

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS  
11 BERTANA CRESCENT WARRIEWOOD

Submitted to  
NORTHERN BEACHES COUNCIL

On behalf of  
MR AND MRS CURGENVEN

Prepared by  
MHDP ARCHITECTS

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## 1.0 INTRODUCTION

This report is submitted to Northern Beaches Council in support of a Development Application for the alteration of deck, addition of rumpus below the deck and addition of access stair in the family room leading to the rumpus below, to an existing residence at 11 Bertana Crescent Warriewood.

This submission has been prepared by MHDP Architects on behalf of the applicant and owner Mr and Mrs Curgenvin.

The proposed works were developed with consideration of the impact of neighbouring properties with particular regard to maintaining existing sunlight access and views.

It is submitted that this is a quality development that successfully achieves the aims and objectives of Council's Statutory Codes.

The application conforms with all statutory planning requirements and no negative impact to the surrounding areas or neighbours. The development has no significant adverse environmental effects, and no persons would be prejudiced by its approval.

The report contains a description of the proposal and a Statement of Environmental Effects. This report should be read in conjunction with the accompanying architectural plans no. A001A, A101A, A102A , A201A, A202A, A221A and A222A prepared by MHDP Architects, and Survey Plan prepared by CMS Surveyors.

## 2.0 LOCATION AND LOCALITY ANALYSIS

The subject site No. 11 Bertana Crescent Warriewood is legally known as Lot 10, Deposited Plan No. 233448. The site is situated on the western side of Bertana Crescent with a rear frontage facing the Alameda Way. The site has an area of 712.2 sq.m.

The site and adjoining properties are oriented in an east-west direction. The site is trapezoidal shaped measuring 41.15m long on the south side, 37.07m long and 16.765m wide. From Bertana Crescent the site gently slopes down to the rear of the site with a fall of 6m. There is gentle cross fall from 2m to 3m average across the site from south to north boundary.

The neighbouring building to the north (No. 9 Bertana Crescent) is a two-storey rendered house with a metal and tile roof, and the neighbouring building to the west (No. 56 Alameda Way) is a two-storey clad house with metal and tile roof. All neighbouring properties have individual driveway access to carport or garage.

## 3.0 STATUTORY CONTROLS

11 Bertana Crescent is subject to the following controls:

- Pittwater LEP 2014
- Pittwater 21 DCP 2019
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Sydney Regional Environmental Plan 2005

## 4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development is submitted as a renovation of the existing timber deck. The proposed timber deck will be on the same level as the existing living room, thus removing the existing outdoor timber stairs connecting the living to the deck and building a rumpus area that sits in the envelope of the deck above with access stair to the existing dwelling house. It will include demolishing the palm tree that sits 700mm from the existing wall. It retains the entire existing footprint with no addition to the existing site coverage.

### 4.1 General

The objective of the proposal is to renovate the existing deck to make it more accessible for the residents by having it on the same level as that of the living room. The topography and existing siting configuration of the building have been taken into account for this proposal so that no site disturbance will occur.

The existing dwelling's timber deck is at a level which is neither easily accessible from the landscape area nor directly from the habitable rooms. Making the deck flush with the existing level provides the opportunity for the room below to be a habitable room. Currently this space is unused. This will enable the residents to access the existing pool easily.

The entire existing dwelling is to be retained.

The proposed design seeks to maximise the use of the deck and increase the habitable space.

The deck will be structurally fitted to the existing dwelling level with steel and timber supports. The design is predicated on the use of the existing structure, in particular the columns embedded into the rock. Using this as the base design, the deck extends upwards to be level with rumpus underneath.

## 5.0 STATEMENT OF ENVIRONMENTAL EFFECTS

### 5.1 Statutory Compliance

The use of the site as a residence complies with the E4 land zoning. The proposed development is a local development and conforms to Pittwater LEP 2014.

- The subject site is not along the Foreshore Building Line.
- The subject site is not within the Bushfire Prone Area.
- The subject site is in Class 5 on the Acid Sulphate Soils map.
- The subject site has no heritage items associated with it and is not within a Heritage Conservation Area.
- The subject site is in Geotechnical Hazard H2 and Geotech report has been included.

## 5.2 Open Space and Landscape Area Site Area

***Unchanged***

## 5.3 Building Height, Maximum Wall Height and Maximum Storeys

***Unchanged***

## 5.4 Building Setbacks

***Unchanged***

## 5.5 Fences, Wildlife Corridor and Terrestrial Biodiversity

***Unchanged***

## 5.6 Views

No views will be hampered as it lies within the building envelope.

## 5.7 Privacy

Privacy both to and from the proposed deck has been addressed with the proposal. Due to the existing trees surrounding the rear yard and the slope of the landscape, most additional spaces are facing onto the rear yard and do not overlook any neighbour living spaces.

## 5.8 Colours, Materials and Construction

The colours and materials selected for the proposed deck have been chosen to harmonise with the natural environment streetscape and existing building. Colours will range from dark earthy tones through to light to help the building fit the local context.

## 5.9 Acid Sulphate Soil

The subject site is identified as Class 5 on the Acid Sulphate Soils map. The proposed ground works are also minimal and non-invasive and do not lower the water table below 1m AHD on this or any adjacent site, regardless of classification.

## 5.10 Waste Management

A Waste Management Plan has been prepared and forms part of this Development Application. During construction period, building materials will be reused and recycled where possible. Bin storage will be provided for ongoing domestic waste management.

## 6.0 CONCLUSION

It is submitted that the proposed development at No. 11 Bertana Crescent Warriewood is both reasonable and appropriate and in accordance with the desired future character of the Warriewood locality.

- The proposed works comply with the aim and objectives of Council's Control and Policies.
- The proposed development does not impinge on the amenity of neighbours or the local environment with regard to solar access, privacy or views.
- The proposed works improve the amenity of existing residence extending its usability into the future. This is in conjunction with revised exterior spatial circulation including improvement to connectivity within site.

The proposed development creates visual interest externally and contributes positively to the character and quality of building in the locality.

We believe this is a quality addition to the Warriewood locality, no person will be prejudiced by its approval and that consent should be given to this Application.