

August 30th, 2019

Northern Beaches Council

Statement of Environmental Effects

Proposed Development:

10 Coramba Street

North Balgowlah

This statement of environmental effects has been prepared by Olive & Green on behalf of Mr Chris Gollan and Ms Susan Austin. The proposed development is for the modifications to the existing rear entertaining area at the existing residence at 10 Coramba Street North Balgowlah.

A. Details of Proposal

The existing site has a 2 storey timber residence positioned toward the front of the site with a terraced rear garden to accommodate the sloping topography. The site is within the Warringah precinct of the Northern Beaches Municipality and is controlled by the 2011 Warringah LEP and DCP.

The proposed development applies to 3 modifications to the existing rear entertaining area;

1. Excavation of the existing mid-level paved entertaining area to allow for a new lower outdoor entertaining space, level with the adjacent kitchen and family room within the house.
2. Installation of a new openable louvred roof 'Vergola' type structure over the new outdoor space to provide shade and wet weather protection.
3. Replacement of existing sliding glass doors from the family room with new timber framed glass Bi-fold doors.

B. Site Suitability

The proposed changes to the existing residence are within the existing rear entertaining space footprint which is currently paved and accommodates an outdoor spa. As this space is at the rear of the property, the proposed changes will have no effect to the current streetscape.

The proposed changes to the existing outdoor space will allow greater accessibility from the rear kitchen and family room within the house and provide a more private entertaining space which visually and acoustically will benefit both the occupiers of the house as well as their immediate neighbours.

The addition of a 'vergola' type structure with open sides and a louvred openable roof will assist with shade and weather protection. Given the outdoor area will now be 1m lower than is currently the case, we do not see this structure having any adverse impact on the bulk and scale of the existing house from the back elevation nor will it contribute to any additional shadowing.

The lowering of this area and the addition of an open structure also helps to minimise noise transfer between properties (by lowering the source) and overlooking in both directions.

The existing landscaping at the rear of the house will largely be maintained with the addition of new planters around the perimeter of the lower entertaining area.

C. Compliance with relevant plans and Policies

Warringah DCP and LEP of 2011

The existing residence is zoned Low Density Residential

The proposed development does not affect any of the matters raised within the planning guidelines of the LEP

The proposed development does not extend the existing building footprint or envelope. There is no increase in total floor space area within the existing house.

The proposed development does not alter the existing building height.

The proposed development does not increase the current hard surface area of the site (it merely lowers the level of what is already existing).

Stormwater drainage can be re-connected to the existing rainwater collection system currently installed under the house.

The proposed development has the new structure set back from the side boundary in line with the existing house and the height of the structure has been kept to a minimum both against the house structure and the topography of the land. These are both compliant with the LEP guidelines. Given the nature of the works proposed, we do not see any characteristics that will detract from the aims and outcomes already achieved by the existing house within the framework of the current DCP and LEP.

D. Site Analysis

A site analysis plan has been prepared to show the positioning of the new works within the rear garden of the site and against neighbouring property structures. The key elements of maintaining view and solar access are indicated for each property. There will be no overshadowing as the proposed works are primarily for excavation and a new openable structure over the lowered outdoor area.

E. Impacts of the Development

The proposed development has been triggered by a desire for the current owners of the property to better utilise the rear outdoor space while also mindful about mitigating any increase in sound transfer and visual impact both from and to neighbouring properties.

The proposed part excavation of the rear garden will lower the entertaining level and as a result keep the new shade and weather structure to a visual minimum from neighbouring properties. It will have no impact on the streetscape or neighbourhood in general and will not alter or detract from any of the neighbouring homes views or amenity and therefore will have little impact to the neighbourhood.

The proposed new family room Bi-fold doors will provide for better accessibility and use of the two spaces in conjunction with each other and replace the sliding doors in the same width opening with a different operation. This will have no effect on neighbouring properties or their amenity.