



Statement of Environmental Effects

ALTERATIONS AND ADDITIONS TO A DWELLING
3 MARTIN STREET, FRESHWATER

Sheralee Hogan | Site Specific Designs | March 2020

Proposed development

It is proposed to remove part of the existing roof for a small first floor addition, with a small addition to the ground floor including;

- Small excavation of the front yard for a new level outdoor terrace and new front entry path and stair
- Internal alterations to the ground floor including a new kitchen and external glazing
- A small addition to the living room including a new elevated back deck and the removal of external stairs
- Alterations to accommodate a new internal stair to the first floor
- New front boundary fence and modified existing carport.

SITE DESCRIPTION

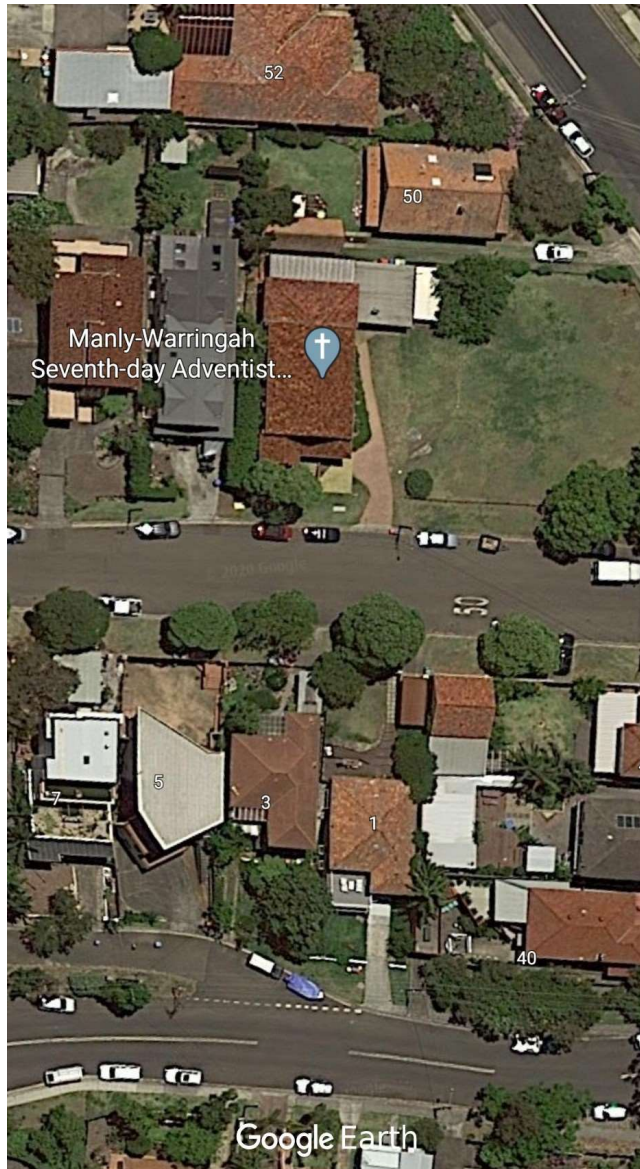
Lot 34 DP 4947, 3 Martin Street, Freshwater, NSW, 2096

The site is located with two boundaries facing streets with access, the top on Martin Street, and the bottom on Lawrence Street. It is a steeply sloping site with a street boundary width of 12.19m and a depth of between 32.39m and 36.055m. It has a surveyed area of 417.3m² and is located on the low side of Martin Street.

The front boundary is 1.6m below the street level, with the front yard falling a further 1.6m to the front of the house on the western side. The existing cottage is centered on the site and falls over 24% for the footprint of the home towards Lawrence Street. This lower street is located a further 3.5m lower from the rear of the house.

The site is located across the road from a church and has a mix of two to four story dwellings surrounding it due to the steeply sloping nature of the topography.

There is a small garden at the front of the home with an exposed rock outcrop and a larger vegetated area to the rear of the house with established trees and lawn.



Freshwater Locality

The locality comprises of predominantly two, and three storey detached dwellings with a variety of renovated homes, in a mix of styles from flat roof contemporary houses to gabled timber framed homes. With the dual street access you find some homes have garages located off Lawrence street below the homes, whilst others have carports located on the street front boundary of Martin street. See photographs below of the neighbouring dwellings viewed from Martin Street and Lawrence Street.

Number 1 Martin Street, Top photograph from Martin Street, Bottom photograph from Lawrence Street



Number 5 Martin Street, Top photograph from Martin Street, Bottom photograph from Lawrence Street



Warringah LEP and DCP Numeric controls Summary Table

Zone R2	Low Density	Site Area 417.3m ²	
Codes	Required	Proposed	Compliance
Building Height	8.5m	6.9m	Yes
B1 Wall Height	7.2m	6.7m	Yes
B3 Side Boundary Envelope	4m and 45' from the boundary	Breach of envelope	No
B5 Side boundary setbacks	0.9m West, 0.9m East	1.3m West 1.32m East	Yes
B7 Front Boundary Setback	6.5m	6.16m 5.2% variation, existing	No
B9 Rear Boundary Setback	6m	9.4m new deck	Yes
D1 Landscape Open Space	40% (166.9m ²)	37% 154.8m ² , 7.2% variation	No

Discussion of Non compliance Areas

B3 Side Boundary Envelope

The site is steeply sloping with a fall of over 24% for the footprint of the dwelling. The non compliance predominantly occurs on the western façade on the proposed first floor for 5m, at a height of 1.25m, and on the ground floor for 3.6m at a height of 0.7m. Over this façade this relates to a 8.2% variation.

Merit consideration referencing Objectives of the control

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*
- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*

The development complies with the maximum 8.5m building height prescribed for the site. The small non compliance for the side boundary envelope is contained towards the front of the site. The house sits 2.5m below the street so the new first floor is actually

only 0.5m higher and with a low 2.2m pitching point results in a side roof line sitting at RL 44.00 which is the same as the neighbouring dwelling. Due to the skillion roof design sloping towards the centre of the site, we believe the bulk and height of the development is considered reasonable.

This non compliant area of wall sits just in front of the neighbouring deck at number 5 Martin street, and due to the north facing aspect of the site, the additional shadows created will be minimal until 10.30am and then will have no impact, refer to shadow diagrams for the Winter Solstice. The proposed development responds to the topography by stepping up the site, with minimal impact to the rear of the site in regard to amenity of adjoining properties that enjoy their primary aspect from the south of the site towards district views.

B7 Front Boundary Setbacks

The requirement is 6.5m, the proposed is an existing setback of 6.16m for the first floor wall and proposed deck.

Merit consideration referencing Objectives of the control

- *To create a sense of openness*
- *To maintain the visual continuity and pattern of building and landscape elements*
- *To protect and enhance the visual quality of streetscape and public spaces*
- *To achieve reasonable view sharing*

The proposal retains the existing streetfront setback which is slightly closer to Martin street than neighbouring properties but the addition of the first floor balcony and wrap around roof provides visual interest and adds a great sense of depth and articulation enhancing the openness of the design. The neighbouring dwellings also have street level carports and garages sitting either on or close to the boundary like the existing dwelling, maintaining the streetfront patterning.

The steeply sloping nature of the site creates a modest first floor addition when viewed from street level due to the location on the lower side of the street behind an existing established street tree. The openness of the deck and added articulation will enhance the streetfront façade when viewed from public places.

As previously mentioned due to the views being from the southern side of the site, the adjoining dwellings will retain all current views.

D1 Landscape Open Space and Bushland Setting

The requirement is 40%, the proposed is 37% .

Merit consideration referencing Objectives of the control

- *To enable planting to maintain and enhance the streetscape.*
- *To conserve and enhance indigenous vegetation, topographical features and will not impact on any wildlife habitats.*
- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs, and canopy trees of a size and density to mitigate height, bulk and scale of building.*
- *To enhance privacy between buildings.*
- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*
- *To provide space for service functions such as drying clothes.*
- *To facilitate water management, including on site detention, and infiltration of stormwater.*

The proposal includes the removal of approximately 11m² of soft landscape space, within the front setback due to the new levelled and extended outdoor terrace. This terrace will now be able to accommodate the family for outdoor recreational activities, and provide an enhanced link between the inside and outside spaces. The 2.7m wide garden bed facing the street will still allow for a variety of planting and by retaining the rock outcrop and existing small shrubs, will not impact any existing wildlife habitats.

The existing house is to remain, with existing side boundary setbacks not allowing for planting between adjoining dwellings to increase privacy, although the existing established trees on the site will be retained, at the front and back helping to soften the built form from the streetfronts.

The clothes line will remain in its current easterly position, which is adequate to service the occupants of the home.

The new retaining walls and paving to the front of the home will actually improve the collection of water runoff from the site by directing it in ag lines downhill to the lower street connection, rather than letting it find its own way.

Warringah DCP 2011

Relevant Controls

C2 Traffic, Access and Safety & C3 Parking Facilities

No change is proposed for the existing crossing from Martin Street, or Lawrence Street, with two carspaces provided within the site area.

C4 Stormwater & C5 Erosion and Sedimentation

The modified terrace increases the paved area by approximately 11m², with new retaining walls with ags lines proposed. The new first floor roofs will be connected to the exsiting system which falls to Lawrence street.

An erosion and sediment control plan is submitted as part of the application.

C8 Demolition and Construction & C9 Waste Managment

The waste management plan has been submitted as part of this application.

D2 Private Open Space

60m² required for dwellings with 3 or more bedrooms with a minimum dimension of 5m. The existing dwelling has a two street access and so has two frontyards. Both outdoor areas located facing the streets are capable of fulfilling the 60m² requirement with the area facing Martin Street, in the sun, and the area facing Lawrence street, filled with established vegetation.

D6 Access to Sunlight

The proposed new first floor will not result in unreasonable overshadowing impacts due to the North, South orientation of the site. The shadow diagrams submitted as part of the application show the proposal meets the required 3 hours of sunlight to 50% of neighbouring properties existing dwellings and private open space between 9am to 3pm on the 21st June, Winter Solstice.

D8 Privacy

Building layouts have been designed to optimise privacy between neighbouring dwellings with no windows proposed on the new first floor facing west, and a wrap around roof screening the new deck. The new window to the east is from a study and faces the front yard of the neighbouring yard and trees and is required for the cross ventilation within this room.

The new window to the Living room replaces the large wall of glass in the current location facing west and improves privacy here. Both neighbouring dwellings have primary decks located on the south west side of their homes facing the district views, and so the proposed new deck off the living room in this location will strengthen the

streetfront pattern and setback from Lawrence street, whilst adding articulation and openness to the façade.

D9 Building Bulk

The visual impact is minimized with the low pitched skillion roof, open deck facing the street, and varied wall setbacks creating depth and modulation within the façade. Using good design practices this innovative architecture produces a low energy addition with large eaves to shade the north facing glass, and cross ventilation through openable glazing options.

The variety of wall and roof setbacks, with well proportioned and located openings, combined with the selection of materials, all add to minimizing the bulk of the first floor addition.

D10 Building Colours and Materials

The selection of colours are consistent within the neighbourhood, and will compliment the existing home, harmonizing with the landscape, and enhancing the existing streetscape.

D11 Roofs

The roof form compliments existing neighbouring dwellings, and incorporates large eaves for shading, and providing a privacy screen from the deck to the west.

D13 Front Fences and walls

The visual impact of the proposed new boundary fence on Martin Street is complimentary to the neighbouring dwellings in style and height and will add to the existing streetscape.

D15 Side and Rear fences

No changes are proposed to the existing side and rear fences.

E10 Landslip Risk

Objectives of the control;

- *To ensure development is geotechnically stable.*
- *To ensure good engineering practice.*
- *To ensure there is no adverse impact on existing subsurface flow conditions.*
- *To ensure there is no adverse impact resulting from stormwater discharge.*

A Geotechnical Assessment from White Geotechnical Group dated 26th February 2020 has been submitted as part of this application. The report reveals no signs of movement or slope instability were observed on the grounds, and the adjoining neighbouring properties were observed to be in good order. The report concludes that no further Geotechnical assessment is recommended for the proposed development after it was considered and applied to councils flow chart.

Conclusion

The proposed development request for partial demolition and construction of a new first floor, extended ground floor, with new terraces and landscaping has been thoughtfully designed to improve the amenity for the owners, whilst making a positive contribution to the streetscape. The proposal has considered the neighbouring dwellings in the design to maintain amenity, solar access and privacy, and provide a design that is consistent in character to the existing streetscape.

The proposal although not numerically satisfying councils controls, achieves the aims and objectives of these controls and so suitable for approval on town planning grounds.