

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING RESIDENCE

9 CALLISTEMON WAY, WARRIEWOOD NSW 2102

LOT 1801

DP 1103124

Prepared By *JJDrafting*

August 2020

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 824/20, drawing numbers DA.01 to DA.07 dated August 2020, to detail the proposed alterations and additions to an existing residence at 9 Callistemon Way, Warriewood.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

- # 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 P21 Development Control Plan*

2) Site characteristics and description

The subject allotment is described as 9 Callistemon Way, Warriewood.

- Site area of 266.9 m².
- Zoned R3 Medium Density Residential.
- Part of the Urban Land Release Area: Warriewood Valley. Sector 8
- This site is not noted as a heritage item or part of a heritage conservation area.
- It is not located in a bushfire prone area, a flood prone area or landslip zone.
- Located in Class 5 Acid Sulfate Soil Area.
- The front of the property addresses Callistemon Way to the South West and Songlark Way to the North East (rear boundary)
- The site is currently developed with a two storey attached dwelling. The residence addresses Callistemon Way and a freestanding garage behind the dwelling addresses Songlark Way. The residence consists of brick walls and a tiled hip roof. The house has a First Floor Level balcony with a gable roof addressing the front (being Callistemon Way) . This balcony sits above a Ground Floor Level porch. It is attached to an adjacent dwelling no. 11 Callistemon Way.
- Access to the front door of the dwelling is via an existing pedestrian path off Callistemon Way. Vehicle access to the garage is via an existing driveway off Songlark Way.
- The site has a slight fall from the rear boundary down towards the front boundary approx. 390mm.
- Vegetation consists of mixed endemic and introduced species. with areas of lawn to the front of the site. The front garden features a canopy tree, hedges and lawn. There are 2 trees near the rear boundary of the site. There no trees noted as in the Heritage Items

Schedule 5 of the PLEP 2014. There is no relevant vegetation area, threatened species habitat or area of natural significance at this site.

- Scenic views from properties on this part of Callistemon Way, look South West towards Warriewood Valley Playground Rocket Park, with Fern Creek beyond. All of the existing dwellings face this view.
- The streetscape on Callistemon Way features rows of similar two storey attached and semi-detached houses. Most have brick walls and tiled hip roofs. Most have a First Floor Level balcony with gable roof and a Ground Floor Level porch below.

3) The Proposal

Description

This proposal is for alterations and additions to an existing dwelling house. Accompanying drawings DA 01 – 07 describe the proposal in detail. This proposal complies with the Pittwater Local Environmental Plan 2014 and Pittwater Development Control Plan 2014.

The proposed works are as follows:

Enclose the existing Ground Floor Level porch on three sides, with brick infill and new windows. This will result in an additional 3.2m² floorspace.

Open the fourth side of the enclosed porch, to the existing Living Room, by removing the existing door and sidelight between them.

Provide new timber flooring to the enclosed porch. This floor to be level with the existing Living Room floor.

4) Zoning & Development Controls

4.1 Pittwater Local Environmental Plan 2014

The site is zoned R3 Medium Density Residential, under the provisions of the Pittwater LEP 2014. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

4.2) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004

The application for this proposal will not require a BASIX certificate. The cost of these works is expected to be under \$50,000.

4.3) Height of Building (PLEP 4.3)

Maximum building height:		8.5m	
Existing roof height:		7.33 m	
Proposed roof height:	NO CHANGE	7.33 m	COMPLIES

4.4) Acid Sulfate Soils (PLEP 7.1)

This site is Class 5 on the LEP Acid Sulfate Soils Map. No excavation works are planned for this proposed development. Therefore a plan is not required for measures to work with Class 5 land.

4.5) Development Standards and the Effects of the Proposal

a) Desired Future Character - Warriewood Valley Release Area (P21DCP - A1 and A4.16)

The proposed alterations to the existing dwelling are consistent with the desired future character of the surrounding area. There will be no change to the residential use of the existing dwelling house at the site. Building density will not increase significantly as floor area will only increase by 3.2m². Building height, setbacks, outlines and scale will not change. The scale and form of the existing dwelling house will not be altered in a significant way.

All existing vegetation and canopy trees at this site will be retained.

The existing front porch to be enclosed, will continue to modulate the house's front façade. The existing first floor balcony with gable roof will remain. The recessed feature entry porch will be also remain.

All façade colours and materials for this development will match the existing house. The natural brown brick veneer walls harmonise with the natural environment. will complement the character of the existing streetscape and neighbouring development.

This development will not require any excavation, thus avoiding issues associated with the site's Class 5 Acid Sulfate Soils. There are no further known hazards relevant to the site at this time.

b) Flora and Fauna Habitat Enhancement Category 2 (P21DCP – B4.3)

The proposed alterations will not result in changes to the vegetation or fences on this site.

There will be no reduction in tree canopies, native flora and fauna habitat.

There will be no additional fences.

c) Preservation of Trees and Bushland Vegetation (P21DCP – B4.22)

The proposed alterations will not result in changes to any trees or other vegetation on this site.

This development will not involve any clearing of vegetation, cutting back or damage to existing trees.

d) Construction and Demolition – Erosion and Sediment Management (P21DCP – B8.2)

Erosion and sedimentation prevention measures will be installed to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.

These sedimentation prevention measures will be installed in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) on the downstream side of any works undertaken on the boundary of the site and on public lands adjoining the site to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.

Appropriate devices will be in place at all times to prevent the migration of sediment off the site. Refer to DA06 Erosion and Sediment Control / Waste Management Plan.

e) Construction and Demolition – Waste Minimisation (P21DCP – B8.3)

No excavation will be required for this development. Waste materials generated through demolition, and construction works will be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility. Refer to DA06 Erosion and Sediment Control / Waste Management Plan.

f) Construction and Demolition – Site Fencing & Security (P21DCP – B8.4)

This development site will be protected by site fencing for the duration of the works.

g) Construction and Demolition – Traffic Management Plan (P21DCP – B8.5)

This development is not expected to involve site excavation or fill of 100 m³ or more. Therefore a Traffic Management Plan is not be required for this application.

h) View Sharing (P21DCP - C1.3)

The proposed alterations will not reduce any South West views across to the park, for adjoining dwellings. The proposed alterations will not cause loss of any views for adjoining dwellings, as this porch enclosure will not increase the existing building envelope.

i) Ecologically Sustainable Development, Safety & Social Inclusion – Warriewood Valley Locality – (P21DCP – C6.3)

Principle 1 – Natural Surveillance:

Enclosing the existing porch will allow natural surveillance of the street from the porch to continue. Opportunities for surveillance may be increased, as the porch will be protected from rain, wind and cold at night and on cool days. The existing partially open porch has columns that intruders can hide behind. This hazard will be eliminated by fully enclosing the porch.

Principle 2 – Access Control

As noted, enclosing the balcony will eliminate a potential hiding space for intruders. The existing partially open porch also looks like a second entry point to the house, as from Callistemon Way. Enclosing the porch will remove this confusion. Pedestrians approaching the site from Callistemon Way will be more clearly directed to a single point of entry at the front door of the house.

Indoor Air Quality and ESD Design:

The proposed alterations will use timber that is reused or comes from sustainable forestry practices. Brick, selected for wall infill is a recyclable product made from natural materials.

j) Character as Viewed from a Public Place - Warriewood Urban Land Release Locality (P21DCP - D16.1)

Objectives:

Achieve the desired future character of the locality. Respond to and reinforce spatial characteristics of existing built and natural environment. Enhance the existing streetscape and promote a scale and density in keeping with the height of the natural environment. Visual impact of the built form secondary to landscaping and vegetation. High quality buildings designed with regard to the locality's natural context and accommodating any natural hazards. Buildings should not dominate the streetscape and will be of 'human scale'. Preserve and enhance district and local views which reinforce Pittwater's natural context. Enhance the bushland vista of Pittwater as the predominant feature of the landscape, with built form being a secondary component. Development adjacent to public domain elements should complement the landscape character, public use and enjoyment of that public land.

Controls:

- *Buildings fronting the street must have a street presence and incorporate design elements compatible with design themes for the locality.*
- *Walls without articulation shall not have a length greater than 8m to any street frontage.*
- *Building façade to a public place must incorporate 2 of the below design features:*
- *Entry feature or portico; awnings or features over windows; verandahs, balconies to any First Floor element; open, deep verandahs; or verandahs or pergolas above garage doors.*
- *Minimise bulk and scale of buildings.*
- *Landscaping to be integrated with building design to screen visual impact of the built form.*
- *Buildings in residential areas to be secondary to landscaping and vegetation.*

This proposal satisfies the relevant objectives and controls in that:

- There will be no significant change to the building façade. Therefore the character of the locality will be unaffected.
- It will keep the existing house's building outlines and spatial characteristics. The existing house's relationship with and natural environment will not be changed.
- The existing streetscape, building scale, density and height will not be altered.
- Visual impact of these minor changes be minimal. The current building outlines, façade materials and architectural style will be maintained. The house's relationship to landscaping and vegetation will not change.
- Natural hazards are not known to exist at this site. It is not in a slip zone, a foreshore zone, riparian zone, bushfire prone or flood prone area.
- The existing building bulk will not be increased. This development will retain 9 Callistemon Way's current scale and relationship to the streetscape.
- As the building will remain within its current outlines, existing district and local views will be preserved.
- Existing bushland vistas of Pittwater will remain as the predominant feature of the landscape. Existing built form will not be expanded. Built form will remain a secondary component of the landscape.
- The existing house is adjacent to a public street and across the road from a park. In view of this, every effort has been made to minimise changes to the front façade facing the street. The development will work within the existing building outlines. Existing building façade materials will be matched. This should complement the existing landscape character, public use and enjoyment of public land.
- The building's front facade will keep its street presence and main design elements. The existing house's hip roof and brick walls will be retained, similar to neighbouring buildings on this Street. The existing gable roofed First floor balcony will be retained, similar to neighbouring buildings on this Street. The existing entry will still have a recessed feature porch.
- The dwelling house front façade will still be articulated once the existing porch is enclosed. There will not be a flat wall of more than 8m length facing the Callistemon Way.
- The front building façade will still incorporate 2 design features:
Recessed feature entry porch; Balcony to the First Floor, with gable roof.
- This development will not significantly increase the bulk and scale of the existing house.
- Landscaping will not be affected by this development. Existing landscaping screens the visual impact of the house from the street.
- Existing Landscaping and building scale will remain unchanged by this development.

The proposed development, as viewed from a public place, will achieve the future desired character of this locality. It will comply with the controls and objectives of the Pittwater DCP 21 - D16.1.

COMPLIES

k) Water Management for Individual Allotments – Sector 8 on Urban Release Area Map (P21DCP – D16.4)

Alterations and additions resulting in changes to impervious area must consider existing approved water cycle management.

Existing Hard Surface area :		182.15 m ²
Proposed Hard Surface area:	NO CHANGE	182.15 m ²

No change to impervious area means that water cycle management does not need to be considered in this application.

NO CHANGE

l) Landscaped area – Warriewood Valley Residential Sectors (P21DCP – D16.5)

Site area is 266.9 m². Site width is approximately 8.142m. This is < 9m.

Minimum Landscape area requirement (3m min. dimension)	25%	66.725 m ²
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Existing Landscape area :	25.21%	67.28 m ²	
Proposed total landscape area:	NO CHANGE 25.21%	67.28 m ²	COMPLIES

As this property currently has an established dwelling and landscaping, it is no longer a newly created individual allotment. Since there is no change proposed to the existing landscaped areas, it is anticipated that there will be no adverse impact on Water Management as a result of these alterations.

m) Front building line – Warriewood Valley Land Release Area (P21DCP - D16.6)

Minimum setback to dwelling from front boundary:		3 m	
Existing front setback of dwelling:		3.9 m	
Proposed front setback of dwelling:	NO CHANGE	3.9 m	COMPLIES

n) Side and rear building line – Warriewood Valley Land Release Area (P21DCP - D16.7)

Existing dwelling is approximately 6m wide. It is semi-detached.

Min. side setback of attached/abutting dwelling < 9 m wide:		0.9 m and 0 m	
Existing side setback of dwelling:		2.1 m and 0 m	
Proposed side setback of dwelling:	NO CHANGE	2.1 m and 0 m	COMPLIES

Existing site is rear loaded. There is a garage and driveway accessed from Songlark Way at the rear.

Minimum rear setback of garage:		0.5 m	
Existing rear setback of garage:		0.985 m	
Proposed rear setback of garage:	NO CHANGE	0.985 m	COMPLIES

o) Solar Access - Warriewood Valley Residential Sectors (P21DCP – D16.9)

The porch to be enclosed and the existing Living Room front glazing, currently receive no direct sunlight, since they are on the SouthWest side of the building. When the porch is enclosed, its existing outlines will not be expanded. Therefore this development will not result in a larger area

shadowed area, at the existing or neighbouring sites. This development will not reduce direct sunlight access for habitable rooms in adjacent dwellings. It will not reduce direct sunlight access for existing habitable rooms or private open space at 9 Callistemon Way. **COMPLIES**

p) Building Colours and Materials – Warriewood Valley Land Release Area (P21DCP - D16.13)

All external finishes for the proposed enclosure will match those of the existing building. The external wall infill will be an earthy, natural brown brick colour to match existing brick walls. These materials and colours comply with development controls. **COMPLIES**

5) Matters For Consideration Under Section 79c Of The Environmental Planning And Assessment Act, 1979

5.1) The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

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

5.2) Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3) Any development control plan

The development has been designed to comply with the requirements of the Warriewood Valley Locality and the general principles of Development Control 21.

It is considered that the proposal respects the aims and objectives of the DCP and the desired character objectives of the Locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

5.4) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised regarding the proposed development.

5.5) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and additions to an existing dwelling will not impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is well designed and takes into account relevant provisions of the Pittwater DCP 21.

5.6) The suitability of the site for the development

The subject land is zoned R3 Medium Density Residential. The proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling, without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.7) Submissions made in accordance with this Act or the regulations

This is a matter for consideration by Council.

5.8) The public interest

The proposal will not impact adversely on the environment, the character of the locality or the amenity of adjoining properties and is therefore considered to be within the public interest.

6) Conclusion

The proposed alterations and additions will not have any detrimental impact on adjoining properties or the Warriewood Valley locality. The development will be in keeping with Council's aims and objectives for this locality. It will have no effect on acid sulfate soils, local fauna and flora, landscaped area, trees or water management. It will not affect local hazard management.

Site security, waste generation, soil and sediment erosion have been considered in this application. Measures to minimize any impacts of construction and demolition in these areas are addressed by this application. Ecologically sustainable development and safety have been considered and will be improved. Enclosing the existing porch will improve street surveillance and security and control of access to the site from Callistemon Way.

It will not create expanded building scale and bulk. The form and finishes will match the existing building façade. It will be in keeping with the character of the existing streetscape. These alterations will not block any views for existing adjoining residences. These alterations will not increase overshadowing or reduce sunlight access for adjoining properties, for existing habitable rooms or private open space at 9 Callistemon .

This proposal will not have any impact on the environment, water management of the locality, or the amenity of adjoining allotments. The local streetscape will keep its character. Street safety will be improved. In view of this, we request the issue of Development Consent under the delegation of Council.



9 Callistemon Way viewed from sidewalk of Callistemon Way

Propose enclosing main front porch at Ground Floor Level. Retain recessed porch in front of entry.



9 Callistemon Way (left) and 11 Callistemon Way (right), viewed from Callistemon Way
Propose enclosing main front porch at Ground Floor Level. Retain recessed porch in front of entry.



Streetscape showing 5, 7, 9, 11 and 13 Callistemon Way, viewed from Callistemon Way
Propose enclosing 9 Callistemon Way main front porch at Ground Floor Level.



Side of Main Front Porch - Ground Floor Level, viewed from the garden of 9 Callistemon Way.
Propose enclosing main front porch at Ground Floor Level.

9 Callistemon Way, Warriewood

SCHEDULE OF EXTERIOR FINISHES

Walls ----- Brick to match existing

Door and window frames ---- Powdercoated or painted to match existing