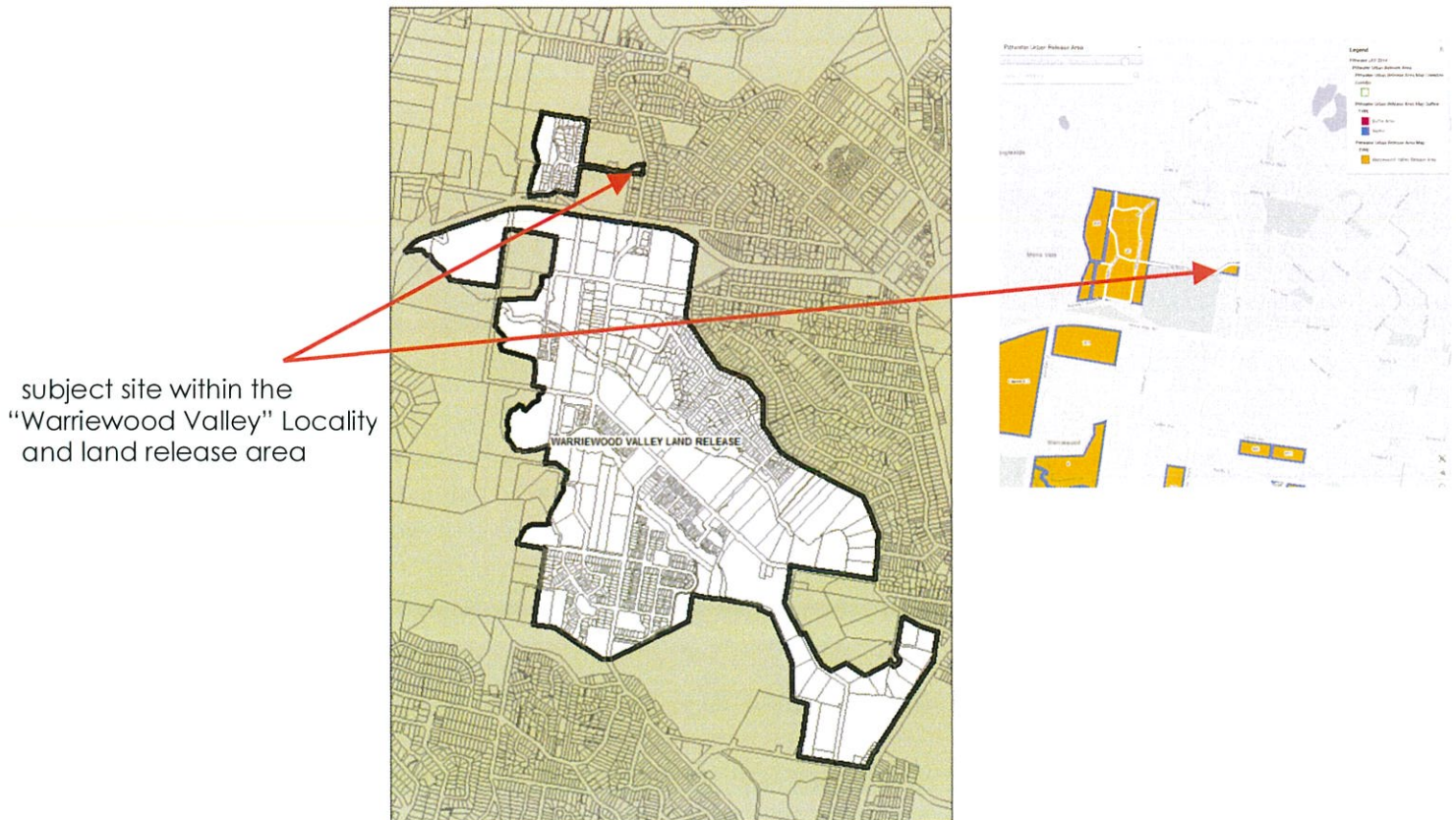
Warriewood Valley Release Area continues to be developed as a desirable urban community in accordance with the adopted planning strategy for the area, and will include a mix of low to medium density housing, industrial/commercial development, open space and community services. The creekline corridors, 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.

A number of identified heritage items are located in Warriewood Valley.



D16.1 Warriewood Valley Locality outcomes

Achieve the desired future character of the Locality.

To ensure new development responds to, reinforce and sensitively relates to the spatial characteristics of the existing built and natural environment.

High quality buildings are designed and built for the natural context and any natural hazards.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like is softened by landscaping and vegetation.

To enhance the existing streetscapes and promote a scale and density that is at a human scale and in line with the height of the natural environment.

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land and access to public places and spaces is clear and defined.

To ensure the provision of a "sense of address" and an attractive, generously landscaped streetscape amenity where buildings are fronting onto a street.

To achieve reduction in visual clutter.

To locate and design noise generating equipment to mitigate likely acoustic impacts.

Presentation to a public place controls

For the purpose of this control "public places" is considered to be areas within the public domain that are accessible to the general public, and may include roads and streets, the creekline corridor, parks and reserves.

The facades of buildings presenting to any public place must address these public places, provide visual interest, have a street presence and incorporate design elements (such as roof forms, textures, materials, arrangement of windows, modulation, spatial separation, landscaping etc.) that are compatible with any design themes existing in the immediate vicinity. Blank facades that front public places are not supported.

Building function is to be expressed by the facade. Any building facade and front setback to a public place must incorporate at least two of the following design features:

pedestrian entry feature including a footpath;

awnings or other features over windows;

front entry feature or portico that highlights the location of the front door;

front feature balconies on upper floors; and

gables, dormer windows or the like that provide architectural interest to the roof form, visible from the street.

Clear visual connection must be achieved between the public place and the front setback/front façade of the building.

Walls without articulation shall not have a length greater than 8 metres to any street frontage.

The bulk and scale of buildings must be minimised.

Landscaping is to be integrated with the building design to screen and soften the visual impact of the built form. The height and scale of the landscaping in the setback area to the public place must be proportionate to the height and scale of the building. Hazards, Natural Environment and Heritage

Comment:

The subject site is shown as been located within the Warriewood Valley zone, The design aims to achieve a positive architectural and aesthetic contribution to the character of the area.

The design of the building is sympathetic to surrounding development and makes allowances for environmental objectives (i.e. solar penetration, cross ventilation, minimising of shadows etc).

The proposed building integrates within the established pattern of the local context by maintaining the predominant scale and bulk of surrounding dwellings. Thus, the development is in keeping with the surrounding scale of developments and local morphology (footprints and space) of the area and the predominant 'subdivision' pattern.

The Proposal is only For a First Floor addition to an existing dwelling. No Alterations to the existing site structures or fences require modification, Landscaping and vegetation to remain as is existing to lessen any potential impact on the local wildlife

Areas of construction and materials storage should be check and cleared with hand tools (no heavy equipment) First to encourage any wildlife to move on.

B3 Hazard Control**Comment:**

B3.1 Landslip - Subject site is not located in a Geotechnical landslip hazard zone.

B3.2 Bushfire - Subject site is not located in a Bushfire hazard area.

B3.71 Estuarine - low density residential - Subject site is not located in a Estuarine hazard area.

B3.11 Flood - Subject site is not located in a Flood hazard area.

B4 Controls relating to the natural environment**Comment:**

The Proposal is only For a First Floor addition to an existing dwelling. No Alterations to the existing site structures or fences require modification, Landscaping and vegetation to remain as is existing to lessen any potential impact on the local flora and fauna.

B5 Water management**Comment:**

-The proposed addition is over the existing dwelling / within the existing roofed area and will connect into the previously approved and pre-existing stormwater services via rain water tanks and stormwater easement for drainage.

-Current onsite waste water management is to be retained, Proposal is for a first floor addition to and existing dwelling services will be connected directly into the existing service.

B6.3 Off-street Parking**Comment:**

Complies with Requirements identified on DCP Map/ DCP Controls, Existing off street parking, driveway and Garage arrangements to remain.

B8.1 Construction and demolition - excavation and landfill**Comment:**

N/A

B8.2 Construction and demolition - Erosion and sediment control**Comment:**

Proposal is only for a First Floor Addition, minimal to no ground works or excavation required. Sediment control fences will be installed if required.

B8.3 Construction and demolition - Waste minimisation

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

Comment:

All waste is to be removed from site by builder and re-used or re-cycled by a recycle waste centre. This complies with the requirements of the DCP

C1.1 Landscaping**Comment:**

The first floor addition is to sit within the footprint of the existing dwelling, Existing open space to be maintained and enjoyed. No impact on the existing trees, site vegetation or landscaping is envisaged.

C1.2 Safety and security**Comment:**

As per existing dwelling, Surveillance is maximised by orienting the outlook from the building towards the street.

C1.3 View sharing**Comment:**

The proposal does not result in any unreasonable loss of privacy with minimal impact or disruption of views of neighbouring properties, There is no impact on the coastal or bushland environment.

The First Floor addition has been designed to incorporate lowline pitched roofs along with articulation and Terracing of the design allowing for greater view corridors.

While it is not believed that extensive views would be available, the proposed development is set in from the boundaries and articulation of the design has been incorporated to create a senses of openness allowing for view corridors to be retained around the property which is a reasonable and appropriate response.

C1.4 Solar Access

Comment:

Refer to submitted shadow diagrams showing shadows cast on "June 21" with additional shadows provided for March 20 noting a significant reduction in shadowing during the March equinox. (No adverse effect on neighbours has been created by the first floor addition).

The new addition creates a minimal increase in shadowing, the 1st floor addition has been designed to fully comply with and fit under the Building height controls, Side setbacks and Boundary envelope lessening overshadowing impacts and loss of enjoyment to the surrounding land, any modification to the design would have minimal impact.

C1.5 Visual Privacy

Comment:

The proposed development does not result in any significant loss of privacy to adjoining dwellings, the 1st floor addition has been designed to fully comply with the Side setback and Boundary envelope controls creating greater spatial separation between boundary lines and neighbouring homes.

C1.6 Acoustic Privacy

Comment:

The proposal is reasonably offset from adjoining properties. No adverse noise is anticipated from a typically domestic use.

C1.7 Private Open Space

Comment:

Required private open space pre-exists and will remain in place.

C1.23 Eaves

Comment:

Eaves have been incorporated into the design

D16 Warriewood valley Locality

Outcomes

Achieve the desired future character of the Locality.

To ensure new development responds to, reinforce and sensitively relates to the spatial characteristics of the existing built and natural environment.

High quality buildings are designed and built for the natural context and any natural hazards.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.

To enhance the existing streetscapes and promote a scale and density that is at a human scale and in line with the height of the natural environment.

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land and access to public places and spaces is clear and defined.

To ensure the provision of a "sense of address" and an attractive, generously landscaped streetscape amenity where buildings are fronting onto a street.

To achieve reduction in visual clutter.

To locate and design noise generating equipment to mitigate likely acoustic impacts.

Controls

For the purpose of this control "public places" is considered to be areas within the public domain that are accessible to the general public, and may include roads and streets, the creekline corridor, parks and reserves.

The facades of buildings presenting to any public place must address these public places, provide visual interest, have a street presence and incorporate design elements (such as roof forms, textures, materials, arrangement of windows, modulation, spatial separation, landscaping etc.) that are compatible with any design themes existing in the immediate vicinity. Blank facades that front public places are not supported.

Building function is to be expressed by the facade. Any building facade and front setback to a public place must incorporate at least two of the following design features: pedestrian entry feature including a footpath; awnings or other features over windows; front entry feature or portico that highlights the location of the front door; front feature balconies on upper floors; and gables, dormer windows or the like that provide architectural interest to the roof form, visible from the street.

D16.1 Character as Viewed from a public place

To achieve the desired future character of the Locality. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment

Comment:

The First floor addition has been designed to integrate into the land form and landscape, whilst maintaining adequate landscaped open space to reduce stormwater run off. Design of the First floor addition has been carefully considered to provide a design that meets and exceeds the desired future character of the locality to provide additional space for the occupants of the home while minimising visual impacts on the natural environment when viewed from private or public spaces, the proposed development does not necessitate removal of significant trees or vegetation.

D16.6 Front Building line**Comment:**

The proposal is for a First floor, The addition has been "set in" from the existing footprint and building line of the dwelling. The Proposed Front setback Varies between 4.77m - 6.58m - compliant with 3m front setback control.

D16.7 Side and Rear Building line**Comment:**

The proposal is for a First floor Addition, The existing home and First floor addition has been set in from the boundaries to create a sense of openness, reduce visual bulk and scale and limit Privacy issues and increase solar access to comply with the controls identified in the DCP

- Side setback Eastern boundary = 3.6m - compliant
- Side setback Southern boundary = 4.37m - compliant
- Rear setback =N/A for corner block

The First floor addition has been designed to minimise Privacy impacts, Reduce overshadowing to neighbouring dwellings (please refer to submitted shadow diagrams) and create a sense of openness. Existing trees and vegetation located in and around the land will be maintained keeping a feeling of consistency.

The proposal is considered appropriate in this case and will be readily absorbed into the built environment and landscaped setting of the locality. A compromise in this case would stop the desired outcomes of the current future owners of the home.

D16.9 Solar Access**Comment:**

Refer to submitted shadow diagrams showing shadows cast on "June 21" with additional shadows provided for March 20 noting a significant reduction in shadowing during the March equinox. (No adverse effect on neighbours has been created by the first floor addition).

The new addition creates a minimal increase in shadowing, the 1st floor addition has been designed to fully comply with and fit under the Building height controls, Side setbacks and Boundary envelope lessening overshadowing impacts and loss of enjoyment to the surrounding land, any modification to the design would have minimal impact

D16.10 Private open space**Comment:**

The first floor addition is to sit with the footprint of the existing dwelling, Existing Private open space of 160m² to be maintained and enjoyed. No impact on the existing site vegetation or landscaping, located on the site is existing grassed areas are envisaged.

D16.13 Building colours and materials

To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.

Comment:

The colours and materials used for alterations and additions to The first floor addition shall complement the existing external building facade.

Summary

The proposed addition is designed to enhance and integrate within the local context and is therefore consistent with the existing and desired future character of the area. The proposed development is consistent with the general principles of Pittwater Local Environment Plan 2014 and Pittwater 21 DCP Amendment No. 27, namely:

- Design takes into consideration neighbouring dwellings with regard to access to light, ventilation bulk and scale;
- There are no adverse effects of the proposed development on the environment, either biophysical, economical, or social.
- There is no significant overshadowing to adjoining private open space (ref. shadow diagrams) or neighbouring residential properties.
- The design, colour and materials used are in keeping with the style of the surrounding area.
- The proposed addition maintains the visual pattern and predominant scale of buildings in the locality and the immediate context.

Hence, it is our professional opinion that there would be no detrimental impact to the surrounding built environment in this instance.

Prepared by:

Your Style Designer Home additions

