

STATEMENT OF ENVIROMENTAL EFFECTS
92 ALAMEDA WAY WARRIEWOOD 2102

DEVELOPMENT APPLICATION

NORTHERN BEACHES COUNCIL

STATEMENT OF ENVIROMENTAL EFFECTS



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SITE

92 Alameda Way Warriewood NSW 2102

Lot 9

DP 237425

Site Area: 756.5 square meters

ZONING

Local Environmental Plans	Pittwater Local Environmental Plan 2014 (pub. 30-5-2014)
Land Zoning	E4 - Environmental Living: (pub. 30-5-2014)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	550 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5



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1.0 PRELIMINARIES

1.1 SITE DESCRIPTION

This report presents the environmental impacts and likely effects of the proposed alterations and additions at 92 Alameda Way Warriewood 2102.

The building located at 92 Alameda Way is a residential home. There was no previous usage of the property other than residential.

The existing building is a double storey brick house with painted finish and tiled roof.

There are 5 bedrooms and 3 bathrooms, with an additional separate wc and Laundry. The home has also, in the lower ground level, an extra kitchen, an office and storage area. On the front there is also a single garage behind the Building Line. Open plan lounge and dining housed under high pitched ceilings.

1.2 THE LOCALITY

The subject site is located in the Warriewood locality, positioned with easy access to popular schools and within walking distance to Warriewood Beach and city buses.

Mona vale public school	0.68km
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Sacred Heart Catholic Primary school	0.92km
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1.3 DESCRIPTION OF NEIGHBOURING PROPERTIES

The neighbourhood is characterized primarily by low residential development. At Alameda Way the houses are brick double storey dwellings to preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

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1.4 DESCRIPTION OF PROPOSED WORKS

The proposed alterations and additions to 92 Alameda Way are external and situated in the backyard. It is proposed to extend the exterior decking area and build a new inground concrete swimming pool.

The proposed pool is 3,2 x 4.50m and has a 200 mm coping.

2.0 WARRIEWOOD LOCAL ENVIRONMENT PLAN (LEP)

PART 1 PRELIMINARY

This Plan aims to make local environmental planning provisions for land in Pittwater in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

2.1 Land use zones E4 Environmental Living

Permitted without consent: Home businesses; Home occupation

PART 3 EXEMPT AND COMPLYING DEVELOPMENT

This section does not apply to this site.

PART 4 PRINCIPAL DEVELOPMENT STANDARDS

4.1 Minimum Lot Size 550 m²

The subject property has a site area of 756.5m²

4.2 Rural subdivision (Not Apply to this site)

4.3 Height Of Building 8.5 m

There is no proposed change to the roof or height of the building.

4.5 Floor Space Ratio (Not Apply to this site)

4.6 Exception to development standards (Not Apply to this site)

PART 5 MISCELLANEOUS PROVISIONS

Not Applicable

PART 6 URBAN RELEASE AREAS

The subject property is not situated within the Warriewood Valley Release Area

PART 7 ADDITIONAL URBAN PROVISIONS

The property is within the Acid Sulfate Soil zone Class 5

Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

3.0 PITTWATER DEVELOPMENT CONTROL PLAN (DCP)

PART 14 WARRIEWOOD LOCALITY

D14.1 CHARACTER AS VIEWED FROM A PUBLIC PLACE

There are no alterations proposed in the dwelling facade or front setback

D14.2 SCENIC PROTECTION – GENERAL

Not applicable.

D14.3 BUILDING COLOURS AND MATERIALS

External colours and materials shall be dark and earthy tones

There are no changes proposed in the colours and materials of the dwelling.

D14.7 FRONT BUILDING LINE

E4 Environmental Living: requested 6.5m, or established building line, whichever is the greater

The existing dwelling complies with the minimum front setback requested.

D14.8 SIDE AND REAR BUILDING LINE

The minimum side and rear building line for built structures including pools and parking structures, other than driveways, fences and retaining walls, shall be in accordance with the following table:

E4 Environmental Living: 2.5 to at least one side; 1.0 for other side
6.5 rear

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Variations for swimming pools and spas a 1 metre minimum setback from the boundary to the pool coping may be permitted subject to the following:

- satisfactory landscaping within the setback from the pool or spa coping to the side or rear boundary, and
- Council is satisfied that the adjoining properties will not be adversely affected, and
- the pool or spa is not more than 1 metre above ground level (existing), and
- that the outcomes of this clause are achieved without strict adherence to the standards, and
- where the site constraints make strict adherence to the setback impractical, and
- where strict compliance with these requirements will adversely impact on the views of adjoining residential properties.

The subject property complies with the minimum side setback required. The proposed rear setback is 4,0m from the back Boundary to the swimming pool deck. As the variations requirements are satisfied: landscape area, no more than 1m above the ground level and no adversely impact on the adjoining properties, the project complies with the rear setback.

D14.9 NARRABEEN CREEK BUILDING LINE

Not applicable.

D14.11 BUILDING ENVELOPE

There are no alterations proposed in exterior of the dwelling that modifies its building envelope.

D14.12 LANDSCAPE AREA GENERAL

Not applicable.

14.13 LANDSCAPED AREA-ENVIRONMENTALLY SENSITIVE LAND

The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.

The use of porous materials and finishes is encouraged where

appropriate.

Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.

Variations

Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:

1. impervious areas less than 1 metre in width (e.g. pathways and the like);
2. for single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing))

Lot Size	756.50m ²
Required Landscaping Area 60%	453.90m ²
Variation -6% of total site area	- 45.39m ²
Minimum Landscaping required	408.51m ²

Existing Landscape Area	479.00m ²
Proposed pool and deck area	-69.00m ²
Proposed Landscaping area	410.00m ²

D14.14 LANDSCAPE AREA NON URBAN

Not applicable.

14.15 FENCES-GENERAL

Front fences and side fences (within the front building setback) shall:

- not exceed a maximum height of 1 meter above existing ground level,
- be compatible with the streetscape character, and
- not obstruct views available from the road.

Fences are to be constructed of open, see-through, dark-coloured materials.

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Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.

There are no proposed changes to the dwelling fences. Existing front and rear fences comply with Council requirements.

14.16 FENCES FLORA AND FAUNA CONSERVATION AREA

Not applicable.

14.17 CONSTRUCTION, RETAINING WALLS, TERRACING AND
UNDERCROFT AREAS

In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.

Proposed timber deck for outdoor entertaining area

D14.18 SCENIC PROTECTION CATEGORY ONE LANDS

Not applicable.