

November 2019

**Heinz Residence**

179 Alfred Street  
NARRAWEENA, NSW 2100

Lot 2, D.P. 22811

LGA Northern Beaches Council

**STATEMENT OF  
ENVIRONMENTAL EFFECTS**

**Statement of Environmental Effects**

# 179 Alfred Street, NARRAWEENA, NSW 2100

## 1. Introduction

This document has been prepared to provide supporting information for the Development Application for proposed alterations and additions to the existing dwelling at **179 Alfred Street, NARRAWEENA, NSW 2099**.

This statement along with the plans submitted has taken into consideration the following:

- *The Environmental Planning and Assessment Act, 1979 as amended.*
- *The Environmental Planning and Assessment Regulation 2011.*
- *Warringah Local Environmental Plan 2011.*
- *Warringah Development Control Plan 2011*

## 2. Site Location and Description

The site is known as Lot 2, DP 22811, **179 Alfred Street, NARRAWEENA, NSW 2099**.

The property is having an area of 607.9m<sup>2</sup>.

The property is zoned R2 Low Density Residential.

The property has a primary frontage with **Alfred Street** and secondary frontage to **Rowena Rd**.

The site falls from the south-west towards the north-east to **Rowena Rd**.

The site is regular in shape.

The subject property contains an existing two storey residential dwelling with attached double car space. The dwelling is of brick veneer and timber frame construction with a terracotta tiled roof. The car port is located on the western front boundary and is accessed by a concrete crossing from **Alfred Street**.

The dwelling has front patios on ground and first floor level, and paved patio surrounding the pool at the rear. The rear garden contains lawn and some landscape areas, The front garden is landscaped.

## 3. The Surrounding Environment

The general vicinity of the site is characterised by single and two storey dwellings on similar sized allotments. Associated with the dwellings are a range of outbuildings and swimming pools.



Aerial view of the site.

## 4. The Proposal

### A) Description

The proposed development contains the following:

#### A. Proposed amended shape of part of existing roof

As detailed within the accompanying plans, it is proposed to partially amend existing flat roof over front bedroom to double pitched shape roof to match the existing roof of the house.

The structure will be of timber frame construction constructed over existing bedroom walls and have a terracotta tiled roof. It is also proposed to replace(if required) existing terracotta tiles with similar terracotta tiles.

#### C. Widen existing entry stair.

As detailed within the accompanying plans, it is proposed to widen existing entry stair to improve access to the property.

The structure will be of concrete slab supported by concrete footings .

## 5. Zoning and Development Controls

### A) Warringah Local Environmental Plan 2011

The site is zoned R2 Low Density Residential under the provisions of the WLEP 2011.

The proposed alterations and additions are considered to be permissible with the consent of Council.

### B) Warringah Development Control Plan

## Summary of Built Form Controls & Development Standards

Objective	The overriding objective of this DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability.	The objective of the proposal is to upgrade the existing residence without compromising the amenity currently enjoyed by adjacent properties. The proposed addition has been carefully designed and located to maximise aesthetic of the existing building whilst minimizing impact in terms of bulk and scale. This will avoid issues in relation to overshadowing, overlooking and privacy.
Land Zone	R2 Low Density Residential	
Housing density	1 dwelling for 450m <sup>2</sup>	1 dwelling on 607.9 <sup>2</sup> existing and unchanged.
Building Height	8.5 metres	6.32m - Complying.
Landslip Risk	Area B Slopes less than 5-25 deg.	Preliminary Geotechnical report provided.
Landscape open space	Open space 40% of site area	Existing landscape open space 210.5m <sup>2</sup> , 34.6% of site area. Proposed landscape open space 210.5m <sup>2</sup> , 34.6% of site area. The total L.O.S. area and percentage remains unchanged as a result of this development. – Complying
Wall Height	7.2 metres	4.9m Complying.
Side boundary envelope and side setback	45 degrees from 4 metres, minimum side setback 0.9 metres	Refer plans Side boundary envelope Complying.
Front building setback	6.5 metres	Existing front building setback: 1.952 metres(Non-compliant) Proposed front building setback: 1.952 metres(Unchanged)  Existing non-compliant works have been previously approved by Northern Beaches Council under BC2013/0037.  Proposed front building boundary setback remains unchanged as a result of the development.  The proposed works are aimed to complement appearance of the existing building and to improve the visual quality of the site when viewed from the public domain.
Rear building setback	6.0 metres	Not affected.
Building Bulk	To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.	The project is consistent with structures on adjoining land and within the vicinity and does not detrimentally alter the visual appearance of the streetscape.
Views	The development is to allow for reasonable sharing of views,	No views are detrimentally affected by this development
Access to sun light	Development is not to unreasonably reduce sunlight to surrounding properties.	Access to sunlight for surrounding properties is not compromised by this development. Shadow diagrams accompany the application.
Streetscape		Minor positive change to streetscape.
Heritage items		No heritage items are affected by this development.
Conservation areas		There are no conservation areas in the vicinity of this proposal.

Management of stormwater	Alterations and additions	Stormwater Management remains unaffected by the development. Stormwater into existing.
Access and parking	2 car spaces	Existing and unchanged. Double carport. Complying.
Construction site		The proposed development site has sufficient area for delivery and storing of building materials and construction tools and equipment with minimal adverse impact for road and pedestrian use.
Conservation of energy and water	Development is to make the most efficient use of energy and water.	Not affected.
Flood Prone Land	The property is not located within a Flood Risk Planning Precinct.	Not applicable
Acid Sulphate Soils	The property does not contain Acid Sulphate Soils	Not applicable

## ***6. The effects of the proposed additions***

### ***A) Privacy and solar control***

This proposal maintains access to sunlight to the living spaces within and spaces around the adjoining neighbour's properties.

### ***B) Views***

The adjoining neighbour's views will not be detrimentally affected by the proposal

### ***C) Air and Noise***

#### ***Air:***

The proposed work does not alter the existing air quality from that normally generated by domestic activities.

#### ***Noise:***

The proposed work will not cause undue noise generation during the period of construction or normal domestic activities following completion of the works.

### ***D) General***

The proposed additions have been designed to meet the objectives and requirements of the planning instruments, codes and guidelines.

This has been achieved in spirit and intent.

The owners seek appraisal on the intent of the DCP and re-confirm the following points of merit:

- The proposed addition presents an aesthetic yet functional addition with minimal impact to the existing streetscape.
- Maintains existing outdoors areas.
- Increased aesthetic of the building.
- Negligible impact on neighbours.

In submitting this design the owners reiterate, that the aesthetic improvement of their land is fundamental to their aims.  
The proposal will have no adverse effect on neighbouring properties and the applicant respectfully requests that council consider this application favourably.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Michal K.', written in a cursive style.

Michal Korecky