

STATEMENT OF ENVIRONMENTAL EFFECT

Alterations and additions @ 38 Carrington Parade, Curl Curl



View from Carrington Parade

Prepared for Mr & Mrs Jones

Prepared by Luke Trovato



GARTNERTROVATO
Architects Pty Ltd

ABN 51 673 668 317
ACN 115 186 206

Suite 13
Pittwater Place
L1/10 Park Street
Mona Vale
NSW, 2103

PO Box 1122
Mona Vale
NSW, 1660

P +612 9979 4411
F +612 9979 4422
E gta@g-t.com.au

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SITE CONTEXT + ANALYSIS

The proposal outlined in Statement of Environmental Effects is for alterations and additions to an existing dwelling at 38 Carrington Parade.

The site is situated on the Southern side of Carrington Parade with a frontage to the road and also a rear frontage to Beach road at the south. To the west of the site is a two-storey dwelling and to the east by another 2-storey dwelling.

The site is one of 3 houses on Carrington Parade with dual street access. Site area is 463.1m². The topography slopes from the rear setback on Beach Road down to Carrington Parade. The fall is approximately 5.7metres from a RL of 15.5m at the beach Road boundary to an RL of 9.8m at Carrington Parade. Whilst the long east and west boundaries run due north there are two boundaries towards Carrington Parade.

The owners have approached all of their direct neighbours and have shown them the proposal. All neighbours have verbally indicated that they have no issue with the proposal.

DESIGN PROPOSAL

The proposal is for a small upper storey addition over the existing garage, adding 2 bedrooms and a bathroom. The addition blends in with the existing architecture of the house. The proposed roofline is below the maximum 8.5m height limit to control bulk and scale. In this way the proposal has considered the environmental effects to adjoining areas and states that the outcome is acceptable in complying with the LEP.

The materials of Barestone Cladding, Alucobond and fibre cement sheet maintain the "beach house" character of the existing house.



View of 38 Carrington Parade from Beach Street



The view of the existing house from Carrington Parade.

This section of the report addresses the relevant LEP considerations

Part 4 Principal Development Standards

Zoning

Map	The site is located within the R2 zone on council maps. This zone is Low Density Residential
Compliance	The proposed use of the site for single dwellings is permissible within the zone and therefore complies.

4.3 Height of Buildings

Map	The site is located within the classification 'I' on maps. This zone provides a maximum height of 8.5m.
Compliance	The proposed house complies with a maximum height Of 8.5m.

WARRINGAH DEVELOPMENT CONTROL PLAN

This section of the report addresses the relevant DCP considerations

PART B: BUILT FORM CONTROLS

B1. Wall Heights

Requirements	Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).
Outcomes	Refer to Architectural Drawings DA-10, Section A, where the 7.2m Max wall height line is illustrated. The proposed dwelling has some minor compliances with wall height. These minor non compliances do not adversely affect the neighbouring dwellings in terms of view loss or solar access. In Some areas below these proposed addition the slope of the land is greater than 20 degrees.

B3. Side Boundary Envelope

Objectives	Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 5 metres as identified on the map.
Outcomes	Side boundary envelope is shown on the East elevation on DA-07 The proposed house has been carefully designed to be generally compliant with the side boundary envelope. The proposal is fully compliant along the south, north and west boundaries with a very minor non-compliance on the east elevation with regard to side boundary envelope.

The breach to the east elevation is very minor, it has negligible affect to overshadowing of neighbouring properties and is therefore justified as a minor variation.

B.5 Side Boundary Setbacks

- Controls
1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.
 2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.

All land in R2 zone: 0.9m

Outcomes The minimum wall setback is 1m. The proposal complies.

B7. Front Boundary Setbacks

Requirements All other land in R2 zone: 6.5m front Setback

Outcomes There is no change. The proposal complies

B9. Rear Boundary Setbacks

Requirements All other land in R2 zone: 6m Rear Setback

Outcomes There is no change. The proposal complies.

PART C: SITING FACTORS

C2. Traffic, Access and Safety

- Requirements
- VEHICULAR ACCESS**
1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.
 2. Vehicle access is to be obtained from minor streets and lanes where available and practical.
 3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.
 4. Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315.
 5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.

Outcomes There is no change. The proposal complies.

C3. Parking Facilities

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| Objectives | <ul style="list-style-type: none">• To provide adequate off street carparking.• To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.• To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces. |
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Outcomes	There is no change. The proposal complies.
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C4 Stormwater

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| Objectives | <ul style="list-style-type: none">• To ensure the appropriate management of stormwater.• To minimise the quantity of stormwater run-off.• To incorporate Water Sensitive Urban Design techniques and On-Site Stormwater Detention (OSD) Technical Specification into all new developments.• To ensure the peak discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD). |
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Outcomes	There is no change. The proposal complies.
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C5. Erosion and Sedimentation

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| Objectives | <ul style="list-style-type: none">• To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.• To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.• To prevent any reduction in water quality downstream of the development site |
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Outcomes	There is no change. The proposal complies.
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C6. Building over or adjacent to Constructed Council Drainage Easements

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| Objectives | To ensure efficient construction, replacement, maintenance or access for emergency purposes to constructed public drainage systems located within private property. |
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Outcomes	N/A
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C7. Excavation and Landfill

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| Objectives | <ul style="list-style-type: none">• To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties.• To require that excavation and landfill does not create airborne pollution.• To preserve the integrity of the physical environment.• To maintain and enhance visual and scenic quality. |
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Outcomes	There is no change. The proposal complies.
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C8. Demolition and Construction

Objectives	• To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment. • To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials. • To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan • To discourage illegal dumping.
Outcomes	Any waste produced during construction (no demolition is required as it is a vacant lot) will be recycled where possible and disposed of in the correct manner. The majority of the waste from construction materials is anticipated to be disposed of at the 'Kimbriki tip'. Wherever possible recycling of materials will be carried out to minimise overall waste. The proposal is therefore considered to satisfy this element of the DCP.

C9. Waste Management

Objectives	• To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD). • To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste. • To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements. • To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services. • To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene. • To minimise any adverse environmental impacts associated with the storage and collection of waste. • To discourage illegal dumping.
Outcomes	There is no change. The proposal complies.

PART D: DESIGN

D1. Landscaped Open Space and Bushland Setting

Objectives	• To enable planting to maintain and enhance the streetscape. • To conserve and enhance indigenous vegetation, topographical features and
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habitat for wildlife.

- To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.
- To enhance privacy between buildings.
- To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.
- To provide space for service functions, including clothes drying.
- To facilitate water management, including on-site detention and infiltration of stormwater.

40% as identified on map

Outcomes	There is no change. The proposal complies.
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D2. Private Open Space

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| Objectives | <ul style="list-style-type: none">• To ensure that all residential development is provided with functional, well located areas of private open space.• To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.• To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.• To ensure that private open space receives sufficient solar access and privacy. <ol style="list-style-type: none">2. Residential development is to include private open space for each dwelling.3. The minimum area and dimensions of private open space are as follows:4. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.5. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.6. Private open space shall not be located in the primary front building setback.7. Private open space is to be located to maximise solar access. |
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Residential houses with 3 bedrooms or more require a minimum 60m² of private open space.

Outcomes	There is no change. The proposal complies.
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D6. Access to Sunlight

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| Objectives | <ul style="list-style-type: none">• To ensure that reasonable access to sunlight is maintained.• To encourage innovative design solutions to improve the urban environment.• To maximise the penetration of mid winter sunlight to windows, living rooms, and high use indoor and outdoor areas.• To promote passive solar design and the use of solar energy. <p>To minimise the need for artificial lighting.</p> |
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Outcomes	Shadow diagrams have been prepared in support of the proposed development and indicate that the proposal will not result in any unreasonable overshadowing of adjoining properties. The proposal complies.
D7. Views	
Objectives	• To allow for the reasonable sharing of views. • To encourage innovative design solutions to improve the urban environment. • To ensure existing canopy trees have priority over views
Outcomes	The proposal will not result in the loss of views to the adjoining properties and therefore complies.
D8. Privacy	
Objectives	• To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours. • To encourage innovative design solutions to improve the urban environment. • To provide personal and property security for occupants and visitors.
Outcomes	It is submitted that the proposal will not result in a loss of privacy to the adjoining properties. The primary glazing and balconies are to the north and south boundaries only. The west façade faces the street; the east façade faces has minima I high windows facing the neighbour. Given the proposed separation distances and landscaping proposed combined with the proposed glazing design, it is deemed that the proposal complies.
D9. Building Bulk	
Objectives	• To encourage good design and innovative architecture to improve the urban environment. • To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.
Outcomes	It is submitted that the proposal for alterations and additions is in keeping with the bulk and scale of surrounding dwellings. The design incorporates a high degree of modulation and setbacks that breaks down the bulk and scale of the building from the street and creates an interesting and aesthetically pleasing design. Further to this, the varied selection of materials such as lightweight cladding, and stone, further enhance this.
D10. Building Colours and Materials	
Objectives	• To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.
Outcomes	A colour and finishes board has been submitted with this application.

The proposal complies.

D11. Roofs

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| Objectives | <ul style="list-style-type: none">• To encourage innovative design solutions to improve the urban environment.• Roofs are to be designed to complement the local skyline.• Roofs are to be designed to conceal plant and equipment. |
| Outcomes | The proposal complies. |

D12. Glare and Reflection

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| Objectives | <ul style="list-style-type: none">• To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.• To maintain and improve the amenity of public and private land.• To encourage innovative design solutions to improve the urban environment |
| Outcomes | The proposal complies. |

D14. Site Facilities

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| Objectives | <ul style="list-style-type: none">• To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.• To encourage innovative design solutions to improve the urban environment.• To make servicing the site as efficient and easy as possible.• To allow for discreet and easily serviceable placement of site facilities in new development. |
| Outcomes | There is no change. The proposal complies. |

D20. Safety and Security

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| Objectives | <ul style="list-style-type: none">• To ensure that development maintains and enhances the security and safety of the community. |
| Outcomes | The proposal complies |

D21. Provision and Location of Utility Services

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| Objectives | <ul style="list-style-type: none">• To encourage innovative design solutions to improve the urban environment.• To ensure that adequate utility services are provided to land being developed. |
| Outcomes | The Proposal Complies |

D22. Conservation of Energy and Water

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| Objectives | <ul style="list-style-type: none">• To encourage innovative design solutions to improve the urban |
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environment.

- To ensure energy and water use is minimised.

Outcomes A compliant Basix Certificate has been submitted with this application.

PART E: THE NATURAL ENVIRONMENT

E1. Private Property Tree Management

- Objectives
- To improve air quality, prevent soil erosion and assist in improving; water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.
 - To protect human life and property through professional management of trees in an urban environment.
 - To provide habitat for local wildlife.
 - Promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term with regard to the original 1750 community.
 - To preserve and enhance the area's amenity.

Outcomes N/A

E2. Prescribed Vegetation

- Objectives
- To preserve and enhance the area's amenity, whilst protecting human life and property.
 - To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.
 - To provide habitat for local wildlife, generate shade for residents and provide psychological & social benefits.
 - To protect and promote the recovery of threatened species, populations and endangered ecological communities.
 - To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.
 - To retain and enhance native vegetation communities and the ecological functions of wildlife corridors.
 - To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological functions of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community.
 - Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal communities to survive in the long-term.

Outcomes N/A

E6. Retaining unique environmental features

Objectives To conserve those parts of land which distinguish it from its surroundings.

Outcomes N/A

E10. Landslip Risk

Objectives • To ensure development is geotechnically stable.
• To ensure good engineering practice.
• To ensure there is no adverse impact on existing subsurface flow conditions.
• To ensure there is no adverse impact resulting from stormwater discharge

Outcomes N/A

CONCLUSION

In conclusion, we believe that the proposal for alterations and additions 38 Carrington Pde has been carefully designed to minimise any adverse environmental impacts and is in keeping with the aims and objectives of council policies. The design has produced an outcome, which attempts to maintain the natural and built characteristics of the area, and to make an improvement to the area.

