

STATEMENT OF EFFECTS

**13 Bruce Street
WARRIEWOOD
LOT 10 IN D.P. 15762**

SUMMARY

The subject site is situated on Warriewood beach at 13 Bruce Street (a cul-de-sac). The development on the foreshore along Bruce street is predominantly new, large, brick and tile residences with one or two smaller weatherboard and tile homes.

The proposal comprises;

1. Removal of existing weatherboard and tile garage and dwelling.
2. Earthworks, even cut and fill to form usable terraces
3. Retaining walls, exposed faces to be clad with sandstone.
4. Erection of staggered three storey residence and double garage at street level. (landscaping is proposed on all levels, see attached landscape plan)
5. 12mt lap pool
6. Landscaping

STORMWATER DISPOSAL, FLOODING, LANDSLIP, BUSHFIRE AND OTHER RISKS

These issues are addressed in the attached report by Martens and Associates.

EFFECT ON THE LANDSCAPE, FLORA AND FAUNA

See Landscaper's plan and Arborist's report.

STREETScape OR SCENIC QUALITY OF THE LOCALITY

The existing dwelling's bulk is spread across the whole site, obscuring the view out to the ocean for pedestrians using Bruce Street. The proposal has minimised the width of the development which has both the impact of maximising visual permeability through the subject site and affording the residents maximum northerly outdoor living areas.

The proposal viewed from the foreshore (approx. 20mts below) respects the desired future character of the Warriewood Locality. The mature Norfolk Pine which dominates the site will be retained. The planned terracing of the site will introduce sandstone retaining walls and these along with the planned extensive planting on all three levels will soften the built form.

DESIGN AND EXTERNAL APPEARANCE OF THE PROPOSAL IN RELATION TO THE SITE AND THE LOCALITY AND ITS COMPATIBILITY WITH SURROUNDING DEVELOPMENT

Human scale and streetscape character have been respected along Bruce Street with the use of a low sandstone street boundary wall, pergola'd pedestrian gated entry point and hipped colorbond roof over a double carport. Maximum landscaping is proposed in front of the sandstone wall and in a 2.1 x 6.5 area to the south of the garage, which will soften the built form.

Staggering the built form on terraces, results in the highest section of the development (this all within the required bulk and height restrictions) in the centre of the footprint, with single storey roofed section at street level and a planted uncovered verandah on the beach side. Extensive planting is proposed on the second floor uncovered deck, this to maximise visual privacy for residents and neighbour on the southern side.

The dominant materials used will be sandstone, glass and Colorbond roofing. Hardwood and stainless steel will be applied to balustrading and eave detailing.

GENERAL - VISUAL PRIVACY, ACOUSTIC PRIVACY, AND PRIVATE OPEN SPACE

Walls and windows have been designed to maintain the client's visual privacy, and to acknowledge the privacy of immediate neighbours: allowing for a sense of territory for all parties. The allocation of spaces

over the three floors, set back from the foreshore and staggered up the slope, gives the house distinctive views without any visual deprivation of neighbours.

Design and lay-out serve to contain potential noise within the dwelling. The open aspects of the house face mainly east, on to the water, and, secondarily, north, on to the security-fenced lap pool and walled garden.

Private open space, which receives due solar exposure, is varied, adequate and accessible from the house, allowing for reasonable privacy.

Neighbours on the North.

The proposal increases the distance between the adjoining residence and new dwelling substantially, thereby improving acoustic conditions. The pool has deliberately been kept in the most north westerly position, which situates it alongside the adjoining garage and driveway minimising the potential effect on those residents and ensuring maximum privacy and solar gain for the pool users. Planting along the second floor verandah will have the effect of maximising visual privacy.

Neighbours on the South.

The residence on the south side has a 12mt unmodulated façade which is set back by approx 2.7mt. The driveway runs the length of the side boundary. The existing dwelling, on the subject site, is set 1mt from the common boundary. The proposal will greatly improve the conditions which exist.

- modulating the proposed façade position from 1mt to 2.1mts,
- small sections of lean-to roofing,
- high level windows
- mix of materials, sandstone, cladding, colobond, high level glazed sections
- planting on the second level verandah

EXCAVATION

See Geotechnical engineers report.

VIEW SHARING

The focus of views in the locality is Warriewood Beach. The building's height and alignment ensure that immediate neighbours do not suffer any loss of view.

SOLAR ACCESS

See attached shadow diagrams

ENERGY AND WATER CONSERVATION

See attached water report

See attached NATHERS and BASIX reports

WASTE AND RECYCLING FACILITIES

Waste facilities are accessible and convenient, next to the garage, on the Bruce Street frontage, and integrated with the development. Adequate space and appropriate surfaces are allowed for storage of waste and recycling receptacles within the property boundaries.

SWIMMING POOL SAFETY

The client ensures compliance with the Swimming Pools Act 1992. Since the front wall along Bruce Street, which forms the eastern boundary of the swimming pool, is limited to a height of 1 metre, the client plans to surmount that wall with a .2m stainless steel horizontal hand-rail, giving a total height above natural ground level of 1.2m.

HEIGHT GENERAL

The proposal is within the required 8.5mt. height restriction

FRONT BUILDING LINE

The design respects the desired future character of the Warriewood Locality; bulk and scale, views and vistas, residential amenity on the street have all been maintained. Existing rural and bushland character will be preserved and enhanced by landscaping.

The front building line has been aligned with that of the existing garage, and the design shifts the new building towards the southern boundary. (See **DESIGN** above.) This gives a continuous façade across the width of the building, which is in character with the existing built environment.

SIDE AND REAR BUILDING LINE

The proposal is within the 1mt and 2.5mt side building line requirements, and contributes to the desired future character of Warriewood Locality, maintaining reasonable bulk and scale, respecting views and vistas, and ensuring privacy, amenity and solar access.

FORESHORE BUILDING LINE

The proposal is within the required 6.5mt foreshore building line, ensures equitable view-sharing and protects foreshore area amenity, by reducing visual impact as seen from the water. The set-back is uncluttered, in keeping with Locality character, and ensuring reasonable spaciousness and protection of vegetation, landforms and the natural landscape.

BUILDING ENVELOPE

The proposal conforms to the envelope specified - planes projected at 45° from a height of 3.5mts above natural ground level

SITE COVERAGE

The proposal does not exceed the 50/50 coverage requirement.

FENCES

Front (to the 6.5mt set back line) and side boundary walls will not exceed the required max. 1mt from natural ground level