

Date: 24/7/19

STATEMENT OF ENVIRONMENTAL EFFECTS

24 Kimo St, North Balgowlah

1. Site description

Lot 334 in DP 12316 is a rectangular shaped property in North Balgowlah.
The property steeply slopes up from Kimo Street on the eastern half of the lot.
The property is improved with a double garage near the front boundary and a single dwelling.

2. Project description.

The proposal is for construction of a cabana and surrounding trafficable space in the front yard of the subject site. Additionally, the existing deck on the east side of the existing dwelling will be extended.

3. Flora impact

The proposal includes the removal of several trees – all of which are exempt from the TPO as they are all palm species.

Proposed planting is suitable for the site and conditions while being selected to improve privacy.

A locally indigenous canopy tree is proposed to increase biodiversity and screening.

4. Privacy and shadowing.

The proposal will not result in any overshadowing concerns as the cabana is located near the northern boundary – so all shadows cast will fall onto the subject property.

Due to the solid wall with no windows on the north side of the cabana, the proposed cabana will not impact the privacy of the closest neighbour - 26 Kimo St, North Balgowlah.
Likewise, the outdoor use area above the existing garage will be screened by a solid 1800mm high wall on the north side to ensure privacy between neighbours.

A tall narrow canopy tree is proposed between the cabana and the northern boundary to soften the elevation of the cabana wall.

The deck extension at the upper level will largely be screened by the existing palm to be retained.

5. Streetscape and impact on public domain.

The cabana is located 6.5m setback from the front boundary. The location is partly on the existing double garage onsite. Due to this setback and the angle of view from the lower road, the cabana will have little impact on the streetscape. Parts of the roof in the eastern elevation will be visible from the street – however the design of the roof has intentionally mimicked the existing dwelling with a gable end. In this regard, the cabana will harmoniously integrate with the existing streetscape and built form.

The proposed trafficable roof to the existing garage will lift the garage roof in elevation by 300mm. This will allow for substantially more level outdoor area on the otherwise steep property. In order to privatise this space and create separation between the occupants and the public domain, permanent planter boxes have been utilized on the north, east and south side of this space along with an 1800mm high fence on the north side and 1200mm high fence on the east and south sides.

6. Risks

Flood

The site is not flood risk.

Landslip

On the Warringah Landslip Map, the site is low landslip risk.
See attached to this DA a prelim Geotech report.

Bushfire

The site is Buffer zone on the bushfire map.
See attached to this DA a bushfire report finding a BAL rating of 12.5.

The proposed development can be compliant with BAL 12.5 construction techniques and materials.

7. Waste management

The proposed development aims to recycle and re-use on site as much of the materials generated through demolition and excavation as possible.
Excess excavated material will be carted off-site and disposed of as per controls set out in WDCP. The excess spoil will be recycled at Kimbriki center or approved equivalent.
Any construction waste will be disposed of in an onsite skip bin, which will be located on the driveway within the boundary of the property. When removed from site it will be disposed of at Kimbriki Recycling center or approved equivalent.
Throughout the duration of the development a sedimentation control fence will be implemented to appropriate standards to avoid any loss of disturbed soils from the site.

8. Controls in LEP and DCP

WDCP

B3 Side Boundary Envelope

The site is governed by the 4m side boundary envelope rule in the DCP. This envelope is shown on the cross section on sheet 105.
Technically, the proposal is not compliant with this control however this is due to the fact that the existing ground level surveyed adjacent to the garage floor is excavated below what would have been natural ground level before the garage was built.
As the excavation for the garage at the back corner is approximately 2.2m deep, we can assume that the cabana roof would be compliant if the natural ground levels were available.

B4 Site coverage

The total building footprint is 36.9% of site area.
This minor noncompliance of 3.6% can be overlooked thanks to the intensive landscaping onsite which clearly minimises bulk and scale while offering space for water infiltration and biodiversity.

B5 SideSetback

The Cabana and deck are compliant with the 0.9m setback

B7 Front Setback

The Cabana and deck are compliant with the 6.5m setback.

B9 Rear setback

The Cabana and deck are compliant with the rear setback.

D1 Landscape open space

The site is required to have 40% landscape area with compliant landscape areas having a minimum dimension of 2.0m.

The existing site has a compliant landscape area of 29.07%

The proposed site design has a compliant landscape area of 26.99%.

Due to the existing development of the dwelling, garage and decks, the existing site condition has a restricted compliant landscape area.

The design employs specific measures to attempt to reduce excess hard surfaces and increase compliant landscape area. These include a stepping stone path through planted garden, locating the cabana partly on the existing garage roof and the use of permeable timber decking to increase stormwater infiltration.

These measures have resulted in a loss of just 2.08% of landscape area.

While this resulting area is below the control, the objectives of the control are met.

D13 Front fences

The proposed fence around the top of the garage has been setback 1.45m from the side and 1.8m from the front boundary while also being screened by landscaping. This exceeds the requirements of the control.

As evident in the design plans and the above Statement of Environmental Effects, the proposed development at 24 Kimo St, North Balgowlah will not have a negative impact on the local environment and in many cases will improve the aesthetic and functional aspects of the existing property and its local context.



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