STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSAL: ALTERATIONS + ADDITIONS TO EXISTING RESIDENTIAL DWELLING

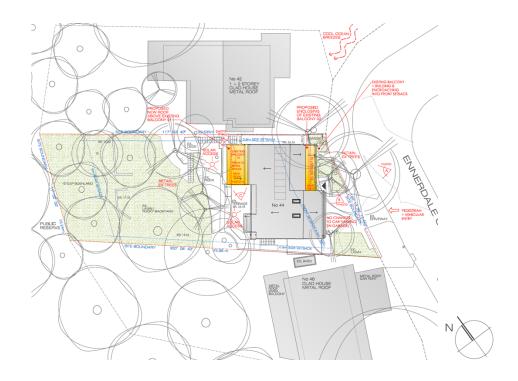
PROPERTY: 44 ENNERDALE CRESCENT, WHEELER HEIGHTS NSW 2097

CLIENT: PAMELA + JEROME BERBIGIER

PREPARED BY: NADINE PRUCKNER

DOCUMENT No: DA 70 _ A
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1. EXISTING CONDITION



The subject property:

The subject site is situated on the north western side of Ennerdale Crescent, Wheeler Heights. The approximately 638 m² site features a splayed front boundary which follows the alignment of the street. The terrain of the site is at its highest where the boundary meets the road and gently slopes down towards the north west to the back edge of the existing building. The gentle slope then turns into a steep cliff with timber stairs leading to a flat grassed area with retaining walls before the terrain drops again towards Lantana Avenue Reserve, a public reserve bordering the site to the north west. The backyard consists of lush bushland vegetation.

The existing dwelling on the property comprises of a 2-3 storey 1980s brick veneer building featuring a mottled face brick façade with weatherboard cladding panels above windows. When viewed from the street the dwelling is divided into two distinct parts – a southern part comprising of a double garage at ground floor with bedrooms on the first floor and a northern, slightly set back part featuring the entry and a split-level home office on ground floor with living area and balcony above. Both are covered by an asymmetrical tiled gable roof with a steep pitch facing the road and a gentler fall towards the garden. The façade facing the backyard features a balcony on the first floor with a terrace below accessible via the home office. A set of stairs is leading from this lower terrace to a tiled terrace at the west accessible via laundry and guests' room. The space below the terrace is used as rumpus room.

Pedestrian access from the street is provided by a small stair nestled between low stone boundary walls leading down to the entry. The driveway is located at the south corner of the site closer to property No 46. The double garage incorporated in the southern part of the building features a small tiled awning roof and accommodates one car space and storage. A second car can be parked on the existing paved hardstand in front of the garage. An existing storage shed is provided along the south west façade.

The lot is situated approx. 500 m east from Narrabeen Lagoon and Cromer Golf Club and its north western boundary is bordering the public reserve. The south east boundary along the street frontage comprises of low-level stone walls with a cluster of palm trees and shrubs planted in a raised garden bed in front of the entry. A large palm tree on the grassy council land between road and boundary provides shade and a visual barrier to the balcony on the first floor. The lowest point of the site is located at the south west corner in steep bushland with an RL of approx.15, while the highest point is found along the north east boundary at the top of the pedestrian stairs with an RL of 27.03 resulting in a downwards slope with a level difference of more than 12 m.

The existing building is parallel to the north east boundary and steps back from the front boundary approx. halfway between its northern neighbour No42 and its southern neighbour No46. Due to the splayed front boundary, the existing dwelling is set back by 6m at its most southern corner and only just under 1750mm at the northern balcony corner, where the street veers away to the east.

The principal private open space is located on the north western side of the building comprising of the existing terrace, the lower terrace below balcony 01 and balcony 01 itself.





Street elevation 44 Ennerdale Crescent



SE elevation, existing entry



Existing driveway, boundary walls + palm trees



View of existing E corner, entry - balcony 02



Existing NE façade looking SE



Existing Balcony 02 street front - looking SW



Existing Balcony 02 street front - looking NE



Existing S corner + garage awning





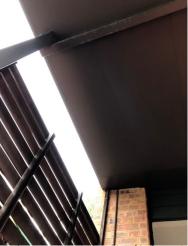


Rear elevation 42, 44 + 46 Ennerdale Crescent

Retaining walls in backyard + view to public reserve









Existing stairs to backyard



Existing Balcony 01 - looking NE $\,$



Existing lower terrace + stairs to terrace



The neighbours:

The adjoining property to the north, No.42 Ennerdale Crescent, consists of a 1-2 storey clad house featuring a metal roof and a carport. Due to the sloping nature of the site the street front appears single level, while the back elevation shows two levels looking out onto the bushland. The driveway to this property is located just north of the subject property.

The neighbouring property to the south, No. 46 presents itself as a single storey clad residence with a low pitch metal deck roof and carport towards the street.

No23 Ennerdale Crescent consists of a 2-storey brick building with tiled roof is located opposite the subject property.

The general character of the north western side of Ennerdale Crescent can be described as predominantly 1-2 storey dwellings as shown on the pictures below, with a fairly consistent pattern of front setbacks following the curved road alignment.



Neighbour No 46 + driveway No 44



Ex. balcony 02 of subject property + Neighbour No 42



Street frontage subject property No 44



Opposite neighbour No 23 Ennerdale Crescent



2. PROPOSED DESIGN

The proposed alterations & additions to existing residential dwelling are a permissible development within the Zone R2 Low Density Residential Zoning as contained in Warringah's Land Zoning Map. The proposed new works submitted for Development Application Approval to Northern Beaches Council include:

- New enclosure of existing balcony 02 on SE façade facing Ennerdale Crescent to increase size of existing living area. Replace existing roof over balcony with new metal deck roof. Extended area to align with edge of existing balcony to maintain existing setback and to keep character of streetscape.
- New full height window to extended living area facing NE to match existing adjacent window.
- New awning roof over existing balcony 01 at NE corner of existing building facing the backyard.
- New ceramic tiles to existing balcony 01 structure
- Replace existing timber balustrade with glass balustrade on existing balcony 01 and terrace on ground floor.
- Minor internal changes to the ground floor: deleting of the wall to the existing laundry + relocating door between existing garage and existing hall.

New enclosure of balcony 02 at the front

The new first floor plan proposes the removal of the existing external wall between living and balcony 02 and the enclosing of the current balcony area. Approximate size of extended area: 10m².

The existing balcony is hardly used due to its narrow shape and the additional area would greatly benefit the internal layout of the living area for a growing family. The existing roof over the balcony is leaking and due to its low height blocking the view to the front garden and street.

The proposal includes glazed sliding doors with a glass balustrade towards the street and a full height window facing NE to capture morning light and facilitate cross ventilation.

A new low pitch metal deck roof over the newly enclosed area will help to enhance the views to the front garden and existing palm trees whilst maintaining the existing ceiling height of the living room. Refer to drawings DA 11 + DA31.

Usage of materials such as exposed steel, aluminium framed glazing and weatherboard cladding to match the existing weatherboard panels are chosen to maintain the look of the existing house and to complement the existing brick walls, the surrounding landscape and to protect the visual continuity of the built environment. Refer to drawings DA21 - DA24.

All new construction elements will be in accordance with AS 3959-2018 Construction in bush fire prone areas and Planning for bushfire protection 2019. Refer to bushfire report.

Due to the splayed front boundary most of the existing external walls along the street frontage and the balcony are already encroaching into the required front setback of 6.5m. The current min. distance from the edge of the balcony to the site boundary is 1750mm. This coincides with the road turning sharply away from the property to perform an almost 90 degrees turn towards the east. The existing front yard with its lush vegetation is mitigating this distance and protecting the privacy of the space.

In order to meet the objective to create a sense of openness within the frontage and to address the visual quality of the streetscape, the extension is designed to enhance the current balcony space highlighting the entry point to the property.



Apart from this existing encroachment due to its existing location, the proposed changes will be completely inside the compliant building envelope and the existing set back zone provides plenty of landscaped elements such as garden beds, low level stone walls and existing trees to enhance the visual quality of the streetscape and to provide a visual green screen to the property.

All maximum roof heights are to be maintained and are below the permissible 8.5m height line. The proposed roof over the current balcony space is approximately 600mm higher than the existing balcony roof due to its lower pitch but still well below the height limit. The changes are compliant with the building envelopes at the side boundary generated by the 45 degree building envelope established 4m above the adjacent ground level at the boundary.

New roof over balcony 01 at the back

This part of the proposal includes the removal of the existing roof structure above existing balcony 01 and provide a new metal deck roof falling back towards the building to enhance the views towards the garden. The highest point of the proposed roof will be approx. 0.8m above the current balcony roof. The existing timber balustrade of balcony 01 and of the terrace below is to be removed and replaced by a new glass balustrade with hardwood handrail. The proposal also includes the replacing of the existing floor tiles of the balcony. The existing building is already outside the allowed side envelope at this location and at its most northern corner the proposed roof will encroach slightly into this height restriction.

Impact on overshadowing, privacy, views and landscape open space:

The proposed new built forms do not pose any amenity issues for the adjacent properties No 42, No 46 and No 23 as they are located within the existing structures. Solar studies have been undertaken and at least 50% of solar access to the private open spaces of the subject property and the adjacent properties is maintained for a min of 3 hours during the winter solstice. Any additional shadow created by the new extension at the front is mostly cast onto the driveway of the subject property as demonstrated in the shadow diagrams DA40 + DA41. Given the retaining of the existing ridge lines and only a minor change in the roof height over the balconies, no loss of views for the elevated rear neighbours across the road and neighbours No 42 and 46 to the sides is anticipated as a result of the proposed development.

To avoid overlooking issues living areas & habitable rooms have been oriented towards private open space and/or to the street. The existing vegetation is to be maintained to limit privacy issues. The neighbours have been informed and/or involved in the discussion during the design process. No additional adverse overlooking or acoustic issues are likely to arise as a result of the proposed development.

As listed on the development summary below, the existing areas of private open space are slightly below the requirements of 5m in width mostly due to the steep terrain at the back of the house. To maintain and slightly improve the private open space, the new balcony roof will feature a higher ceiling level than previously to enhance views and spacial comfort.

The existing landscape open space is compliant. All grassed areas will remain as per existing and landscaping will be continuously maintained to provide permeable surfaces and facilitate stormwater management. Stormwater drainage from the proposed extension shall be connected to existing drainage system.

The current car parking arrangement allows for one car space in the garage incorporated into the ground floor and a second one on the hardstand next to driveway.

For a detailed description of non-compliance regarding front setback, side envelope and private open space please refer to part 4 Justification for Non-Compliances.

A BASIX certificate has been prepared and the design proposals are compliant for glazing & sun control and the proposals can comply with lighting, fixtures and insulation requirements.

The proposed side setbacks and rear setback are all compliant with the WDCP & WLEP planning controls.



3. DEVELOPMENT SUMMARY COMPLIANCE

Development Control	WLEP / WDCP Requirements	Existing	Proposed	Complies / Comments
Land Zoning WLEP	Zone R2 Low Density Residential			Complies
Lot Size WLEP	Zone M = 600 m ²	637.8m2	Existing	Complies
Max. Building Height WLEP	Zone I = 8.5m	South west façade: 8.4 m (highest point) balcony 01 roof: 6.5m balcony 02 eaves: 5m	No changes to highest point balcony 01 roof: 7.3m balcony 02 eaves: 5.6 m	Complies
Max. Wall Height WDCP B1	Max wall height: 7.2m from base of wall to U/S of the ceiling of the uppermost floor of bldg.	6.2- max 7.7 m SW facade (@bottom of external stairs)	6.2 - max 7.7 m SW facade No changes	Existing
Side Boundary Building Envelope WDCP B3	Planes are to be projected at 45° from a height of 4m at the side boundary	Non-compliant near ridges	Proposed enclosure of balcony 02 complies; Proposed roof of balcony 01 encroaches at most northern corner of roof.	Non-Compliant Existing Encroachment into side envelope Refer to SEE part 4 Justifications for Non-Compliances
Side Boundary Setbacks WDCP B5	0.9m	North East: 1.385m South West: 1.55m	Existing No changes	Complies
Front Boundary Setback WDCP B7	6.5m	1.75 – 6m 1.75 m @ E corner 6 m @ S corner	1.75 – 6m 1.75 m @ E corner (excl. 300mm eaves overhang) 6 m @ S corner	Non-Compliant Existing Encroachment into front setback Refer to SEE part 4 Justifications for Non-Compliances
Rear Setbacks WDCP B9	6m	24.6m	Existing No changes	Complies
Parking Facilities WDCP C3 & Appendix 1	2 car spaces per dwelling to comply with AS2890.1	1 car space in garage + 1 car space on hardstand	Existing No changes	Complies
Stormwater WDCP C4			No increase in roof area. Stormwater drainage from the addition shall be connected to existing drainage system.	Complies



Development Control	WLEP / WDCP Requirements	Existing	Proposed	Complies / Comments
Landscaped Open Space and Bushland Setting (LOS) WDCP D1	Min. landscaped area* = 40% of site area = 637.8 x 0.4 = min 255.1m ² (*>2m width)	354.4 m ² 55.6%	Existing No changes	Complies
Private Open Space (POS) WDCP D2	Dwelling house with 3 or more bedrooms: Total of 60 m² with min dimension of 5m	60.2 m² total (18.4 balcony01 17.2 low. terrace 24.6 terrace) Refer DA03	No changes to size and and location of POS	Existing Non- Compliance POS <5m in width Refer to SEE part 4 Justifications for Non-Compliances
Access to Sunlight WDCP D6	Solar access is to be maintained to existing properties; At least 50% of private open space of dwelling & adjoining dwellings are to receive a min of 3 hrs sunlight 9am-3 pm on June 21st;		No loss of solar access for neighbouring properties No's 42, 46, and 23. 3 hours of solar access is maintained to the POS of the subject property and adjoining properties.	Complies Refer Shadow Diagrams DA40 +DA41
Views WDCP D7	Reasonable sharing of views; Views & vistas from roads & public spaces to water, etc. are to be protected.		There is no loss of views arising from the proposed development.	Complies
Privacy WDCP D8	Optimise privacy for occupants of the development and occupants of adjoining properties; ensure high level of visual and acoustic privacy; Provision of personal and property security for occupants and visitors		Living areas & habitable rooms have been oriented towards private open space / to the street or setback to limit overlooking. Privacy to new windows is provided by existing trees + Vegetation in front yard.	Complies
Swimming Pools and Spa Pools WDCP D16	N/A	N/A	N/A	N/A
Preservation of Trees or Bushland Vegetation WDCP E1	N/A	N/A	All trees to be retained	Complies
Heritage WLEP Development on sloping land Landslip Hazard WLEP 6.4 WDCP E10	N/A Landslip Risk Map – Area D + E	N/A	N/A	N/A Refer to Preliminary Geotechnical Assessment SRE/711/WH/20 by Soilsrock Engineering



Development	WLEP / WDCP	Existing	Proposed	Complies /
Control	Requirements			Comments
Bushfire Hazard Northern Beaches Bush	Vegetation Buffer	BAL-FZ	BAL-FZ	Refer to Bush Fire Assessment Report
Fire Prone Map (Aug20)			All new construction elements to be in accordance with AS 3959-2018 Construction in bush fire prone areas and Planning for Bushfire Protection 2019	44 Enn-01 by Bushfire Consultancy Australia
Wildlife corridor WDCP E4			No modification to native vegetation	N/A
Native Vegetation WDCP E5			No modification to native vegetation	N/A
Waterways and Riparian Lands WDCP E8			No changes to existing	N/A

4. JUSTIFICATION FOR NON-COMPLIANCES

VARIATION V01: Encroachment into Front Boundary Setback - WDCP B7

Due to the splayed front boundary following the road alignment and the existing building being built parallel to the side boundaries the existing building already encroaches into the front setback.

The current distance from edge of balcony to the front boundary is 1.75m, the distance from the southern corner of the garage is 6 m. As the proposed enclosure of the existing balcony in the front aligns with the existing edge of the balcony, this setback will be maintained and is therefore non-compliant with the requirements of the DCP. The balcony's new roof features a roof overhang of 300mm protruding further into the setback.

To still respond to the objectives of the development standard such as creating a sense of openness, maintaining visual continuity and patterns of buildings and landscape elements, the proposed extension is aiming to create an inviting front yard with a clear direction of access, an articulated façade and an improved appearance to the landscaped front yard. Enclosing the existing balcony will improve the articulation of the façade and functionality of the existing space. In spite of the encroachment the existing setback zone still acts as a buffer and provides plenty of landscaped elements such as mature trees and lush planting acting as a green screen. All existing trees are to be retained. Refer to drawings DA02 and DA11.

VARIATION V02: Side boundary building envelope - WDCP B3

The new works at the front are fully within the required side boundary building envelope. The proposed roof replacement at the back however will slightly breach the side envelope at the roof's most N corner partly due to the steep terrain of the backyard. There is no adverse amenity issues to the adjacent neighbour No 42 anticipated in terms of solar access and views as the proposed work is a replacement of the existing with only minor changes and the existing balcony is located south of the neighbouring property.

VARIATION V03: POS Requirements - WDCP D2

The area of existing Private Open Space (POS) is currently 60.2 m² comprising of lower terrace, terrace and balcony 01. There are no changes proposed to the POS apart from replacing and lifting the existing roof above balcony 01 to enhance the view from kitchen / living area. Due to the adjacent steep cliff in the backyard the depth of the existing terrace and the balcony is limited to approx. 3.4m and do not quite meet the requirement of 5m width. However, the introduction of a lifted awning roof falling towards the building the POS on the balcony will be an improvement to the existing conditions.

5. ARCHITECTURAL DOCUMENTS LIST

- DA 01 Drawing List, Location Plan & Site Photos
- DA 02 Site Analysis & Site Plan
- DA 03 Site Management, Demolition & Landscape Open Space Plan
- DA 10 Existing Ground Floor Plan
- DA 11 Ground Floor Plan
- DA 12 First Floor Plan
- DA 13 Roof Plan
- DA 20 Existing Elevations
- DA 21 Elevations 01
- DA 22 Elevations 02
- DA 23 Street Elevation
- DA 24 Coloured Elevations + Finishes Schedule
- DA 30 Existing Section
- DA 31 Proposed Section
- DA 40 Shadow Diagrams 01
- DA 41 Shadow Diagrams 02
- DA 50 Basix Specification
- DA 60 Notification Plan
- DA 70 Statement of Environmental Effects

CONSULTANTS + OTHER SUPPORTING DOCUMENTS LIST

- Survey "19659 Detail"/Issue 1 prepared by CMS Surveyors
- Preliminary Geotechnical Assessment SRE/711/WH/20 prepared by Soilsrock Engineering
- Bushfire Assessment Report 44Enn-01 by Bushfire Consultancy Australia
- Basix Certificate No A399960



Proposed sketch of new balcony enclosure viewed from Ennerdale Crescent. Trees omitted for clarity.



6. CONCLUSION

The proposed alterations & additions to 44 Ennerdale Crescent Wheeler Heights have been carefully designed to integrate with the existing building and upgrade the amenity of the residence to improve the contemporary home.

Along with refurbishing parts of the existing ground floor interiors to suit growing family requirements, a new balcony enclosure to the existing balcony on the first floor facing the street is proposed to enlarge the living area. The replacement and lifting of the roof above the balcony at the back will improve the quality of the private open space and enhance its views to the adjacent bushland.

The nature of the site's boundaries, the location of the existing buildings in relation to the front boundary and the steepness of the existing terrain limits the location of the proposed extension.

Possible options to avoid these non-compliances have been carefully considered and taken into account. Maintenance of the existing vegetation and addition of landscape elements will be used to provide privacy and enhance the street character.

Usage of materials such as weatherboard cladding and exposed steel structure are chosen to maintain the look of the existing house, to complement the surrounding landscape and to protect the visual continuity of the built environment. Use of natural light and natural ventilation are important objectives in the client's brief.

With the existing solar access being maintained & potential privacy/ overlooking issues to neighbouring properties being addressed, no adverse amenity issues are anticipated.

The design of the balcony enclosure aims to mitigate any perceived bulk and scale by being set back from neighbouring buildings, incorporating articulating façade elements such as the glass balustrade and steel trims to enhance and maintain the character of the existing streetscape.

The proposal is compliant for building height, landscape open space and view sharing requirements. A BASIX certificate has been obtained with sustainable building commitments for water conservation & energy use.

There are no unreasonable adverse impacts anticipated from the development.

END