

Statement of Environmental Effects

Development Application

Alterations and Additions to an existing dwelling



21 Wyuna Ave, Freshwater

**Report prepared by Site Specific Designs
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for Tina Moore**



Fig 1. Google Earth Image of Wyuna Ave, Freshwater

Site Description

Lot 30 DP 5302, 21 Wyuna Ave, Freshwater

The site is zoned R2 Low Density Residential. It is a standard rectangular lot with a 10.06m frontage and a depth of 45.11m.

The site is small at 453.8m² and is located on the higher, Northern side of Wyuna Ave, Freshwater. It has an existing two storey house centred on the site, with a driveway at the front, which rises gradually 0.5m to the garage and an inground pool at the rear. The site rises gradually 0.9m over the footprint of the home and then another 2.3m to the rear boundary.

The existing two storey home takes up the majority of the site with small areas of soft landscaping along the front side boundaries, and surrounding the pool.

Locality

The locality has a mixture of single and two storey detached dwellings along with multi dwelling unit blocks and dual occupancies.



Fig 2. Google Earth Image of 5A Wyuna Ave, Freshwater

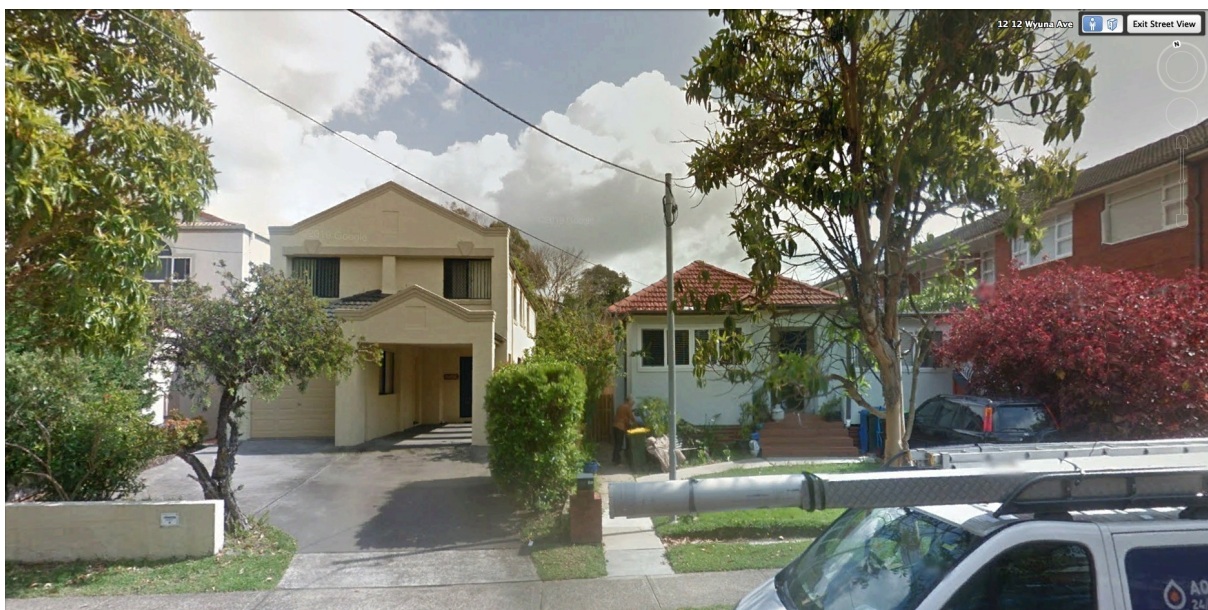


Fig 3. Google Earth Image of 19 Wyuna Ave, Freshwater

Proposed Development

The proposed design includes two new bedrooms above the existing garage and entry at the front of the home and minor alterations to the existing home for access to the addition. A new bathroom is also proposed in the location of an existing walk in robe.

The existing home comprises of four bedrooms, a study, and dedicated music room, three bathrooms, primary living, dining, kitchen space, secondary living space and double garage. The proposed additions will increase the home to a six bedroom home, with an additional bathroom increasing the number to four, required for the 5 permanent occupants of the home with regular overseas visitors.

The existing first floor level is already 4m above the ground level at the front of the home, so to minimise the impact of this additional first floor over the garage we have stepped the floor level down by 150mm and lowered the pitching point of the roof by 150mm, along with setting the front wall 8.05m away from the street boundary. A new deck has been proposed in front of the addition above the existing garage to create a sense of depth to the front facade and reduce the bulk of the addition from the street.



Fig 4. Proposed Streetscape Perspective

PART B -BUILT FORM & Numeric Controls

B1 Heights

Councils maximum allowable wall height under Warringah Councils DCP 2011 is 7.2m and maximum overall height is 8.5m under Warringah Councils LEP 2011.

The maximum wall height is compliant with existing Western wall at 6.62m and extended front wall having a lower height of 6.45m.

Looking again at the Western elevation we can see the maximum overall height of the new proposed roof extension is 8.445m below the maximum allowable 8.5m above the natural ground. The new roof over the addition is lower and has the small dutch gable at the front positioning it comfortably under the 8.5m height limit.

B3 Envelopes

Warringah Councils DCP has a required boundary envelope at 5m and 45'. With the objectives as follows;

- To ensure that development does not become visually dominant by virtue of its height and bulk.
- To ensure adequate light, solar access and privacy by providing spatial separation between buildings.
- To ensure that development responds to the topography of the site.

The building envelope is depicted on the South Elevation (DA05) and the East and West Elevations (DA06). On these drawings you can see there is minimal encroachment of the proposed first floor walls above this envelope on the East and West approximately 8%. The bulk of the addition is minimised with the lowered floor level and pitching point, allowing the new roof to tuck under the existing roof. It sits comfortably with the neighbouring dwellings with height and wall setbacks utilising articulated walls and existing landscaping.

The new addition faces an existing garage roof to the East with no windows being in proximity on the neighbouring property. With the dense canopy along the western front boundary, the neighbour to the West is already nicely screen from some of the development, as seen in the photograph on page 1.

We request a variation to this standard based on the merit of it being a second storey to an existing dwelling, with a minor encroachment.

B4 Site Coverage

The Site Coverage of the existing house and driveway is unchanged by locating the new First Floor above the existing house entry and garage.

B5 Setbacks

The existing **street front setback** to Wyuna Ave is 6.5m to the Garage and this is retained, with the new first floor wall setback is proposed at 8.05m with the new deck in front at 1.55m deep, in alignment with the garage wall. This is compliant with Warringah Councils DCP 6.5m street front minimum.

The allowable side boundary setbacks are 0.9m to the East and the West, these are 0.92m and 0.95m respectively and are existing.

D1 Landscaped Open Space and D2 Private Open Space

The Landscaped area required by councils DCP is 40% and the existing home produces a Landscaped Area of 11.7%(53.12m²), including the existing pool, and gardens. The addition is proposed above the existing building, and so makes no change to the landscape area on the site. The private Open space required is 60m² and this is shown on the ground floor plan off the primary Living space facing North into the backyard.

Character As Viewed From A Public Place

The addition of the First Floor over the garage to the South orientating to Wyuna Ave utilising established setbacks to walls and low pitched roofs over articulated decks, creates depth and modulation within the facade and keeps the design at human scale.

This new street front facade has a deck that sits across the front of the home, mirroring neighbouring dwellings and has introduced a variety of floor and wall planes and with eaves which create an intricate display of shadows that dance across the wall and reduce the bulk and scale of the two storey home from the street. The topography rises gently from the street by over 0.5m, creating a new first floor level perched above the garage but behind the existing dense established tree canopy running along the boundaries and in the front yard.

PART C - SITE MANAGEMENT

C2 Traffic & C3 Parking

No change is proposed to the existing crossing or driveway from Wyuna Ave. The existing two car garage is to remain, with the door less than 6m wide, not dominating the street front.

C4 & C5 Stormwater, erosion and sediment control

All storm water will be directed to the street utilising the existing system.

During the site works sediment control fencing will be around the South and East of the site, as shown on the Site Plan DA07.

All sand and stockpiles will be located in this front area along Wyuna Ave, and all waste to be stored in a skip bin to prevent any being washed into the storm water system.

Vehicle access will be restricted to outside the construction zone where possible and a wash zone will be designated to keep any contaminated water away from the storm water system.

C7 & C8 Excavation and Demolition

The proposal includes minimal excavation for one footing, for one new post at the front of the entry being less than 1m deep and more than 1m from the boundary. Due to the property being located in Area A for Landslip a Geotechnical report is not required.

C9 Waste Management

It is proposed to separate all waste during demolition and re-use timber for any formwork or temporary bracing. All roof tiles to be recycled at Kimbriki Tip. Any existing windows to be removed and separated to be sold or recycled at Kimbriki tip. All other waste to be removed in skip bins located in front of the site.

Other waste management strategies include ordering minimal quantities of materials, avoiding off cuts, and using any pre-fabricated components where possible. All formwork and scaffolding to be re-used during the construction process.

PART D -DESIGN

D5 - Orientation and energy efficiency

The existing home demonstrates solar passive design techniques by orientating the Living room to the North of the home, and the bedrooms to the East. Large openable glazing components are used on the northern facade with smaller ones located on the East and West elevations to allow for natural cross ventilation.

The materials selected are appropriate to the area being a tiled roof with rendered walls and rendered lightweight foam (Insulad board) cladding which have high insulative (R) values, reducing heat gain in summer and heat loss in winter. All the new walls are shaded with eaves at the front and sides, to reduce heat gain to the house in Summer, and maintain a moderate temperature within the home.

The colours selected are neutral grey tones to harmonise with the natural environment. The use of lightweight materials on the walls and detailed timber balustrades, a dark roof ensures the visual character of the house and garden merge seamlessly into the natural and built environment.

D6, 7 & 8 - Access to Sunlight, Views and Privacy

Privacy is maintained with the new addition locating high windows to the side elevations facing neighbouring properties, and the new deck facing the street, not overlooking primary outdoor spaces. The new additions will not create any unreasonable impacts to the adjoining dwellings with the new deck off the bedrooms more than 4.2m from the neighbouring deck to the West, and more than 2.2m from the neighbouring garage roof to the East.

There is no impact to neighbouring dwellings from the new additional over shadowing created from the proposed first floor addition due to its location on the Southern side of the home. As shown on DA07, the Winter Shadow Diagrams, there is no impact to any neighbouring dwellings due to the new shadows falling into the front yard of the home, road reserve and street. Due to this there is also minimal impact to the natural daylight of primary living spaces and recreational spaces within neighbouring properties, and the access to sunlight is maintained to all neighbouring dwellings for the required daylight hours set out in the DCP.

Conclusion

The development application seeks approval for minor demolition being the roof of the existing garage, and construction of two new first floor bedrooms over existing built upon areas at the front of the site at 21 Wyuna Ave, Freshwater.

The design has strongly considered the impacts, environmental and visual from the proposal on neighbouring dwellings and sought to minimise these with carefully considered location and siting of the additions.

We seek approval for the additions and alterations proposed, which maintain a consistent aesthetic found within the locality in respect to the natural and built characteristics of the locality. It is in keeping with the aims and objectives of council policies, with most of the prescriptive requirement of the controls being met and makes an improvement to the area over the current building on the site.

Compliance Standards

Standard	Requirement	Proposed	Compliance
Max. Height	8.5m	8.45m	Yes
Max. Wall Height	7.2m	6.62m	Yes
Side Bldg Envelope	5m 45' 5.92m	6.45m (8%)	No
Front Setback	6.5m	6.5m Garage + Deck	Yes
Side Setback	0.9m	0.92m,0.95m	Yes
Rear Setback	6.0m	7.4m	Yes
Car Parking	2	2	Yes
Landscaping	40%	11.7% Existing	Yes/unchanged