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The General Manager
Warringah Council
Civic Centre 725 Pittwater Road
Dee Why NSW 2099

STATEMENT OF ENVIRONMENTAL EFFECTS
5 RONALD AVENUE HARBORD 2096 NSW
Harbord Locality Statement (Locality H1)

Proposal

Proposed works consist of internal and external alterations and additions to an existing two storey single dwelling with double brick facade and concrete tiled roof.

Internal modifications at first floor level involve alterations to window and door openings, removal of internal walls and part of the ceiling structure to form a raked ceiling.

Modifications at ground floor level involve the conversion of the existing double garage to two bedrooms with remaining spaces to function as bathroom, laundry and family rm.

External modifications to the existing dwelling are confined to changes in roof design from a hipped and tiled roof form to a Colorbond clad roof with glazed gable facing east.

The subject property has two street frontages and it is proposed to remove the existing vehicular access way and front setback parking area from the eastern side of the property and convert the front setback to a paved courtyard with planting beds.

To make up for the loss of carparking and conversion of garage floor space to habitable floor area within the existing dwelling, a double garage is proposed to be constructed to the western side of the property from Ronald Avenue.

This garage is to have a zero boundary setback from the western boundary of the site.
(Please refer to the Clause 20 Variation submitted with this application to council)

Environmental Impact

Regard has been given to Council's objectives as outlined in its planning instruments and in particular it's Local Environmental Plan 2000 and Harbord Locality Statement.

It is considered that our proposal, complies with the requirements and objectives of these instruments and that there are no detrimental impacts associated with the proposal.

The key factors for consideration that are relevant to this application are ;

(a) Building Height

The proposed two storey timber deck to the rear of the dwelling complies with the building height control which states that buildings are not to exceed 8.5 metres in height.

The maximum height of the proposed two storey deck structure from ground level below the western most edge of the deck to the covered roof structure will be 7.5 metres.

(b) Front Building Setback

The existing 6.085 metre setback from the eastern boundary of the site to the existing two storey brick facade and 4.60 metre setback from the eastern boundary to the edge of the existing elevated open concrete deck will remain unchanged.

(c) Rear Building Setback

A double garage is proposed to be constructed up to the western boundary of the site.

This garage will have a zero rear boundary setback from the western boundary of the site and is therefore in breach of the minimum rear building setback control of six metres.

The Warringah Local Environmental Plan 2000 states that where the rear building setback applies, the objectives of the rear building setback controls are :

- . to create a sense of openness in rear yards, and
- . to preserve the amenity of adjacent land, and
- . to maintain visual continuity and pattern of buildings, rear gardens and landscape elements, and
- . to provide opportunities to maintain privacy between dwellings, and
- . in medium density areas, to minimise the visual effect of podiums and to control the density of development , and
- . to provide opportunities for planting of substantial native trees.

The proposed double garage location will meet the objectives stated in the Warringah Local Environmental Plan 2000 in the following ways ;

Due to the topography of the site which slopes away from the east to the west and exhibits areas of naturally elevated rock outcrops at the western end of the site, it is proposed to conceal much of the garage structure under the existing natural ground level of the site as illustrated on the enclosed section-A on drawing No 3 of this application. This section read in conjunction with the topographical survey submitted with this application illustrates that it is proposed to replace the existing natural ground level of the site retaining the existing contours of the site and thereby recreating the existing openness of the rear yard with no loss of landscaped area over the site.

The proposed garage will be setback from the side boundaries of the site to the north by 4.22 metres and 2.54 metres from the south boundary of the site. These substantial side boundary setbacks will maintain the existing site contours, landscape area and amenity of the adjacent land without compromise.

The streetscape of Ronald Avenue is made up of a wide variety of build form and has varied topography throughout the street and as such there is no visual continuity and distinct pattern of buildings, rear gardens and landscape elements.

The subject site and the adjoining site to the north No 3 Ronald Avenue have areas of elevated rear gardens with areas of natural rock outcrops highly visible to the streetscape.

These elevated natural rock forms largely conceal the rear yards from the Ronald Avenue streetscape, while the adjoining property to the south No 7 Ronald Avenue has no rear elevated rock outcrops to the streetscape and the dwelling and garage are highly visible to the streetscape, in particular the garage with open terrace over which has been constructed to within 0.4 metres of the rear boundary of its site and has an elevated facade 5.55 metres from natural ground level to parapet level. (*Refer Detail Survey*)

The proposed garage will be setback from the side boundaries of the site to the north by 4.22 metres and 2.54 metres from the south boundary of the site. These substantial side boundary setbacks will provide opportunities to maintain privacy between dwellings and provide opportunities for the planting of substantial native trees.

(d) Private Open Space

Private open space has been provided to the rear of the dwelling off the proposed family room in the form of an open deck area and open landscaped area.

These areas are directly accessible from the living area of the dwelling and are capable of serving as an extension of the dwelling for relaxation, dining, entertainment, and recreation

The rear deck and yard which face west are capable of receiving three hours of sunlight between 9 a.m. and 3 p.m. on June 21 with over 50 % of these areas of this private open space in full sun for a minimum of two hours.

The area of landscaped open space to the rear of the dwelling located at natural ground level and natural ground level reinstated over the proposed garage will be 170.00 m². The minimum area required under the Warringah Local Environmental Plan for dwellings with three or more bedrooms is 60.00 m² with minimum dimensions of 5.00 metres.

(e) Side Boundary Envelope and Setback

The Warringah Local Environmental Plan 2000 states that buildings must be sited within an envelope determined by projecting planes at 45 degrees from a height of five metres above natural ground level at the side boundaries, and that the minimum side boundary setback is 0.90 metres from boundary to face of structure.

The proposed rear deck and proposed garage comply with the side boundary setback in the following way ;

The proposed rear deck constructed off the western facade of the existing dwelling will have a side boundary setback to match that of the existing dwelling which will be 2.54 metres from the southern boundary and 1.455 metres from the northern boundary. The proposed two storey deck complies with the side boundary envelope control to the south but there is a small breach of the control on the northern end of the structure.

Due to the breach of the control at the northern end of the deck, shadow diagrams have been submitted with this application that illustrate that in spite of this breach there will be no additional loss of light to the adjoining dwelling number 7 Ronald Avenue to the south. It should also be noted that due to the topography of the site that the existing two storey structure does not comply with this control and that the proposed deck and in particular the proposed roof covering will be subservient in scale to the existing hipped roof form.

The proposed garage will have a side boundary setback of 2.54 metres from the south boundary and 4.22 metres from the north boundary of the site and as this will be a single storey structure largely concealed beneath ground level will easily comply with the side boundary envelope controls outlined in this statement.

(f) Landscaped Open Space

The Warringah Local Environmental Plan 2000 states that the minimum area of landscaped open space is 40% of the site area and the control also states that the minimum soil depth of land that can be landscaped open space is 1.0 metre.

The site cover calculation plan submitted with this application on drawing No 01 illustrates that 52% of the site will be soft landscaped and 48% built upon area.

This calculation takes into account the area over the proposed garage as soft landscaped area and although the soil depth will not be 1.0 metre in depth is considered capable of sustaining low level planting and lawn and has been designed to reinstate the natural sloping topography of the site and to blend into the site with minimal visual impact.

The proposed soil depth over the garage will vary in depth from 0.8 to 0.3 metres.

It should be noted that if this area over the garage of 42.25 m² is deducted from the overall landscaped area calculation that the landscaped area over the site will be 43%.

The sloping reinstated topography over the garage will also have the effect of reducing the height and therefore visual impact of the structures wall face and door to the street.

It should be noted that the proposed height of the structure from floor level to parapet level will be 2.9 metres and will have a far lesser impact onto the streetscape than the adjoining property garage to the south which has an elevated facade of 5.55 metres.

Conclusion

In summary it is believed that the proposal achieves the objectives as set out in the Warringah Council Local Environmental Plan 2000 and Harbord Locality Statement.

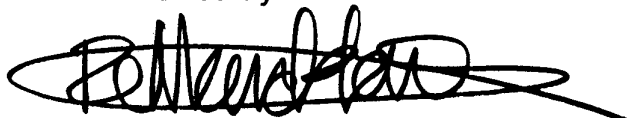
The proposal is in breach of the 6.0 metre rear boundary setback and to lesser extent the building envelope control over a section of the proposed two storey deck.

However the proposed works to the rear of the property that propose a garage with a zero boundary setback are considered to be unobtrusive in relation to the streetscape setting of the existing site and will retain over 50% of the rear boundary facade to the streetscape unchanged.

In addition the larger of the two native Banksia trees on the nature strip will be retained and the smaller Banksia tree on the natural strip removed and replaced with another matching native specimen, the location of which is illustrated on the enclosed plans.

As there are no detrimental impacts arising from this situation. we seek council's approval of this application.

Yours Sincerely



Richard Monckton
Red Rock design