

STATEMENT

OF

ENVIRONMENTAL EFFECTS

FOR

PROPOSED ALTERATIONS & ADDITIONS

AT

109 ROSE AVENUE

WHEELER HEIGHTS

N.S.W. 2097

H&C DESIGN PTY. LIMITED

50 FULLER STREET • COLLAROY PLATEAU • N.S.W. • 2097

Mobile Phone: 0412386411 • ACN00207919

2nd. June

THE DEVELOPMENT OFFICER

NORTHERN BEACHES COUNCIL

CIVIC CENTRE

725 PITTWATER ROAD

DEE WHY 2099

Dear Sir or Madam:

STATEMENT OF EFFECT

Please find herewith a Statement of Effect to accompany the submitted plans (21101-01 to 10 inclusive) and Development Application for part of **No. 109 ROSE AVENUE WHEELER HEIGHTS** for Mr. L. & Mrs. C. LITTLEJOHN



The site is currently zoned residential and is in Northern Beaches Councils Local Environmental Plan. It is intended to construct the following

1. Internal modifications to the existing ground floor incorporating a new kitchen, laundry and bathroom.
2. First floor addition to the existing, incorporating a third bedroom and study / fourth bedroom.

A. REASONS FOR DEVELOPMENT

The owners require the alterations and additions to the existing dwelling for the following reason.

1. To replace a small and out of date kitchen with a new and functional kitchen.
2. To provide new and relocated bathroom and laundry.
3. To provide internal access to the existing rumpus / guest room.
4. To provide an additional bedroom & study come home office.

B. DEVELOPMENT CONTROL PLAN

The proposed additions have been designed to comply with Council's Local Environmental Plan requirements of heights, setbacks from sides, rear boundaries, landscaping. There is one item that does not comply, which is listed and the reasons given below.

Item	Proposed	Compliance with controls
Site area	572.8 sq.m.	Y
Housing density	1 per 600 sq.m.	Y
Front set back to dwelling	13.5m existing unchanged	Y
Rear set back to dwelling	6.06m existing unchanged	Y
Northern side boundary set back to dwelling	0.835-0.865m existing unchanged	N
Southern side boundary set back to dwelling	0.815-0.83m existing unchanged	N
Southern side building envelope	4.0m	N
Height restriction	8.5m	Y
Landscape open space	49.1 % (281.4sq.m.)	Y
Impervious area	50.8% (291.4 sq.m.)	Y
Number of cars spaces provided	2	Y

- a. The side boundary off sets do not comply with the Council's requirements of 0.9m min. The Northern boundary off set of 0.853-0.865m is existing and will remain unchanged. However, the Southern boundary off set 0.815-0.83m will remain unchanged but there will be modification to the existing windows and door configuration, to be replaced with a solid timber core door and a window with a one-hour fire rated shutter with a fusible link. The remaining openings to be closed off to match the existing non-combustible material. (Refer Dwg. No.05)

WE THEREFORE REQUEST A CLAUSE 4.6 VARIATION FOR THE SIDE BOUNDARY SET BACKS.

- b. The site is of a configuration of some 15.85m in width. The side boundary envelope has been encroached on the southern elevation. The proposed southern wall encroachment varies over the part length of the southern elevation from approximately 0mm to 430mm in a triangular shape, to the gable wall for part of the first-floor addition. (Refer Dwg.05) We feel that this encroachment is minimal as the first-floor addition has been off-set 1.5m from the side boundary to endeavour to reduce this encroachment. We ask Council to look at this minor encroachment favourably to maintain the amenity of the first-floor addition.

WE THEREFORE REQUEST A CLAUSE 4.6 VARIATION FOR THE SIDE BOUNDARY SET BACK.

1. STORMWATER DISPOSAL

The additional roof area is 3.0 sq.m., to be connected into the existing stormwater disposal which discharges to the street. The proposed first floor roof area has been located solely over the existing roof area and does not increase the existing roof area, except for the additional area previously noted. As this additional area is insignificant, the additional area will not overload the existing stormwater disposal system.

2. IMPACT OF THE PROPOSAL

The proposed first floor has been designed to be within Council's requirements where possible; therefore, there is little to no impact of the proposed work to all adjoining properties. Refer to Privacy noted below.

3. DESIGN AND EXTERNAL APPEARANCE

It is proposed the first-floor addition roof to be a metal sheet roof with a colour bonded finish, to match existing, which is in accordance with the council's reflectivity index and colour. The proposed additions to the first-floor walls are to be clad with plank cladding in a selected colour finish to match profile and colour of the existing dwelling.

4. EFFECT ON STREETSCAPE

The proposed additions are located to the rear of the property which is located a significant distance from the front boundary. Therefore, the streetscape will not be affected.

5. BASIX REPORT

A Basix report has been supplied.

6. LANDSLIP

Council has located this property within a land slip risk Area D and Ripian Land, therefore a geotechnical assessment has been supplied.

7. PRIVACY

The privacy of the adjoining properties has been taken into account, with the provision of high light windows to bedroom and study areas, and only one regular sized bedroom window which does not directly over-look private open space of the neighbouring property, to the north. The adjoining area to the south is vacant land and cannot be built upon. The over-looking issue has been kept to a minimum.

8. SOLAR ACCESS

The site orientation is east west and the adjoining property to south is vacant land is affected by the 0900, 1200 & 1500 hours shadows. The proposed additions only increase the existing shadow marginally, over the existing vacant land that cannot be built upon. Refer drawing numbers 21101-07, 08 & 09. The 900, 1200 and 1500 hours does not affect any other adjoining neighbours dwelling or private open space.

9. DISPOSAL ARRANGEMENTS

All demolition material will be sorted on site for recycling and transported to Kimbriki Recycling Centre at Terrey Hills.

10. SOIL EROSION AND SEDIMENTATION CONTROL

As there is minor excavation for some footings, a sedimentation control fence will be located around the affected area. (Refer Dwg. No. 21101-01 for location and Dwg. No. 21101-06 for detail)

11. NOTE

The proposed development site is not affected by the following – flooding, soil erosion, mine subsidence, contaminated land, flora and fauna, historical and archaeological aspects.

CONCLUSION

The proposed additions will have no impact on the neighbouring properties. The proposed development is appropriate for the site and the area. No significantly adverse environmental impacts or consequences will be created as a result of this development and the subject proposal should be seen as a reasonable development solution for the subject site.

Yours faithfully,

HENK. MENKE

Director

H&C DESIGN Pty. Limited