



INCIDENTAL
ARCHITECTURE

STATEMENT OF ENVIRONMENTAL EFFECTS

TO ACCOMPANY ALTERATIONS AND ADDITIONS TO EXISTING DWELLING, AND PROPOSED NEW
CARPORT, SWIMMING POOL AND ANCILLARY EXTERNAL WORKS AT:

83 CROWN ROAD, QUEENSCLIFF

DA ISSUE

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1 INTRODUCTION

This application for the alterations and additions to the existing dwelling, and proposed new carport, swimming pool and associated landscaping works at 83 Crown Road, Queenscliff [Lot 6 DP 17127] has been prepared in accordance with the Warringah Council DCP, WLEP 2011, and associated planning maps. In addition, Council's ePlanning tool has been used to identify applicable zonings and restrictions.

This application had been discussed at a Pre-lodgement meeting with Council held on 12 October 2021 with Principal Planner, Tony Collier. Advice from those discussions has resulted in modifications to the proposed development in such a way that it will meet the objectives of Council's planning instruments.

This application seeks approval for alterations and additions to an existing dwelling, including internal modifications, reconfiguration of roofs, a refurbished basement level, new carport, swimming pool and associated site works.

The purpose for this application is to upgrade the level of amenity offered by the existing dwelling on the site by modifying it in a way which is designed to respond sensitively to the site and local climatic conditions while accommodating the needs of a family. Of particular concern to the owners is enhancing the liveability and accessibility of the primary living spaces and improving natural light, natural ventilation and access to district views.

This report is to be read in conjunction with Architectural Drawings DA1-DA12 prepared by Incidental Architecture (dated July 2024), Detailed Survey Plan prepared by CMS Surveyors, BASIX certificate and associated documentation.

2 THE SITE

The site is zoned low density Residential area R2. Within this zone, construction of a dwelling house is permissible with consent.

There are three objectives for this zone:

- *To provide for the housing needs of the community within a low-density residential environment*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

The project has been designed to meet these three objectives.

The site does not contain a listed heritage item. It is not affected by any natural watercourses, or locations thought to house aboriginal relics. The site is subject to minimum lot size of 450m². There is no history of contamination on the site. The site is not Flood Affected Land, or susceptible to Acid Sulphate Soil. The site is in Area A (slope less than 5 degrees) on the Landslip Risk Map. The site is in Area I on the Height of Buildings Map in which there is a maximum allowable building height of 8.5m.

The site is bounded by Crown Rd to the South and Highview Avenue to the North. The existing dwelling can be accessed by pedestrians on either road whilst vehicular access is made via Highview Avenue. There is a three-storey rendered and clad duplex with a metal roof to the East (#2 Highview Ave). This property contains a brick garage that borders the property boundary to the North-East. To the West, there exists a two-storey rendered house (#85 Crown Road).

As the attached survey plan indicates, there is a fall of approximately 2.7m across the subject site from a high edge along Crown Road to the lower North boundary of the site. There are some district and distant ocean views available to the North-East from the subject property.

The subject site has a 13.7m wide street frontage at Crown Road, with an existing front setback of 5.8m. The rear boundary along Highview Avenue has a frontage of 15.2m in width and a setback of 13.6m which provides vehicular access and parking.

Minimal fenestration on the West elevation offers protection from the sun, in addition to reasonably deep eaves. The dwelling is well oriented to capture cooling northeast breezes and to maximise natural light from the North and East.

Neither Crown Road or Highview Ave are major traffic roads and are used mainly by residents of the locality. Crown Rd is marked with traffic control devices and is wide enough for traffic to pass with street parking on both sides of the street. It consists of formed kerbs, gutters and wide grassed

verges on both sides. A bus stop exists outside the dwelling on Crown Road and is serviced occasionally by the 167 route.

Highview Ave has no traffic control devices and is wide enough only for one lane of traffic when cars are parked on one side of the road. It has formed kerbs and gutters only on the north side of the street. Most of the sites on Crown Rd with dual frontage to Highview Ave have driveway access from Highview Ave, including the subject site.

The subject site is currently occupied by primarily two storey, part three-storey, rendered brick building with a tiled pitched roof. By virtue of the slope of the site, the dwelling is three storeys to the Northern extent of the dwelling towards Highview Avenue. This lower level is currently used as storage and laundry space. From Crown Road, rounded brickwork of a P&O style can be observed which will be retained in this proposal. An existing tiled and concrete path adjacent to the West boundary provides access to the rear of the property where there is a gently sloping lawn and a brick driveway. The basement level can be accessed externally from below the mid-level deck. The upper level is a light-weight addition that is poorly insulated and constructed. Although maintenance and repair work is required as part of the proposed development, other than the uppermost storey, the existing building appears to be well built and structurally sound.

3 PROPOSAL

The proposed development involves alterations and additions to the existing dwelling, including internal modifications, reconfiguration of roofs, a refurbished basement level, swimming pool, carport and associated site works.

Significant aspects of the proposed development are as follows:

- Removal of some existing internal walls at the mid-level to reconfigure the floorplan to best suit the owner's needs and future requirements and increase solar access to all spaces.
- Addition of internal stairs to allow the owner to navigate all three storeys without being exposed to the outside elements.
- Relocation of mid-level deck and shared living spaces to the upper floor to maximise natural light, ventilation and distant ocean views.
- Reconfiguration of basement level to establish a more useable and welcoming space.
- Reconfiguration of windows to existing house to accommodate reconfigured floor plans and to improve performance.

- Extending the upper deck to enhance access to district views and connection with the back garden.
- New roof structure including skillion roofs over upper level living space to improve solar access, ventilation and quality of internal spaces while providing articulation to built form.
- Replacement of all cladding and roofing to existing house to allow for walls, ceilings and roof to be effectively insulated.
- Enhancing the existing entry to demarcate a formal entrance and core to the building.
- New, small swimming pool in the rear garden.
- New open carport to protect parked vehicles adjacent to Highview Avenue.
- Existing driveway and kerb crossing to be maintained.
- No new fencing proposed. Minor alterations will be necessary to the existing brick wall on Highview Avenue to facilitate a sliding security gate.

4 ALTERNATIVES CONSIDERED

The proposal has resulted from a carefully considered design process in which a number of alternative solutions were considered. The submitted proposal found favour due to the fact that it achieves the spatial requirements of the occupants while also responding in the most positive manner to the surrounding environment and climatic conditions.

Alternative design solutions and reasons for rejection are briefly listed below:

Alternative Option 1:

New dwelling.

This was considered for the fact that it would allow much greater freedom than a renovation within the scale of the existing dwelling. It was rejected for the following reasons:

- The majority of the existing dwelling is well sited and in good condition.
- A significant proportion of the existing dwelling is acceptable to the owner's needs.
- Cost Savings

Alternative Option 2:

New extension for ground floor and basement level towards Highview Avenue

This was considered for the fact that more freedom would be afforded than a complete renovation and that greater views of the surrounding area could be captured. However, it was rejected for the following reasons:

- The owner's desired improvements to living areas can substantially be achieved within the existing dwelling footprint, eliminating the need for increasing building bulk and further impact to the site.
- Extension of the first floor addition may lead to overlooking and privacy issues for neighbouring properties.

5 ENVIRONMENTAL EFFECTS OF PROPOSED DEVELOPMENT

Development Controls

1. Building Height

The objectives of LEP Clause 4.3 Height of Buildings are as follows:

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*
- (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
- (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

As identified on the WLEP 2011 Height of Buildings map, the subject site has a maximum height of 8.5m.

New flat and skillion roofs are proposed over the existing building. The ridges of two proposed skillion roofs exceed the maximum height limit of 8.5m. The amount by which the roofs exceed the height line varies due to the topography (as shown on the attached Architectural plans; East and West Elevations DA6 and DA7). At the worst case, the northern-most skillion roof ridge measures 9.35m above natural ground surface, that is 850mm above the maximum building height line. The majority of the proposed skillion roofs and the entirety of the proposed flat roof remains well under the maximum height line.

It is important to note the existing tiled gable roof form exceeds the 8.5m height limit (WLEP 2011) currently. Its ridge measures 10.2m above the ground line at its highest point. The proposed skillion roofs will reduce the highest point of the roof to 9.35m. While still exceeding the height limit, it represents a substantial reduction in overall building height and is consistent with the proposal's efforts to minimise visual impact. The proposed form of a skillion reduces the bulk of

the non-compliance of the existing gable roof form and improves the existing non-compliance by at least 800mm.

In addition, the surrounding vicinity is characterised predominantly by large two and part three storey dwellings of a similar scale. This proposal is in keeping with existing bulk and scale of the streetscape and will not set an undue precedent.

Strict compliance with the height of buildings standard is unreasonable and unnecessary in the circumstances of this case. Although the proposal exceeds the height limit, it complies in full with all the objectives of the height control.

Refer to the attached *Clause 4.6 – Variation Request - Exceptions to Development Standards in relation to Clause 4.3(2) – Height of buildings, of the Warringah Local Environmental Plan 2011* for a detailed justification and request to vary the development standard.

2. Setbacks

Side Setbacks

The proposed development complies with the minimum 900mm side setback requirement at all points.

Front Setback

The required front setback is 6.5m. The proposal maintains the setback of the existing house, which varies from 5.8m to 7.4m. The existing front walls of the dwelling are to be maintained. This alignment is consistent with the neighbouring dwellings.

Rear Setback

The proposed development complies fully with the minimum rear setback requirement of 6m for the house proper. The proposed rear setback from the angled boundary line averages 9.9m to the rear of the house. This is an improvement to the existing setback of approx. 7m.

A carport is proposed on site to provide adequate off-street parking, as required by DCP Clause 3. The carport is located within the rear setback. Currently the driveway extends under the rear deck. By locating the carport closer to the rear boundary, the area of landscaped yard is significantly increased. The proposed carport is an improvement to the existing situation both visually and functionally, improving safety for occupants using the garden and increasing landscape area.

There are several precedents of both carports and garages forward of the building line along Highview Ave (most notably #2, directly adjacent, #3, #10 Highland Ave, #79, #91 Crown Rd), with many located on the boundary and of a much more bulky scale than that proposed on the subject site.

3. Wall Height

Largely, the existing dwelling complies with the DCP limit of 7.2m and typically fits within the building height plane. At the north-eastern most corner, the existing dwelling and proposed wall height exceeds the DCP limit of 7.2m, by virtue of the land sloping away. This point measures 7.9m. It is important to note that the proposed wall height does not exceed that of the existing dwelling. The alterations will bring the development closer to compliance with the height control, minimising potential visual bulk. The wall height of the proposed remains lower than the neighbouring dwellings.

4. Side Boundary Envelope

The majority of the proposed dwelling complies with the DCP Side Boundary Envelope, defined as 45 degree projecting planes 5m above ground level. A minor non-compliance occurs at the North-East corner and is highlighted on the Elevations within the Architectural drawings. This area of non-compliance is due to the slope of the land.

Given this minor area, the proposal upholds the DCP's objectives to avoid visual domination by virtue of height and bulk. As illustrated in the Shadow Diagrams, adequate light, solar access and privacy is still afforded to the neighbouring property at #2 Highview Avenue and is improved from the current situation.

5. Landscaped Open Space

DCP Clause D1, requires that 40% of the site be occupied by Landscaped Open Space. Based upon a site area of 486.1 m², the required landscaped open space is 194.44 m². The proposal is designed to include 269m² of Landscaped Open Space as shown shaded on the development plans and thus complies fully with this control.

6. Private Open Space

Including the proposed lower ground patio space and upper living deck, this proposal provides for 93m² of Private Open Space, thereby exceeding the requirement in DCP Clause D2 for 60m² of Private Open Space with a minimum dimension of more than 5m. In addition, the pool area affords an additional 25m².

7. Noise

The proposal will not increase noise levels for neighbouring properties.

8. Access to Sunlight

This proposal maintains reasonable access to sunlight for neighbouring properties. As illustrated in the attached Shadow Diagrams, at least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings will receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21. Furthermore, the proposed roof alterations will increase solar access to the neighbouring property at #2 Highview Avenue.

An objective of the proposal is to promote passive solar design and the use of solar energy. The internal reconfiguration of the plan sees living spaces such as the kitchen, dining and living room being elevated to the upper level where they will be afforded greater solar access, particularly in the winter months, and natural ventilation. The reconfigured roofs will result in deeper eaves as opposed to the existing shallow eaves. This will improve passive heating/cooling effects by excluding direct sun in summer yet allowing warm winter sunlight. This benefit will be compounded by quality construction and improved insulation, ultimately improving living conditions and consumption of energy.

9. Views

The proposed development takes advantage of some of the water and district views to the north-east and will not interrupt the views of neighbouring properties, as the neighbouring building envelopes are already closer to the view than the proposed. The reduction in building height will preserve views from neighbouring properties. The alterations are designed to minimise any obstruction to existing views.

10. Privacy

The proposed development does not compromise the privacy of any of its neighbours. It is designed to create as much private space as possible for the occupants, while retaining the relaxed open feel of the neighbourhood. Private open spaces are setback well from side boundaries.

11. Building Bulk

This proposal has been carefully formulated to meet the needs of the owners without introducing substantial new building bulk. The proposed building works make use of the existing dwelling footprint on the ground, basement and first floor levels, with only a minor increase to floor area on the south-western corner of the first floor and the living room deck. The works offer a more carefully articulated building form on all elevations without introducing significant new building

bulk. The proposed works result in reduced building bulk from the existing. The works will also provide a greater variety of outdoor spaces around the dwelling to be used by the owners.

12. Energy Efficiency & Water Conservation

It is the strong desire of the applicant to minimise the harm that is done to the environment as a result of building activity or normal occupation. The building has been designed with reference to the LEP, and principles of passive solar design. BASIX certification is submitted with this application. In addition to BASIX, there are numerous ways in which the development has been designed to include environmental features. These are:

- Minimal excavation. The proposed works capitalise on the existing fall of the site. No excavation is required at basement level to accommodate the proposed new floor area. Minimal excavation is required for the swimming pool.
- Glazing to the North to maximise passive solar benefits and minimise energy consumption for lighting, heating and cooling.
- Well insulated walls and roof.
- Shading to North and West facing glazing to control heat gain in Summer.
- Increase in through ventilation to allow natural cooling in Summer (especially high level glazing).
- Maximised planting area and soft landscaped surfaces.
- Energy efficient appliances.
- Local indigenous vegetation is to be used.

13. Carparking / Driveways

Two off street parking spaces will be maintained in accordance with the DCP and in their existing location. A carport is proposed over this car parking area.

14. Stormwater

OSD is not required for this property being alterations and additions to an existing dwelling. All stormwater will be discharged via existing stormwater connections by gravity to Highview Avenue. There is no additional catchment area proposed. Refer to attached Concept Stormwater Plan for management of rainwater.

15. Fencing

No new fencing is proposed. Minor alterations to the existing brick boundary wall on Highview Avenue will be required to facilitate an improved sliding security gate to the carport.

16. Site Security

In accordance with DCP Clause 20, the following factors have been considered in order to optimise site security:

- Elevated position of living spaces and bedrooms allows good casual surveillance of the backyard.
- Entry from the street requires visitors to pass rooms that are frequently occupied.
- Bedrooms overlook both front and rear yards.

17. Clothes Drying

The proposed development will continue to use the existing external clothes drying space, namely within the west side boundary setback.

18. External Colours

The proposal will be constructed using materials with a low reflectivity index, and in natural colours in accordance with DCP Clause D10.

19. Trees

Some trees will be removed due to their proximity to building works. These non-native trees will be removed prior to construction and replanting will occur in both front and rear gardens.

This removal and replanting will have minor impacts on the streetscape and adjoining properties.

20. Landslip Risk

Due to the location of the site within Area A on the Landslip Risk Map, no geotechnical assessment is required.

CONCLUSION

The proposal for the alterations and additions, and associated landscape works for 83 Crown Road, Queenscliff, fulfils the necessary requirement of providing amenity, privacy, and responding sensitively to the surrounding locality while being environmentally responsible. The proposal is sympathetic to the scale and character of the existing dwelling on the site, its environment and its neighbours.

The proposed development has been carefully considered in reference to the Northern Beaches Council planning instruments. In almost every respect the proposal meets these requirements and meets the objectives in full. The proposed development attempts to incorporate design features noted as desired future characteristics of the area as outlined in the DCP.

While the proposal does retain an existing minor non-compliance with regards to maximum building height, the proposed alterations represent a reduction in overall building height and is consistent with efforts to minimise visual impact. This intervention also improves solar access to the neighbouring property at #2 Highview Avenue and meets the objectives of the DCP and WLEP 2011.

While the proposal triggers a minor non-compliance with regards to the DCP's Side Boundary Envelope, the objectives of the DCP are still upheld and adequate light, solar access and privacy is still afforded to the neighbouring property.

A range of higher impact solutions have been considered by the applicant, however, the proposed design has been submitted due to its lower impact on the environment.

The proposal has been designed by experienced architects and will be constructed to a high standard by a builder with extensive experience in high quality domestic architecture.

The proposal should be granted Development Approval as it will allow for upgrade of the existing structures on the site, and add to the quality of the built environment in the locality. It is strongly felt by the applicant that the natural beauty of the local area must be complemented with a high quality built environment. The proposed development will increase the visual appeal of the existing site and make a positive contribution to the future of the suburb.



APPENDIX 1 – Site Photos

Photo 1 & 2 – Site Context. Site shaded yellow.



Photo 3 – Neighbouring properties as viewed from Highview Ave. Note the enclosed garage on the boundary at #2. There is an additional double garage, to the east, just outside the frame of this image.



Photo 4 – Neighbouring properties as viewed from Crown Rd. Note scale of existing dwellings.



Photo 5 – Neighbouring properties opposite. Note bulk and scale of existing dwellings in the immediate vicinity – three to four storeys high.

