

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING RESIDENCE
AT**

10 BERTANA CRESCENT, WARRIEDWOOD, 2101

LOT 17 DP 233448

Prepared by *JJDrafting*

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1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 860/20, drawing numbers DA.01 to DA.15 dated DEC/20 to detail proposed alterations and additions to an existing residence at 10 Bertana Crescent, 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 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 21 Development Control Plan 2014

2) Site Characteristics and Description

The subject allotment is described as 10 Bertana Crescent, Warriewood.

- Site area of 696.7sqm.
- The site is zoned E4 Environmental Living.
- The site is located in a geo tech landslip area – Geo tech report attached
- The site is not listed as heritage or in a conservation area.
- It is not located in a bushfire area.
- The site is in Class 5 Acid Sulfate Soil Area.
- The property addresses Bertana Crescent to the South West.
- The site is currently developed with a one and two storey brick veneer dwelling with a flat metal deck roof . There is a garage on the lower ground floor, with access to the lower ground floor level.
- To the rear of the dwelling is an inground pool and an alfresco area.
- Driveway access is provided via an existing vehicle access off Bertana Crescent located to the South West boundary.
- The site falls from North East (Rear) to South West (front) approximately 10.8m
- Vegetation consists of mixed endemic and introduced species with small to medium trees and shrubs to the front yard, and small shrubs and screening plants to the rear. Lawn areas are located to the front of the property.
- Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.

3) The Proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for additions and alterations to an existing double storey dwelling. It provides compliance with the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014. The proposed additions and alterations are as follows:

Site – refer to DA.01

- Remove brick paving to the South East of building and make site good for impervious material .

Lower Ground Floor Plan – refer to DA.04

- Proposing a new window in the Rumpus Room, and the existing door to be replaced with a window.
- Remove existing external stairs and replace with a new stair with landing

Ground Floor Plan – refer to DA.05

- Enclose portion of existing deck to extend the living room.
- Extend the existing deck out the front of the living room extension.
- Replace an existing sliding door in Bedroom 3 with a window and wall below sill made good.
- Raise the sill of an existing window in the Master Bedroom, with the wall below the sill made good.
- Raise the sill of an existing bay window in the Bedroom 2, with the wall below the sill made good.
- Cover the new deck extension and the existing deck with a polycarbonate pergola roof.

4) Zoning & Development Controls

4.1) Pittwater Local Environmental Plan 2014

The site is zoned E4 Environmental Living under the provisions of the PLEP 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 require a BASIX certificate.

4.3) Height of Building (LEP 4.3)

The control for this parcel of land is a maximum of 8.5m.

No change is being made to the existing height of building.

The proposed additions and alterations **comply** with this control.

4.4) Pittwater 21 Development Control Plan

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

4.5) Acid Sulfate Soils (PLEP 7.1)

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

4.6) Development Standards and the Effects of the Proposal**a) Desired Future Character - Warriewood Locality (A4.14)**

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 height, setbacks, 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 proposal will be surrounded by existing canopy trees. The visual impact of the built form is secondary to landscaping and vegetation. The proposed additions will not dominate the streetscape as it is of 'human scale' and surrounded by existing vegetation.

The setbacks are compatible with the existing surrounding developments.

The proposal will not have any significant or adverse impact on the neighbouring properties.

b) Internal Driveways (B6.2) and Off-Street Parking (B6.3)

No changes to the existing internal driveway or garage is proposed.

c) View Sharing (C1.3)

The proposed additions and alterations will not affect adjoining dwellings.

d) Solar Access (C1.4)

No loss of daylight to habitable rooms in adjacent dwellings will be experienced because of this proposal.

e) Visual Privacy (C1.5)

The proposed additions and alterations will not affect adjoining dwellings.

f) Character as view from a public place (D14.1)

The DCP encourages development to achieve the desired future character of the locality, ensuring that the new development responds to and reinforces the special characteristics of the existing build and natural environment, enhances the existing streetscape and promotes a scale and density that is in keeping with the height of the natural environment, the visual impact of the built form is secondary to landscaping and vegetation. High quality buildings are designed which have regard to the locality's natural context and accommodating any natural hazards. Buildings should not dominate the streetscape and appear at a human scale. Views which reinforce and protect Pittwater's natural context.

Landscaping to be integrated with the building to screen the visual impact of the built form and are to give the appearance of being secondary to the landscaping and vegetation.

The proposal satisfies the relevant objectives in that:

The proposed addition is secondary to landscaping and will be off bulk and scale that will not dominate the streetscape.

Majority of the existing vegetation will be retained.

The proposal will not result in any loss of either primary or peripheral views from any surrounding dwellings.

The setbacks are compatible with the existing surrounding developments.

It is proposed that the alterations and additions are consistent with the desired future character, the streetscape and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

g) Setback requirements (D14.8 side and rear)

Side Setback

The side setback control for this parcel of land is a minimum of 2.5 m to one side and 1.0 m for the other.

There will be no change to existing side setbacks for the existing dwelling

- North West existing side setback is 1.07m. **Complies**
- Existing South East side setback is 1.81m, and the proposed setback of the deck addition is 1.91m. It is difficult to adhere to the side setback controls due to pre-existing structures. It is requested that this slight non-compliance be supported as the proposed addition follows the original building line and will not affect adjoining neighbours. Privacy and solar access will not affect adjoining dwellings.

Rear Setback

The rear setback control for this parcel of land is a minimum of 6.5 m

There will be no change to the existing rear setback.

h) Front building line (D14.7)

Front setback control is a minimum of 6.5 m

The proposed front setback to deck addition -----16.03m. **Complies**

i) Building envelope (D14.11)

The control for this parcel of land is to maintain a building envelope that rises 3.5 m from the side boundary and projects at an angle of 45 deg.

The proposed additions and alterations **comply** with this control.

j) Landscaped Area (D14.13)

Site area is 696.7m²

The control for this parcel of land is a minimum landscaped area - 60% - 418.02sqm

Existing landscaped area -----49.48% -----344.73sqm

Proposed Landscaped Area -----50.07% -----348.83sqm

It is requested that this slight non-compliance be supported as the proposed landscaped area is more than the existing landscaped area. By reinstating hard surface areas to impervious area the landscaped area has increased by 4.1sqm.

Existing hard surface area -----393.75sqm

Hard surface to remain -----389.65sqm

There will be a decrease in hard surface by 4.1sqm – no OSD will be required.

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 locality and the general principles of Development Control 21.

It is considered that the proposed design respects 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 unreasonably 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 having regard to the relevant provisions of the Pittwater Development Control Plan 21

5.6 The suitability of the site for the development

The subject land is zoned E4 Environmental Living and 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 Council in the consideration of this proposal.

5.8 The public interest

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

6) Conclusion

The proposal which provides for alterations and additions will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



View of front of property from
Bertana Crescent



View looking South East
towards existing deck
proposed to be enclosed to
form living room extension



View from entry and living room to existing deck proposed to be enclosed.



View from deck outside bedrooms, showing stair to be removed, existing deck to be covered with polycarbonate pergola, and on to deck to be enclosed.

SCHEDULE OF EXTERIOR FINISHES

10 BERTANA CRESCENT, WARRIEWOOD

WALLS	
Ground floor	Timber/FC horizontal cladding (medium)
ROOF	Selected colorbond sheeting (medium)
PERGOLA ROOF	Polycarbonate
WINDOW & DOOR FRAMES	Powder-coated aluminium (medium/dark)