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STATEMENT OF ENVIRONMENTAL EFFECT

Proposed Additions and Alterations
53 Anzac Avenue, Collaroy. NSW 2097

GENERAL

The site, Lot 16 Section 18 in DP 12928 located in Northern Beaches LGA, of area 672.3 m² is situated on the north side of Anzac Avenue with a frontage of 15.28 metres to Anzac Avenue. The site falls nominal 3500mm from its south boundary at Anzac Avenue to the rear north boundary. The site is zoned R2 : Low Density Residential as per Warringah Council LEP 2011 and is suitable for BCA Class 1(a) development : detached residential development. The extant development on site consists of a detached part two storey residence. The lower level of brick construction provides bathroom and laundry facilities with a substantial storage / utility area. The upper level living area of timber construction contains a garage, master bedroom with ensuite bathroom, two bedrooms and bathroom, living / dining room, sunroom and kitchen with an expansive deck overlooking the rear garden and with a pleasing outlook to the north. The original cottage has a tiled roof while various additions to its perimeter have low pitched metal deck roofing.

It is intended to execute Additions and Alterations to the subject property noted above. These works consist of the following items :

- 1) Adjust and refurbish existing master bedroom ensuite bathroom.
- 2) Relocate entry to existing east side bedroom.
- 3) Form new east side bathroom.
- 4) Form new north east corner bedroom.
- 5) Adjust windows to west and north walls of kitchen.
- 6) Form new roof to sunroom and extend over south area of north side deck. Form new roof to north of kitchen similar to but lower than sunroom roof. Form box gutters to collect storm water from both roof areas and connect to downpipes on west and east elevations.
- 7) Form new timber framed deck to north side of residence with timber balustrades and privacy screens to future detail.
- 8) Form new timber stair from new deck to lower floor level service areas.
- 9) Renew areas of low pitched metal deck roofing and associated gutters, downpipes, flashings and connect to existing storm water system.
- 10) Remove all existing external timber wall cladding boards and shingles and re clad in uniform horizontal timber cladding boards.

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To the west and east of the subject site are located substantial two and part single storey residences. The existing cottage at No 53 Anzac Avenue is positioned close to the south site boundary adjacent to Anzac Avenue which is a reasonably busy feeder road. There is no change proposed to this existing set back from the front site boundary. The subject property has a fine distant northern outlook, is well exposed to summer north east breezes and has an expansive garden sloping to the north and extending to the site north boundary. A site analysis plan is shown on drawing No 017.06.DA.1 which forms part of this application.

The proposed scheme has minimal impact on the existing south and west elevations of the residence. On the south elevation the single change is the elimination of a small window to the master bedroom bathroom. The west elevation is amended by the removal of a window in the kitchen west wall and forming a long horizontal 'slit window' above the west side kitchen work bench.

The east 'wing' of the house is remodeled to provide a new bathroom with direct access from an existing bedroom and a new bedroom to be formed in the north east corner of this level. Access to this rearranged area is via an opening in the sun room east side wall. The east elevation will be extended to the north to accommodate the new bedroom while new windows in the master bedroom bathroom and new bedroom will replace existing east elevation windows. The new bathroom will feature a pop out element to contain a wash hand basin with windows facing north and south to optimise air flow to this bathroom. The minimum existing east side setback from the east side site boundary is 1450mm. The proposed pop out east side wall is proposed to lie 750mm from this boundary. This matter will be addressed in a request to vary development standard as per Clause 4.6

The area of proposed substantial change is the north facing rear of the property. An existing timber framed deck which exhibits many structural inadequacies is to be totally removed and replaced with new timber framed deck, to an adjusted footprint and partially over an existing concrete slab, with timber slat privacy screens and balustrades to future detail and with a timber framed stair to provide access to existing lower ground floor areas. The existing sunroom ceiling and roof structure does not provide for complying floor to ceiling height in this habitable area. A new 'up tilt' roof over the sunroom extending out over part of the deck is proposed. This arrangement will provide a complying ceiling plane in the sunroom, better control of sunlight entry to north facing areas of the house, unimpeded outlook to the north, an area of covered deck and cover from the elements to the stair and access way to the lower ground floor. A similar external roof profile is proposed to the north side of the kitchen but at a lower plane due to the more northerly springing point of this area of roof. Both these areas of roof will be connected to the existing storm water system.

Fenestration to all elevations at ground floor level will be rationalised and disparate materials eliminated. Exposed plumbing pipework will be amended to conceal these existing unsightly elements of the works and the existing roof mounted solar panel hot water system integrated with and connected to relocated and refurbished 'wet areas'.

The existing external timber cladding is a mixture of horizontal timber cladding boards and timber shingles. These external linings are displaying significant signs of deterioration. It is proposed to remove all this cladding and replace same with uniform horizontal painted timber cladding boards for paint finish.

Areas of low pitched metal deck roofing which are displaying significant signs of deterioration are to be replaced with new weathered zinc roofing on membrane on waterproof plywood and connected to the existing storm water system with a new replacement system of gutters and downpipes including connection to an existing above ground water storage tank located underneath the north side deck.

The existing terra cotta tiled area of pitched roof including solar panels will remain as extant except for north side perimeter of roof outside line of external walls. To this perimeter the roofing and supporting structure will be cut back to the wall line to enable the new 'up tilt' area of roof to be constructed. To entire perimeter of unaltered tiled roof a new system of gutters and downpipes will be installed.

It is the applicants submission that the proposed changes to the form of residence will not have any material negative impact, caused by shadows, on either east or west side neighbours. Attached are certified shadow diagrams that show the changes from the existing situation.

Overall the changes proposed are contained, add significantly to the amenity and appearance of the subject residence and will have minimal impact on neighbouring properties to the east and west sides of the subject property. There will be no change to the south elevation of the residence that is part of the streetscape of Anzac Avenue, Collaroy and therefore no negative impact.

PLANNING INDICES and CONTROLS

1) Landscape Area

Control	0.4 : 1
Site Area	672.9 sq. m
Required Landscape Area	270.0 sq. m
Area of proposed footprint of dwelling including deck	220.7 sq. m
Landscape Area proposed	456.9 sq. m

2) Site Coverage

Control	33% maximum
Site Area	672.9 sq. m
Proposed building footprint	220.7 sq. m
Percentage of site covered	32.8%

3) Height of Building

Control	Not to exceed 8.5 metres measured vertically to existing ground level.
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Ridge line level of existing residence is not altered by the proposed works and nominal 6.5 metres above existing ground level.

High point of high point of amended north side 'up turn' roof as proposed is nominal 6.2 metres above existing ground level.

4) Height of Walls

Control Not to exceed 7.2 metres

Vertical height of full extent of perimeter walls is less than 7.2 metres.

5) Side Boundary Envelope

Control	To be contained within envelope defined by vertical dimension at boundary of 4 metres and 45 degree inward inclined plane.
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See attached detail sketches.

The sketch details show three locations on both east and west site boundaries where the control is shown and where the minor extent of non-compliance is evident.

Dispensation is sought on the following grounds :

- 1) the extent and area of noncompliance is minimal
- 2) the slope of the site is a significant factor in bringing about this minor noncompliance

NOTE

See attached sketch details which show proposed Side Boundary Envelope profiles at three locations on both east and west elevations of the subject property.

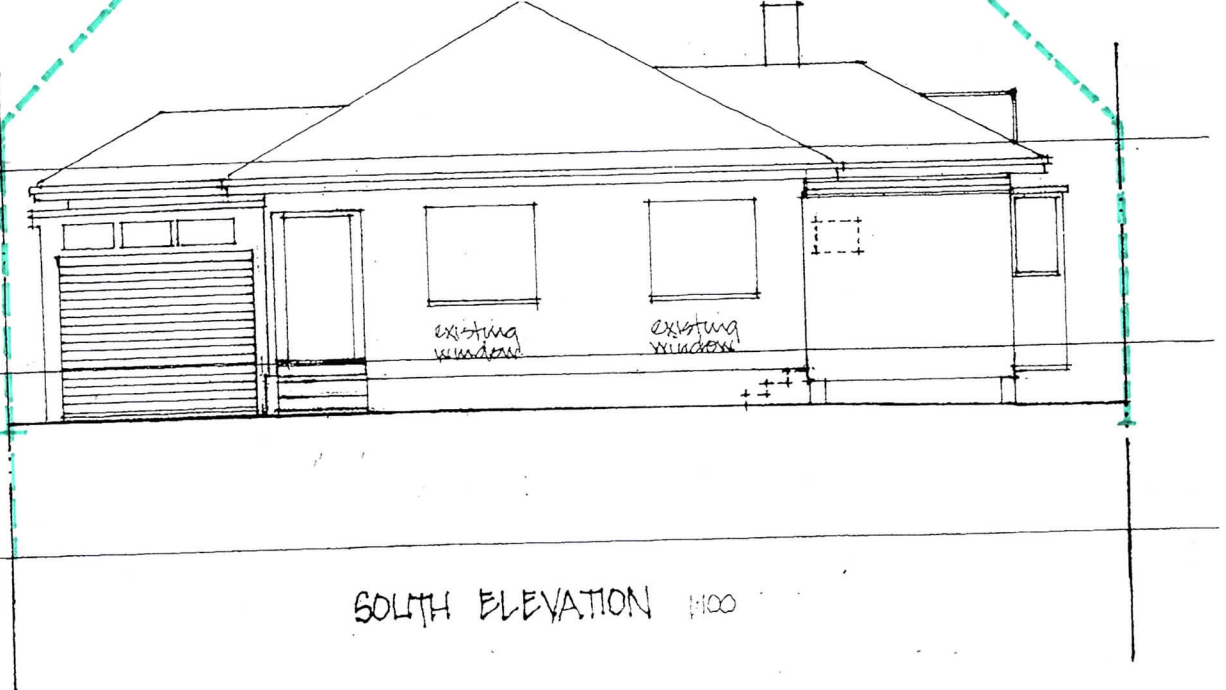
6) Front Boundary Setback

Existing setback profile of residence from front site boundary will not change as a result of the proposed works.

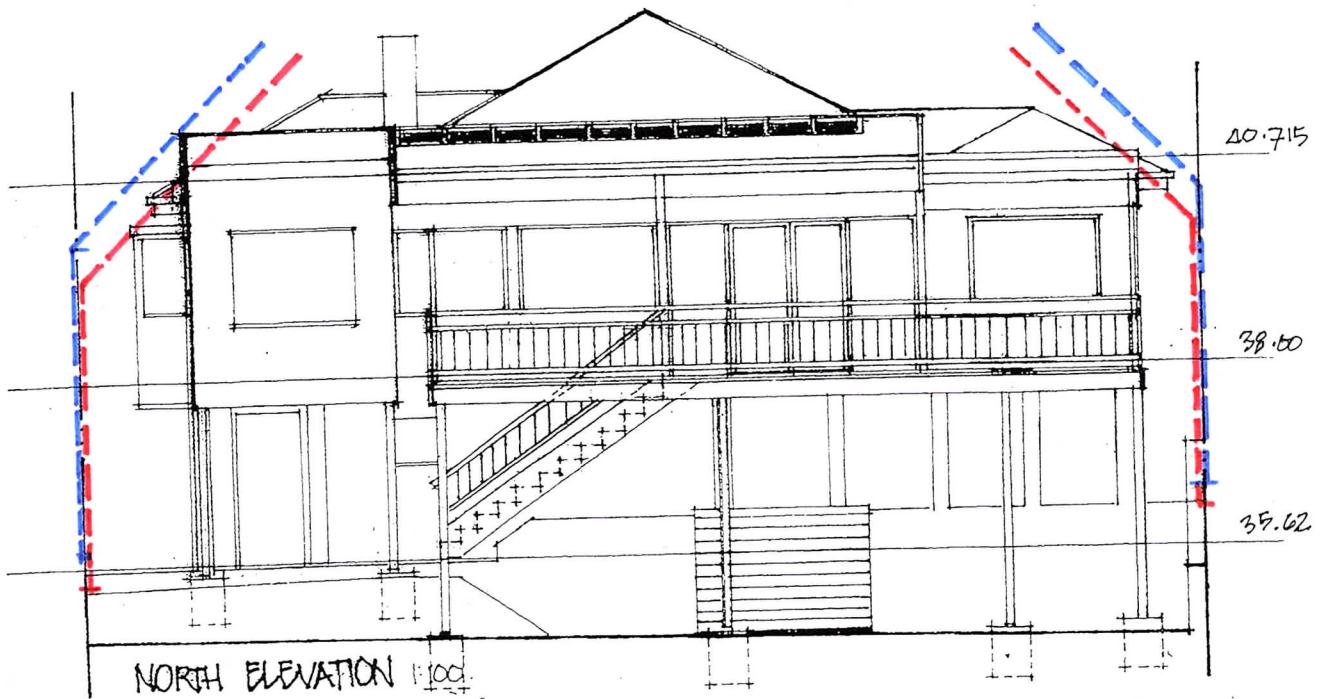
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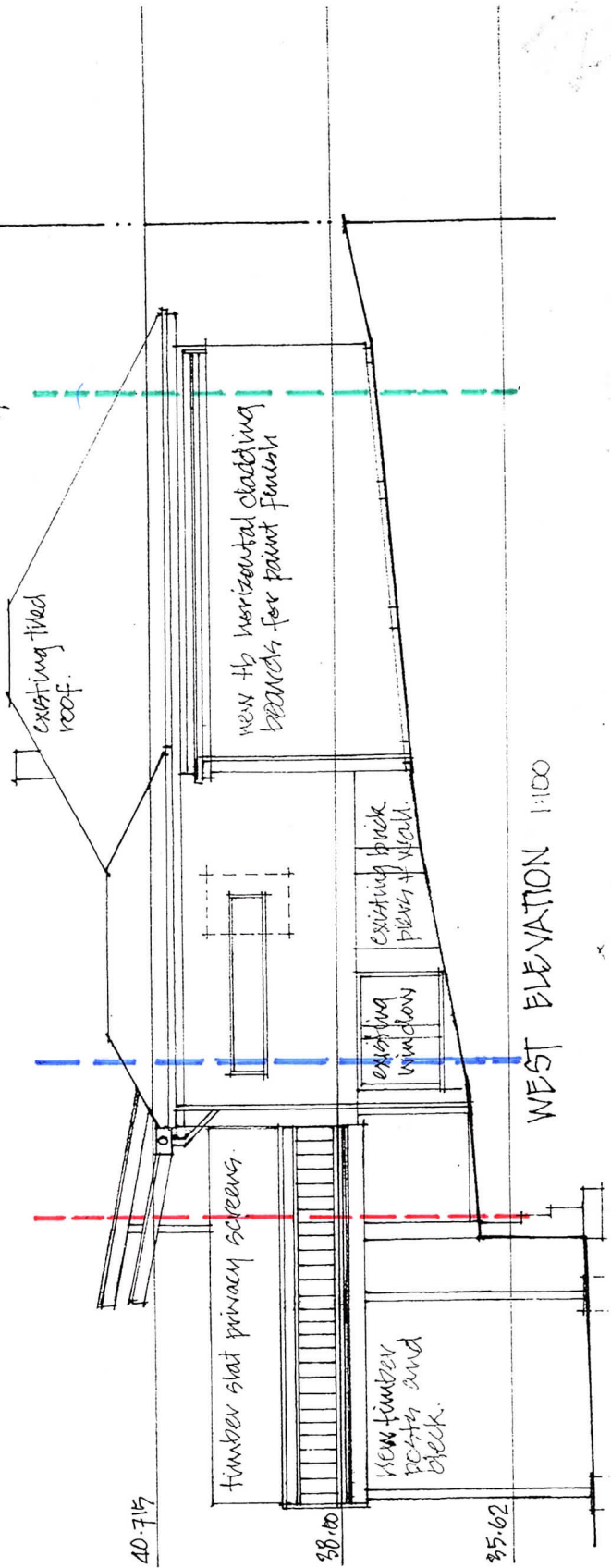
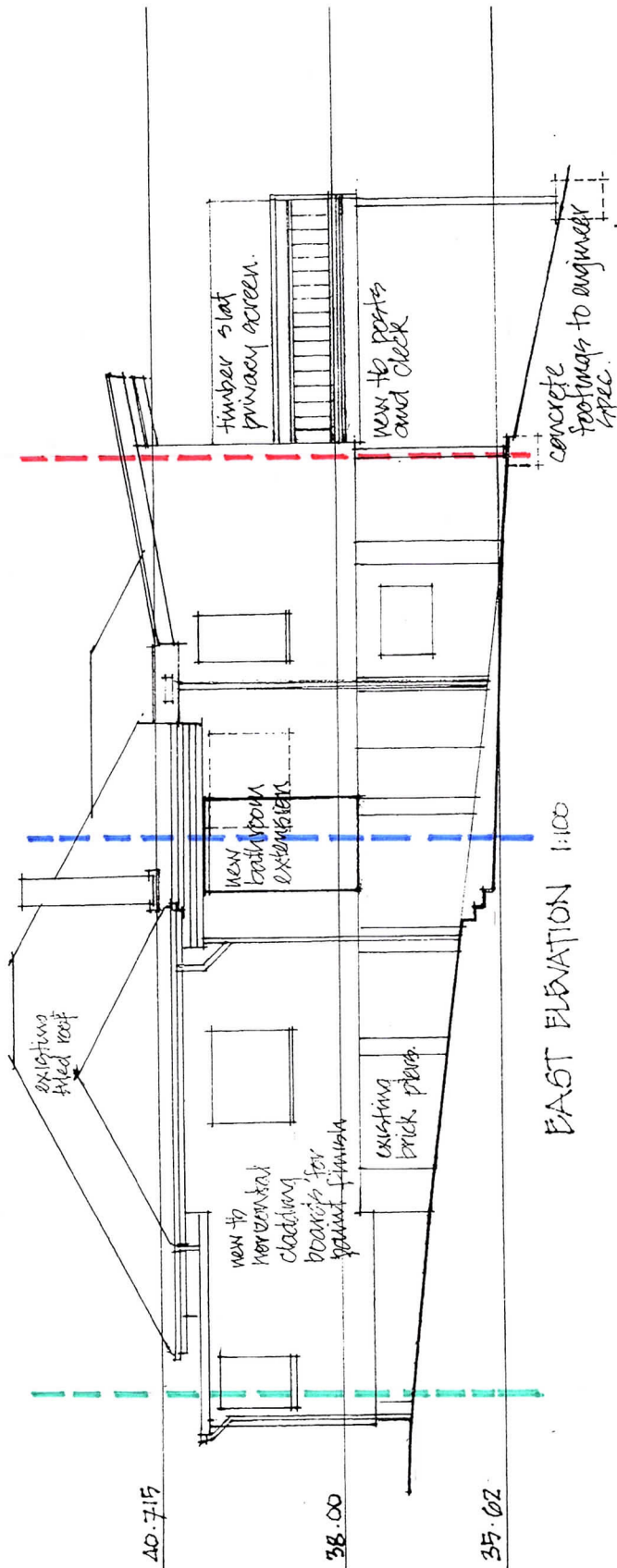
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SOUTH ELEVATION 1/100



NORTH ELEVATION 1/100



7) Rear Boundary Setback

Control	To be minimum 6 metres
Fully complies	exceeds 25 metres

8) Side Boundary Setbacks

Control	Side boundary setback to be minimum 900 mm
West side wall	Complies except for existing garage - no change as a result of the proposed works.
East side wall	1500 mm from boundary except for bathroom 'pop out' which will be located 750 mm from east site boundary boundary - 150mm less than the control.

Plan area of non complying extent of bathroom is 1.35 sq. m.

Elevation area of non complying extent of bathroom is 3.1 sq. m.

Volume of proposed bathroom noncompliance is 4.2 cubic metres.

Dispensation is sought on the following grounds :

- 1) the area and extent of noncompliance is minimal
- 2) the proposed works will have visual impact on on the east side neighbour as on that property there is a garage located on the west site boundary of this property with no windows and above a plane of roof tiles again without openings.