

# Statement of Environmental Effects

ALTERATIONS & ADDITIONS  
TO AN EXISTING RESIDENCE  
at

Lot 12 DP 539274,  
90 Alameda Way  
Warriewood, 2102 NSW

For  
D. & S. Knight

## **TABLE OF CONTENTS**

<b>INTRODUCTION</b>	<b>3</b>
<b>SITE ANALYSIS:</b>	<b>3</b>
<b>DESIGN / STREETScape STATEMENT:</b>	<b>5</b>
<b>PITTWATER LEP 2014 CONSIDERATIONS (AS RELEVANT)</b>	<b>6</b>
Zone E4 Environmental Living	6
Part 4.3 Height of Buildings	6
Part 7.2 Earthworks	7
Part 7.7 Geotechnical Hazards	7
<b>PITTWATER 21DCP PLAN CONSIDERATIONS (AS RELEVANT)</b>	<b>7</b>
<b>SECTION A LOCALITIES</b>	<b>7</b>
A4.14 - Warriewood Locality	7
<b>SECTION B GENERAL CONTROLS</b>	<b>8</b>
B3 - Hazard Controls	8
B4 - Controls relating to natural environment	8
B5 - Water Management	8
B6 - Access & Parking	9
B8 - Site Management	9
<b>SECTION C DEVELOPMENT TYPE CONTROLS</b>	<b>9</b>
<b>C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT</b>	<b>9</b>
<b>SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS</b>	<b>11</b>
<b>D14 - Warriewood LOCALITY</b>	<b>11</b>
DCP Part D14.1 Character as viewed from a public Space & 14.2 Scenic Protection	11
DCP Part D14.3 Building colours and materials	11
DCP Part D14.7 Front Building Line	11
DCP Part D14.8 Side and Rear Building lines	11
DCP Part D14.11 Building Envelope	12
DCP Part D14.12 Landscape Area - Environmentally Sensitive	12
DCP Part D14.15 - Fences - General	13
DCP Part D14.17 Construction, Retaining walls, terracing & undercroft areas	13
<b>SUMMARY</b>	<b>13</b>

## Introduction

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council. Consent is sought for alterations to the existing dwelling at 90 Alameda Way, Warriewood

In preparation of this application consideration has been given to:

- Environmental Planning & Assessment Act 1979, as amended.
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

Additional information to support this application includes:

- Survey Plan prepared by C.M.S. Surveyors Pty Ltd dated 20/08/21.
- Architectural Plans, DA.01 - DA.08 prepared by Jo Willmore Designs dated October 2021.
- Basix Certificate A431970
- Geotechnical Risk Assessment prepared by Ascent Geotechnical Consulting dated 18/10/21
- Colour schedule dated 25th October 2021
- Waste Management Plan.

## Site Analysis:

90 Alameda Way, Warriewood, Lot 12, DP 539274

Existing Use : Single Residential

Site Area : 728.7 sq.m.

Locality: Warriewood Locality

Zoned: R2 Low Density Residential

Hazards effecting site: Geotechnical Hazard H2

90 Alameda Way is situated on the high north side of Alameda Way. The property is of regular shape with a frontage of 19.21m and a varying depth of between 37.77m and 38.095m. The site falls from the rear north boundary to the front south boundary with a fall of approximately 8m. An existing part two storey brick and tile house is positioned centrally on site with existing pool and dilapidated covered patio space to the rear yard. The existing house provides for 1 1/2 car spaces in an attached garage on its western side which is accessed via steep narrow driveway. Landscape areas consist of lawned area to the rear yard with terraced garden beds stepping up the rear boundary with trees along the fence line providing a screen to neighbouring properties. The existing front yard is a large unkept grassed area with no other planting and is out of character with the rest of the streetscape. The houses in the immediate area range in size and style however the two immediately adjacent are both two storey brick and tile homes similar in style and size to 90 Alameda Way



VIEW OF 90 ALAMEDA WAY FROM STREET



VIEW OF 90 ALAMEDA WAY FROM REAR YARD

## Design / Streetscape Statement:

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area while creating additional internal living space with improved flow to external entertaining areas and improved car parking and access to the site. The design of the dwelling is sympathetic to surrounding development and makes allowances for environmental objectives (ie: solar penetration, cross ventilation, minimising of shadows etc)

A summary of the proposed works include

- Remove existing western single storey half of house including garage, study and laundry
- Excavate for new lower double garage and storage
- New living, dining, kitchen, pantry, master bedroom, ensuite and robe over new garage
- Existing rear pergola patio roof removed.
- New covered deck at same level as existing pool and new living/kitchen area over existing patio
- Convert existing dining room to new bedroom
- Convert existing kitchen to new laundry and bathroom
- New upper deck over front porch with access from top floor bedrooms
- New driveway
- New external stairs on western boundary from side path to new rear deck
- Ground excavated adjacent to existing eastern wall of house to lower external ground level to below internal floor level - retaining walls as required
- New masonry and timber retaining walls to front yard to provide for levelled lawn area and terraced gardens

The new works are positioned so as to limit its impact on the amenity of neighbouring properties with the majority of works to be over existing built upon areas, no increase to the overall height of the dwelling and minimal changes to existing building setbacks.

The roof over the new western two storey section of the house will be gable ended running north to south and slightly lower than the existing with the gable ends adding articulation to both the front and rear elevations. The form of the new roof will allow for the retention of existing view corridors from rear neighbours along the western boundary and minimise any increase in bulk and scale.

Replacement of the existing tiled roof with colorbond roofing, rendering of the existing bricks walls and inclusion of painted weatherboards walls will provide a more contemporary look while still complimenting the character of the homes in the surrounding area. The new retaining walls with terraced gardens to the front yard will improve the landscape character of the site and provide screening of the built form from the street enhancing the contribution the site makes to the streetscape.



## Pittwater LEP 2014 Considerations (as relevant)

### Zone E4 Environmental Living

The stated objectives of this clause are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

#### **Proposal:**

The proposed works will not alter the use from existing residential which is permitted within the zoning. The addition of a two section to replace the existing garage will increase the overall bulk of the home however there will be no increase in the overall height of the dwelling and its scale is similar to neighbouring homes, maintaining the low density and scale of the area. Disturbance to existing landscaped areas will be minimised with the majority of proposed works to the house occurring above existing built upon area and with new retaining walls and planting proposed, the landscaped character of the site will be enhanced.

### Part 4.3 Height of Buildings

The stated objectives of this clause are as follows:

- (a) *to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) *to minimise any overshadowing of neighbouring properties,*
- (d) *to allow for the reasonable sharing of views,*
- (e) *to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) *to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Pursuant to clause 4.3(2) PLEP 2014 the height of a building on any land is not to exceed 8.5 metres.

#### **Proposal:**

The proposed works will not increase the overall height of the dwelling and as can be seen by the submitted architectural plans all new and existing built form will fall below the maximum allowed height of 8.5m with a maximum height above natural ground of approximately 7.2m.

## Part 7.2 Earthworks

The stated objectives of this clause are as follows:

*(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*

### **Proposal:**

The existing garage is to be replaced with a garage at lower level to provide a compliant driveway. Excavation will be required to accommodate this lowered garage and shallower driveway with a maximum cut of approximately 1.3m. Excavation of approximately 1m cut will also be required to the eastern side of the home so as to lower the existing external ground to below that of the internal floor level to minimise water penetration into the house. Both areas of excavation are within 2 metres of side boundaries however new retaining walls are proposed with all earthworks to be carried out in accordance with engineers details. There will be no impact on neighbouring homes or natural features of the site including any existing watercourses from the proposed earthworks.

## Part 7.7 Geotechnical Hazards

*The objectives of this clause are to ensure that development on land subject to geotechnical hazards*

- matches the underlying geotechnical conditions of the land,*
- is restricted on unsuitable land,*
- does not endanger life or property.*

### **Proposal:**

Council mapping indicates the property to be impacted by H2 Geotechnical Hazard, and due to the extent of excavation proposed a geotechnical assessment by Ascent Geotechnical Consulting forms part of this submission demonstrating compliance with the objectives of Part 7.7. and advising that 'The proposed development is suitable for the site. No significant geotechnical hazards will result from the completion of the proposed development provided the recommendations presented in Table 3 are adhered to during design and construction'.

## Pittwater 21DCP Plan Considerations (as relevant)

### **SECTION A LOCALITIES**

#### **A4.14 - Warriewood Locality**

##### **Desired Future Character**

*Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape..... Future development will maintain a building*

*height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.*

**Proposal:**

As stated above the proposed works will not alter the use from existing residential maintaining the low density and scale of the area. With no increase in overall height of the dwelling the works will maintain its two storey appearance from the street and single storey appearance from the rear. New retaining walls to the front yard will provide a level lawned area and terraced gardens allowing for some screening of the house from the street. This will replace the existing unkept grassed front yard which currently detracts from the landscape character of the street. Colours and materials chosen will compliment the surrounding area with the variation in height of new and existing roof forms, new upper deck and lower front porch and mix of materials providing modulation to all building facades.

## **SECTION B GENERAL CONTROLS**

### **B3 - Hazard Controls**

#### **Landslip Hazard**

**Proposal:**

Council mapping indicates the property to be impacted by H2 Geotechnical Hazard as such a geotechnical assessment by Ascent Geotechnical Consulting forms part of this submission and advises that the proposed development is suitable for the site and 'No significant geotechnical hazards will result from the completion of the proposed development provided the recommendations presented in Table 3 are adhered to during design and construction'.

### **B4 - Controls relating to natural environment**

#### **Landscape and Flora and Fauna Enhancement**

As the majority of works will be over existing built upon area excepting for the widening of the driveway there will be little disturbance to existing established landscaped areas so any existing habitat for threatened, endangered or local species will be maintained. There will be no loss of canopy cover.

### **B5 - Water Management**

#### **Stormwater**

The proposed works will increase the built upon area by 9 sqm therefore a detention system is not required. New stormwater lines will be connected to existing lines which fall by gravity to the council drainage system in Alameda Way.



## **B6 - Access & Parking**

### **Access Driveway**

The existing driveway crossover is to be replaced in accordance with council specifications.

### **Internal Driveways**

The existing driveway will be replaced to suit the lowered garage which will reduce the steepness of the driveway. However to minimise extensive excavation the garage level will still require a driveway which will have falls of approximately 1:4. Though this is steeper than preferred by council it is less than the existing and will be designed and constructed in accordance with all relevant Australian standards.

### **Off - Street Vehicle Parking Requirements**

The existing garage is narrow and does not allow for two full parking spaces therefore the new garage has been widened and will provide the minimum of 2 car spaces as required by this control.

## **B8 - Site Management**

### **Excavation and landfill**

As stated above excavation will be required for the new garage and works to the east of the house however all earthworks and new required retaining walls will be carried out in accordance with engineers details. There will be no impact on neighbouring homes or natural features of the site including any existing watercourses from the proposed earthworks.

### **Erosion and Sedimentation**

Suitable erosion and sedimentation control measures will be undertaken during construction.

### **Waste Minimisation**

Waste Materials to leave site will be separated and taken to appropriate waste management centre to be recycled. New and waste materials stored onsite will be located mostly in the area of the existing front open grassed area or to the grassed area in the rear yard so as not to impact on existing planted areas. Appropriate waste management procedures will be implemented during the construction phase.

## **SECTION C DEVELOPMENT TYPE CONTROLS**

## **C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT**

### **Landscaping**

As noted above the majority of the proposed works are to be over existing built upon area therefore there will be little change to the area of soft landscaping.

Landscaping and garden areas to the rear yard have recently been upgraded and will remain as is. Significant new landscaping to the front yard is proposed to replace the existing unkept grassed area. New retaining walls are to be incorporated to provide for a level lawn area and stepped garden beds which will be planted out. As there is currently no planting to the front yard the proposed new gardens will significantly improve the character of the streetscape and provide some screening of the house from the street reducing the dominance of the built form. No canopy trees are proposed to be removed.

### **View sharing**

The replacement of the existing garage with a new two storey section accomodating new garage and living areas above will increase the height of the western half of the house however there will be no change to the overall height of the dwelling with all works remaining well below the maximum allowed height of 8.5m. Homes to the rear of 90 Alameda Way do have district views to the south however as they are considerably higher and with the upper deck and floor level to the home directly behind being 1.1m higher than the ridge of 90 Alameda Way there should be no significant impact on any district views presently experienced from neighbouring properties. As the roof over the new section of home will be hipped along the western boundary most of the existing view corridor between 90 and 92 Alameda Way will remain again limiting any impact on views from uphill neighbours.

### **Solar Access**

As can be seen from the submitted shadow diagrams the majority of increased shadowing will fall onto 90 Alameda Ways own garden or driveway areas with some small increase in overshadowing to neighbouring garden areas. At no time during mid winter will increased overshadowing reduce the sunlight to private open spaces of neighbouring dwellings to less than 50% during mid winter.

### **Visual Privacy**

The development has been carefully considered to protect both the neighbours and residents existing level of visual privacy. The majority of new windows are oriented towards the front and rear yard with those facing side boundaries limited to ancillary rooms so as not to allow for overlooking. Though the proposed covered deck backs onto the existing shed on the neighbouring property a privacy screen is also proposed to further mitigate any privacy concerns as such the existing level of privacy experienced from neighbouring properties will be maintained.

### **Acoustic Privacy**

No adverse noise is anticipated from a typically domestic use.

#### **Private Open Space**

A minimum of 300 sqm of private open space, including the pool and deck, in landscaped gardens with a northerly aspect is provided to the rear of the site. This area can be accessed from the new kitchen/family/dining via a new covered deck.

### **Waste and Recycling Facilities**

A waste management plan forms part of this application outlining appropriate procedures that will be implemented during the construction phase to minimise

any waste. Area along the western side passage is available for bin storage with household waste removed by council garbage collection service.

### **Swimming Pool Safety**

No change is proposed to the existing pool. Fencing and warning notices will remain as required by the NCC and all relevant Australian Standards.

## **SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS**

### **D14 - Warriewood LOCALITY**

#### **DCP Part D14.1 Character as viewed from a public Space & 14.2 Scenic Protection**

##### **Proposal:**

The proposed works will increase the bulk of the home slightly however it will remain as a two storey home which is consistent with the scale and bulk of nearby dwellings. The design incorporates varying wall heights and floor levels, setbacks and open decks which will provide modulation to not only the street scape but the rest of the house. The use of a variety of light-weight and masonry walls will enhance the visual impact of the house when viewed from the street and with landscaping to be upgraded the house will be maintained as a low density development within an improved landscape setting which is compatible with the desired future character of the Warriewood locality.

#### **DCP Part D14.3 Building colours and materials**

##### **Proposal:**

Refer to the colour schedule. The colours proposed will compliment those of surrounding developments and harmonise with the natural environment.

#### **DCP Part D14.7 Front Building Line**

*Control: The minimum front building line shall be in accordance with the following table. -6.5, or established building lines, which ever is the greater.*

*Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.*

##### **Proposal:**

The new garage is positioned closer to the front boundary therefore reducing the setback slightly however at 10.636m the setback fully complies with the minimum allowed of 6.5m.

#### **DCP Part D14.8 Side and Rear Building lines**

*Control: The minimum side and rear building line for built structures including pools and parking structures other than driveways, fences and retaining walls, shall be in accordance with the following table:*

*2.5 at least to one side;*

*1.0 for other side*

*6.5 rear (other than where the foreshore building line applies)*

**Proposal:**

Minimal change is proposed to setbacks from the side boundaries to the house. The setback from the eastern boundary will remain at 1.82m with the minimum setback from the western side boundary to house reduced by 450mm to 1.4m. Though the eastern setback is not fully compliant with the required 2.5m this is an existing non compliance and with no change proposed to the existing roof form, height or window positions adjacent to this boundary there will be no impact to the neighbours existing amenity.

The setback from the rear boundary to the proposed new roofed deck will be 13.075m and to the house wall will be 16.175m both fully compliant with the minimum required setback of 6.5m.

### **DCP Part D14.11 Building Envelope**

*Control: Buildings are to be sited within the following envelope: Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).*

**Proposal:**

Building envelopes are shown on the submitted architectural drawings and as can be seen though there is an existing non compliance with the roof along the eastern boundary the majority of proposed new works will fit within this building envelope. Some small sections of roofing along the western elevation will protrude through this envelope however variation to this control is allowed for eaves.

### **DCP Part D14.12 Landscape Area - Environmentally Sensitive**

*Control: The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.*

**Proposal:**

The proposed works will reduce the landscaped area slightly by 9sqm resulting in an area of 409.8 sqm or 56.22% of the site when 6% variation is included as is permitted by the DCP for impervious outdoor recreational areas. Though this is less than the minimum required of 60% the area of open space is considerably greater than this with much of the existing pool and paved area not considered in the landscape calculation. The reduction of landscaped area has occurred due to the required widening of the driveway and does result in the removal of any planting, reduced solar access to neighbouring properties or impact the bulk and scale of the home and with new garden areas proposed to the front of the site the landscaped character of the site will be significantly improved.

## DCP Part D14.15 - Fences - General

*Control: Fencing is permitted along the rear and side boundaries (other than within the front **building** setback) to a maximum height of 1.8 metres.*

### **Proposal:**

The majority of fencing will remain as is however a new timber batten fence is proposed along the western boundary adjacent to the existing pool. This fencing is to be 2.2m high and though higher than the maximum allowed by council of 1.8m it has been proposed to provide increased privacy between neighbours and safety to the pool area. This fencing has been agreed to by the neighbouring property.

## DCP Part D14.17 Construction, Retaining walls, terracing & undercroft areas

*Control: Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.*

*Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.*

### **Proposal:**

As discussed above new retaining walls and terraced gardens are proposed to the front yard. The retaining walls are to be a combination of both masonry and timber with those more visible walls from the street being masonry as preferred by council. The garden terracing and walls will reflect similar garden areas to neighbouring properties and will be done in accordance with geotechnical and structural engineers details.

Some retaining walls are also proposed to side and rear of the house to provide for the lower garage and to cut back earth against the eastern edge of the house which is presently above existing floor level. These walls will be rendered masonry to compliment existing walls to the rear yard and again will be done in accordance with geotechnical and structural engineers details.

## Summary

The proposed alteration and additions to the existing house are designed to enhance and integrate within the local context and are therefore consistent with the existing and desired future character of the area. The assessment of the planning controls show that the development does not result in any significant impacts on neighbouring homes and is fully compliant with the general principles and objectives of Pittwater LEP and DCP, namely:

- Design takes into consideration neighbouring dwellings with regard to access to light, ventilation bulk and scale;
- There are no adverse effects of the proposed development on the environment, either biophysical, economical, or social.
- There is no significant overshadowing to adjoining private open space (ref. shadow diagrams) or neighbouring residential properties.



- The design, colour, and materials used are in keeping with the style of the surrounding area.
- The proposed development maintains the visual pattern and predominant scale of buildings in the locality and the immediate context

Hence, it is my professional opinion that there would be no detrimental impact to the surrounding built and natural environment in this instance and the proposed works are considered worthy of Councils consent.

Jo Willmore  
B.Arch