



17 Wilberforce Avenue, Rose Bay, 2029 Tel: 0400402740

ABN 43 452 479 982

SECTION 96 COVER LETTER

3 GRAHAM STREET, FRESHWATER

Dear Planning Officer,

The proposed Section 96 application is being made as four changes have arisen since the DA was approved.

- The inclusion of a lined flue for a solid flue cooker. This is to allow the client to use a carbon neutral cooking and heating system, the wood burning Esse stove.
- The re-pitching of the roof to provide a pitched roof over the new build rather than a flat roof. The existing roof is pitched a 25 deg, the proposed at 22 deg. Overall the proposed roof is only 390mm higher than existing and there is no significant impact on the sun shadow diagrams.
- Window WD12 to the first floor bathroom. Enclosing one of the existing windows and creating a larger window that looks to the street rather than the neighbour
- The removal of the redundant gable roofs on the sides of the house. These structures are remnants of old work done on the house. Removing them enables easier cladding and reduces the bulk of the house.

We are convinced that all of these changes will create a more environmentally sustainable house and that there will be no noticeable impact on the neighbours.

If there is any way that I can clarify or help otherwise please call.

Yours Sincerely

Tash Clark (Director)

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November 24th 2014

3 Graham Avenue, Freshwater

REVISED FOR SECTION 96 STATEMENT OF ENVIRONMENTAL EFFECTS

REVISION TOPICS

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RELEVANT DCP AND LEP

SOLID FUEL HEATER / COOKER

The proposed cooker is an ESSE 990. It is a wood burning stove that has been in production since 1854. An extremely energy efficient system, it requires minimal wood and also allows the heating of water for general use, underfloor heating , and unused hot water can be used in the pool. It has a lined flu that runs externally to the the house. I've attached what I believe to be the council requirements below.

1. Yes , the proposed heater meets AS 4013.
2. Yes , the heater meets AS 2918.2001
3. The floor protector is the concrete slab the stove sits on. The flu extends more than 4.6 meters above it; it extends 7900mm above
4. The flu is more than 3m from the highest point of the roof, it is 4940mm from the highest point of the roof.
5. The flu is more than 1m above the roof penetration, is is 1720mm above.
6. The topography is an open slope. There is no anticipated smoke nuisance. Please refer to the site diagram for smoke direction .
7. There are no large trees in the immediate area

Solid Fuel Heater – Section 68 – Activities Checklist

Warringah Council will assess applications for approval to install a solid or oil fuelled heater on a case-by-case basis. As part of the application process, you are requested to comply with, and complete the following checklist. The checklist provides a greater assurance to Council that Australian Standards and impacts on nearby premises have been considered. Council Officers will use this form as part of the assessment process.

Solid Fuel Heater Requirements <i>(you may wish to consult your retailer or installer)</i>		Y	N
1.	Does the proposed heater meet the emission control requirements of AS 4013.1999/AS 4013.2014?		
2.	Does the proposed heater meet the requirements of AS/NZS 2918.2001?		
3.	Does the flue pipe extend not less than 4.6m above the top of the floor protector?		
4.	If the flue is 3m or less in horizontal distance from the highest point of the roof, is the top of the flue at least 600mm above highest point of the roof? (see Figure 1)		
5.	If the flue is over 3m metres in horizontal distance from the highest point of the roof, is the height of the flue at least 1000mm above the roof penetration? (see Figure 1)		
6.	Does the topography of the site or likely weather patterns or configuration of nearby dwelling/s indicate a potential to cause a smoke nuisance? (Include on site plan)		
7.	Are there any significant trees or other environmental or structural factors in the immediate vicinity that may cause a smoke down draught? (Include on site plan)		
NOTE: If the answer to questions 6 or 7 is YES, consideration should be given to not installing the Solid Fuel Heater, or relocating the heater to a more appropriate location in order to meet the above requirements?			

Further to complying with the above checklist, you must provide the following:

1.	The application must contain site, floor and elevation plans drawn to a scale of 1:100 or 1:200 clearly demonstrating the location of the proposed heater and the proposed flue in relation to the roof line of the dwelling and the closest neighbouring dwelling/building.
2.	Specifications of the appliance to be installed indicating compliance with AS/NZS 2918:2001 and the Building Code of Australia.
NOTE: YOUR HEATER IS NOT TO BE INSTALLED WITHOUT APPROVAL	

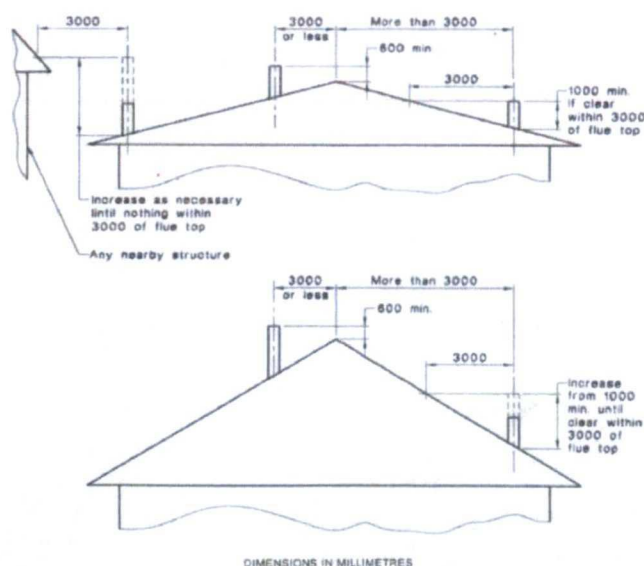


Figure 1. Minimum height of flue system as per AS/NZS 2918:2001

REPLACING THE ROOF

3 Graham Avenue is a single dwelling, located at the terminus of the cul-de-sac. The front of the property, while unfenced at the boundary, creates a low profile to the street, with the single garage being the primary clearly visible element of the façade. The front of the house faces north and creates a courtyard. The rear of the house looks South, including a general aspect over Freshwater and the valley. The site slopes down and has rock outcrops.



In order to make a more visually rationalised roof and save expense the proposed flat roof approved in the DA is to be incorporated in the pitched roof area. In order to make minimal impact we have reduced the pitch from 25deg to 22Deg. This means the overall height of the roof only increases by 390mm. The proposed roof uses Colourbond corrugated metal, in a dark grey BASALT.

This is in keeping with the LEP and DCP. It doesn't create height or envelope issues.

Warringah LEP 2011

The proposed development is consistent with the principles of the locality statements.

4.3 Height of buildings

(1) The objectives of this clause are as follows:

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,
- (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,
- (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the [Height of Buildings Map](#).

(2A) If the [Height of Buildings Map](#) specifies, in relation to any land shown on that map, a Reduced Level for any building on that land, any such building is not to exceed the specified Reduced Level.

The proposed development is still lower than the neighbouring buildings.

WEATHER BOARD CLADDING

The approved DA called for weatherboard cladding to all of the new area. By cladding the new areas and more extensive parts of the existing the house in weatherboard

- We put the thermal mass on the inside. Studies by the Institute of Building Technology Sydney University have shown for many years that this is the optimal building form for Sydney's climate.
- We are in keeping with Freshwaters original buildings

WINDOW RELOCATION

The windows all have to be replaced because of the added depth to the walls created by cladding. We saw this as an opportunity .

We have reduced the windows to the side boundaries and increase the scale of those to the front and back.

REMOVAL OF REDUNDANT GABLES

These triangles a redundant space left from previous renovations. A cleaner appearance will be achieved



Any changes are highlighted in **RED**

Warringah Development Control Plan (DCP) analysis

Site information and building controls:	Proposed	Compliance with controls? Y/N	Additional comments
Site area (m ₂)	773sqm	Y	
Housing density (dwelling/m ₂)	1/773	Y	
Maximum ceiling height above natural ground level	8.16 (Y)		existing and no proposed change
Maximum building height (m)	10.16	Y	MAX 9180
Front building setback (m) Change	8.2		No
Rear building setback (m)	4.3 to pool structure 11.7 to house		No Change
Minimum side boundary setback	1m		No Change
Building envelope	48m3		
Private open space (m) ₂	773-220.2=553(m) ₂		
% of landscape open space	72%		
Maximum cut into ground (m)	2	Not Applicable / No proposed Cut	
Maximum depth of fill (m) ₂		Not Applicable / No proposed Fill	
Number of car spaces provided ₂		No Change / one car space	

There is no apparent risk of flooding, drainage, land slip, soil erosion, mine subsidence, or bushfires.

The works will not be greatly visible from the street. Nor will the change the outline of the property as view from the valley, so will not change the amenability of the site.

Due to the nature of the works being to below the existing building line they do not change the shadows.

Regarding the privacy of the neighbors, the proposal encloses a balcony that currently has large glass doors, therefore reducing the amount of overlooking. The corner window of bed one is designed to mimic the existing situation with the balcony. The window to the en-suite is a reduction of the existing window further reducing any privacy /overlooking. The neighbor , No 2 , presents a blank wall that sits forward of the proposed works.

The works aren't to the garden, so will not affect flora or fauna.

The appearance of the current building is blunt, we wish to re-clad the building in timber weather boards and replace the existing windows with timber framed windows in order to soften the appearance on the house and make it more beachy, in keeping with its location. This will also improve its U values.

SITE PHOTOS

Street frontage: the entrance of the house has limited overlooking from the street



Entrance Courtyard: the conservatory



As viewed from the back garden: the raised pool visible



Yours Sincerely

A handwritten signature in black ink, consisting of several vertical strokes followed by a horizontal line.

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