



**Section 96
Statement of
Environmental
Effects
at
10 Ian Avenue,
North Curl Curl
NSW 2099
For
Geln Van Den Hoek**

RAPID PLANS

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1 INTRODUCTION

This Modified Statement of Environmental Effects accompanies the development application for the proposed new dwelling at 10 Ian Avenue in North Curl Curl.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Modified Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

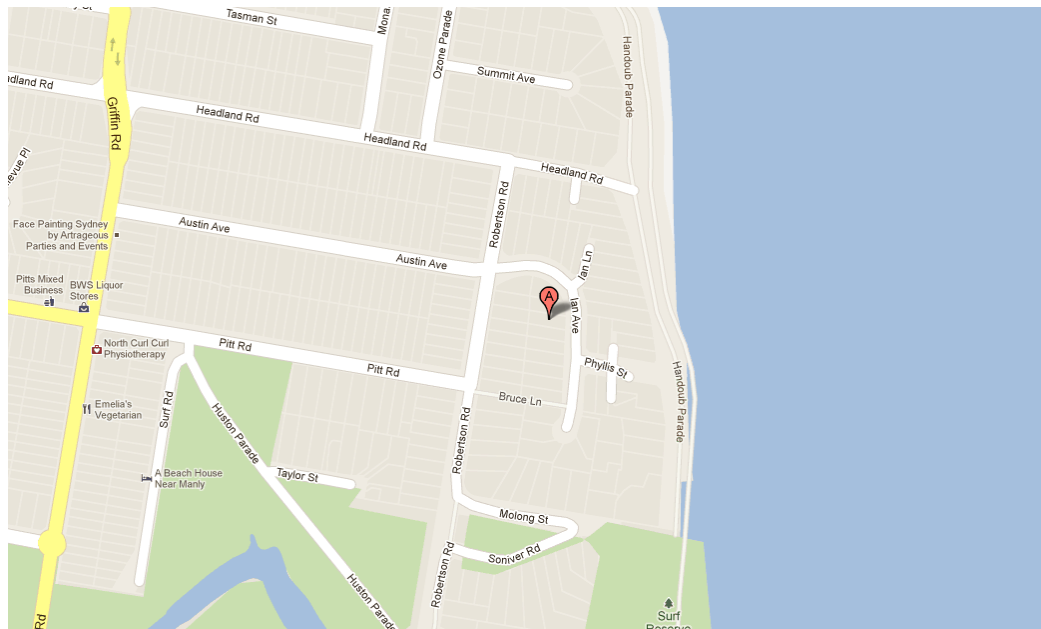
2 THE EXISTING BUILDING

2.1 Site

The residence is located on the western side of Ian Avenue in the residential neighbourhood of North Curl Curl.

Site Address: No 10 Ian Avenue, North Curl Curl

LOCATION PLAN



2.2 Local Authority

The local authority for this site is:
Warringah Council
Civic Centre, 725 Pittwater Road,
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot 36 DP 16602 known as 10 Ian Avenue, North Curl Curl, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011

2.1 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees.

The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing one & two storey dwelling with an existing rear pool with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low density area. An important characteristic and element of North Curl Curl significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.2 Existing Areas of the Dwelling

The site has an existing one & two storey dwelling with a rear pool & concrete parking area to the front.

2.3 Existing off street parking

There is parking available for multiple cars in the existing carport & on the existing concrete drive. There is no necessity for street parking.

2.4 Existing Landscaping

The landscaping to the existing property consists of a small garden bed to the south corner of the front yard with small trees & shrubs. To the rear yard there are several small to medium sized native trees with tiered garden & rock shelf areas with small shrubs between the pool & the rear boundary. A small lawn area is located between the house & pool. The existing landscaping is to be improved for this modified development application.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will become a new double storey building & car parking to the front. The appearance & bulk of the building is to be maintained throughout the development with the original approval under DA2014/1003 to be in keeping with surrounding properties. The proposed modified works provide for a new rear pool, pool deck, landscaping, pergola & rear terrace to improve the outdoor living & entertaining areas to the rear of the property. Excavation is proposed behind the approved garage to create a storage area under the approved rear section of the dwelling.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New concrete formed pool & glass pool safety barrier
- New concrete & tiled pool deck & rear terrace
- New masonry retaining walls to rear of property
- New timber pergola
- New landscaping
- New masonry basement storage walls behind garage

Internally the proposal encompasses:

- New masonry walls between proposed storage & approved garage with access doors

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

3.3 Purpose for the additions

The new modified proposal provides better provision for outdoor living & entertaining areas & internal storage for the residents whilst maintaining the bulk of the dwelling that is fitting for the North Curl Curl area. The owner is looking to improve on the original application as well as maintaining overall look of the approved house by

maintaining certain key components of the approved dwelling to be more usable for the owner's family. A new basement storage area is required on the lower floor which uses the existing ground area behind the approved garage. New rear decks & landscaping allow for flat areas for the owners family to make use of as well as a new pool to tie in with the decks & provide additional garden area along the rear boundary to assist in natural screening to the neighbouring properties. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the north eastern aspect improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the approved DA2014/1003 and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Exterior brickwork to match existing

Alloy windows & doors to all elevations

Roofing in colour bond medium to dark colour

Timber pergola painted

3.5 Height

The height of the new development will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	469.3 sq m	-
GFA (Gross Floor Area)	221.08 sq m	-
Height	8.49m	8.5m
Built upon area	As per approved DA	281.58 sq m
Landscaping	As per approved DA	187.72 sq m

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	As per approved DA	6.5m
Rear Set Back	14.47m (house) 1.2 (pool)	6.0m (house)
Side Set Back	1.2m (pool)	0.9m

The front setback of the residence will remain consistent with the approved DA

The location of the new pool is setback 1.2m from the side & rear boundaries of the property.

3.8 Access and Traffic

Access traffic will be maintained with the approved DA2014/1003. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 10 Ian Avenue has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed works minimizes overlooking into neighbours' living areas and recreation space. The masonry walls provide a barrier to the neighbours on the adjacent boundaries and the new rear terrace area does not directly impact to neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the west to east. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the southerly adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The masonry walls and concrete floors on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the new stormwater drainage system and piped to the street gutter.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing orientation as well as the northerly & easterly aspects.

4.2 Passive Solar Heating

The living spaces have concrete floor and masonry walls. The outdoor areas are to be tiled to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. The passive cooling is improved with the addition of the proposed pergola over the rear deck.

4.4 Natural light

Large open windows and doors to the north enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from a full brick and concrete slab construction to the lower floor & timber framed to the upper levels. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The entire house shall be thermally insulated in accordance with the Basix Certificate.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the front yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

North Curl Curl is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 10 Ian Avenue is a good example of this in that it has its car parking in the proposed garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new modified works to the rear of the house follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the

front and the rear areas of the house.

4.8 Development on Sloping Land

No. 10 Ian Avenue, North Curl Curl is shown in Landslip Category A: >5 degrees slope on Warringah Council Landslip map. In relation to Clause 6.4 of WLEP 2011, the proposed development has a low risk of landslide in relation to both property & life due to the flat grade & structural integrity of the site & dwelling. There is no detrimental impact of stormwater discharge with the additional runoff feeding into the existing system & piped to the street gutter. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for footings & pool area. The new drive is to be constructed on grade with minimal disturbance of soil.

4.9 Building Form

Residential buildings in North Curl Curl are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be masonry & cladded. The new works have been designed to maintain the overall look of the approved building form & to create a modern design that suites the area.

4.10 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The roof form is to maintain the approved DA2014/1003.

4.11 Walls

The walls will maintain the existing approved walls with masonry retaining walls added around the pool area.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the North Curl Curl area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 10 Ian Avenue are to be constructed in

alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners. Windows & doors approved under the original DA are to be unchanged with the addition of several windows to the non-habitable storage room to the lower level.

4.13 Garages and Carports

The freestanding houses in North Curl Curl allowed for the cars to drive to the front or down the side of the house. This development maintains the approved garage under DA2014/1003 with a storage area proposed behind the garage..

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

Fences & gates are to be maintained with the approved DA2014/1003 with the addition of new pool safety barriers around the proposed pool area to BCA & Australian Standards.

4.16 Garden Elements

The garden elements are to be improved promoting the concept of a garden suburb. Substantial planting is proposed to the rear of the property.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 10 Ian Avenue are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of North Curl Curl. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry & cladded walls, concrete & timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Masonry & cladded	Natural & Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Veranda Posts	Timber	Paint	By Owner
6.1.4 Door frame	Alloy	Paint	By Owner
6.1.5 Door	Alloy & glass	Paint	By Owner
6.1.6 Window	Alloy & glass	Paint	By Owner
6.1.7 Roofing	Colour Bond	Medium to Dark	By Owner